

ALMANAR Phase 1 – Commercial Plots DCRs/PCRs

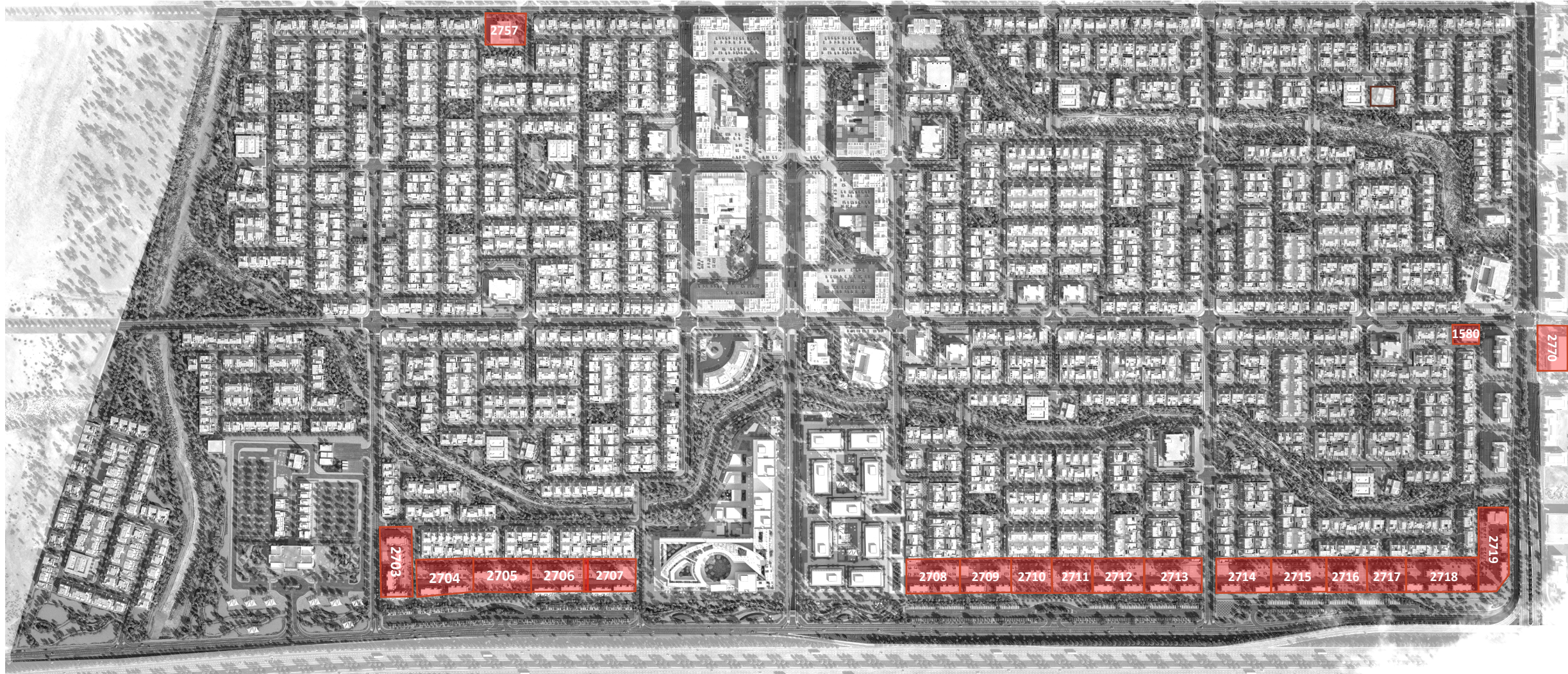
Zone 4

Zone 3

Zone 5

Zone 2

Zone 1



Typical Regulatory Plans

Typical Plot



Legend

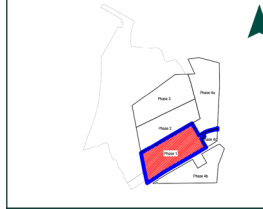
Property Boundary	Buffer Area	Coordinate Point	Façade Landmark Feature (Indicative Location)	Mandatory Build to Line 70% Alignment
Ground Floor Setback Line	Water Channel	North Arrow	Mandatory Pedestrian Path	Mandatory Build to Line 50% Alignment

Approvals

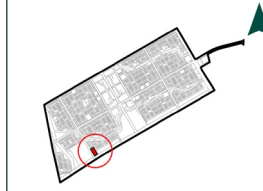
Revisions

No.	Reason for Revision	Date

Master Plan Key Map



Cluster Key Map



General Plot Details

Plot Details			
Land Use	Commercial Mixed-use		
Typical Plot Area (sqm)	5,987.88		
Maximum Permissible GFA (sqm)	5,975.40		
Maximum Floor Area Ratio (FAR)	1.0		
Maximum Plot Coverage	Ground 60%	Roof Annex 40% of roof area	
Minimum Open Space Allocation	10%		
Total Number of Floors	G + 2		
Maximum Building Height (m)	16.50 m		
Minimum Setbacks			
Front	Rear	Right	Left
0 m	15.0 m – 77.5 m	3.0 m – 15.0 m	3.0 m
Parking Requirements			
Commercial Mixed-use		As per Authority Rates	
Maximum Utility Demand			
Power (kVA)	611.22		
Potable Water (CuM/Day)	28.89		
Sewage (CuM/Day)	23.11		
Tot. Telecom Connection	2 x 110		

Design Control and Regulations Notes

General Notes

- Supplemental Documentation:** ROSHN issues approved Detailed Master Plan (DMP), GFA calculations, BIM/GIS requirements, IFC drawings, infrastructure specs, utility/waste bins cupboards and villa number sign details post-SPA. These documents, with this Plot Control and Regulations (PCR), form a comprehensive package to guide Sub-developers.
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- Design Coordination:** Align gate levels, utility connections, and designs inside the plots with the planned/executed public realm, referencing Road Profiles and conducting required studies per the related authorities.
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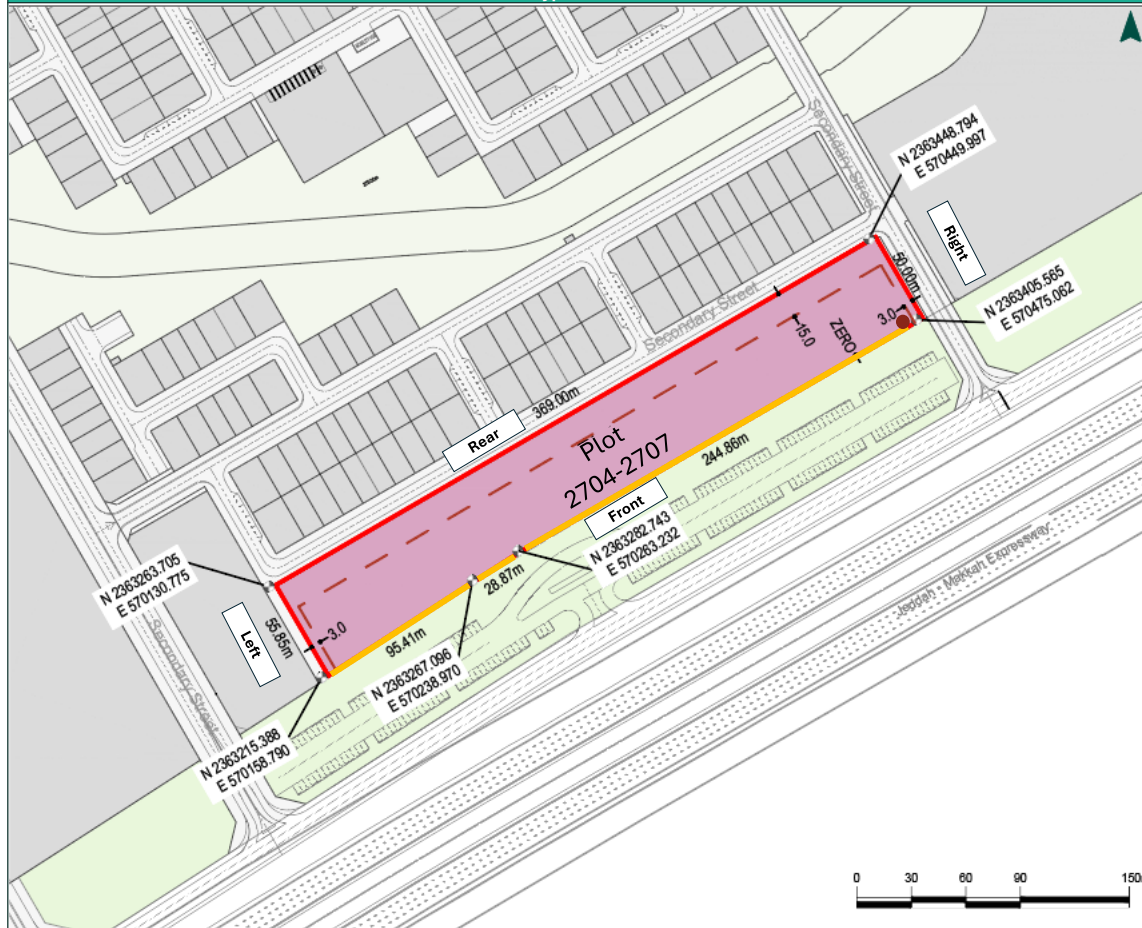
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- Service and Delivery:** Service/delivery drop-off areas must be provided at a location separate from customer/visitor drop-off zones.
- Mandatory In-Plot Open Space:** Provide a minimum of 10% of the total plot area as usable, consolidated in-plot open space with a minimum width of 6 m, planned to minimize vehicle intrusion; within this open space, provide at least 10% tree canopy coverage and reserve a minimum of 2% for ground covers/grass, using ROSHN-approved plant palettes subject to ROSHN approval.
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- MEP Allocation:** MEP components (e.g., water tanks, AC units, water heaters, satellite dishes, solar panels, etc.) must be located in a dedicated, accessible area with proper ventilation, and must be visually and acoustically concealed to minimize impact.

Building Controls

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- Facade Variety:** The Sub-developers should introduce variety of articulations for the façade styles, treatment, massing, colors of the different buildings within the same block to avoid monotonous facades. Subject to ROSHN approval.

Typical Regulatory Plans Typical Plot



Legend

Property Boundary	Buffer Area	Coordinate Point	Façade Landmark Feature (Indicative Location)	Mandatory Build to Line 70% Alignment
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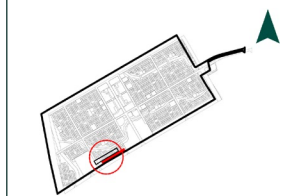
Revisions

No.	Reason for Revision	Date

Master Plan Key Map



Cluster Key Map



General Plot Details

Plot Details			
Land Use	Commercial Mixed-use		
Typical Plot Area (sqm)	18,804.12		
Maximum Permissible GFA (sqm)	18,800.99		
Maximum Floor Area Ratio (FAR)	1.0		
Maximum Plot Coverage	Ground 60%	Roof Annex 40% of roof area	
Minimum Open Space Allocation	10%		
Total Number of Floors	G + 2		
Maximum Building Height (m)	16.50 m		
Minimum Setbacks			
Front	Rear	Right	Left
0 m	15.0 m	3.0 m	3.0 m
Parking Requirements			
Commercial Mixed-use	As per Authority Rates		
Maximum Utility Demand			
Power (kVA)	2,151.59		
Potable Water (CuM/Day)	90.90		
Sewage (CuM/Day)	72.72		
Tot. Telecom Connection	2 x 110		

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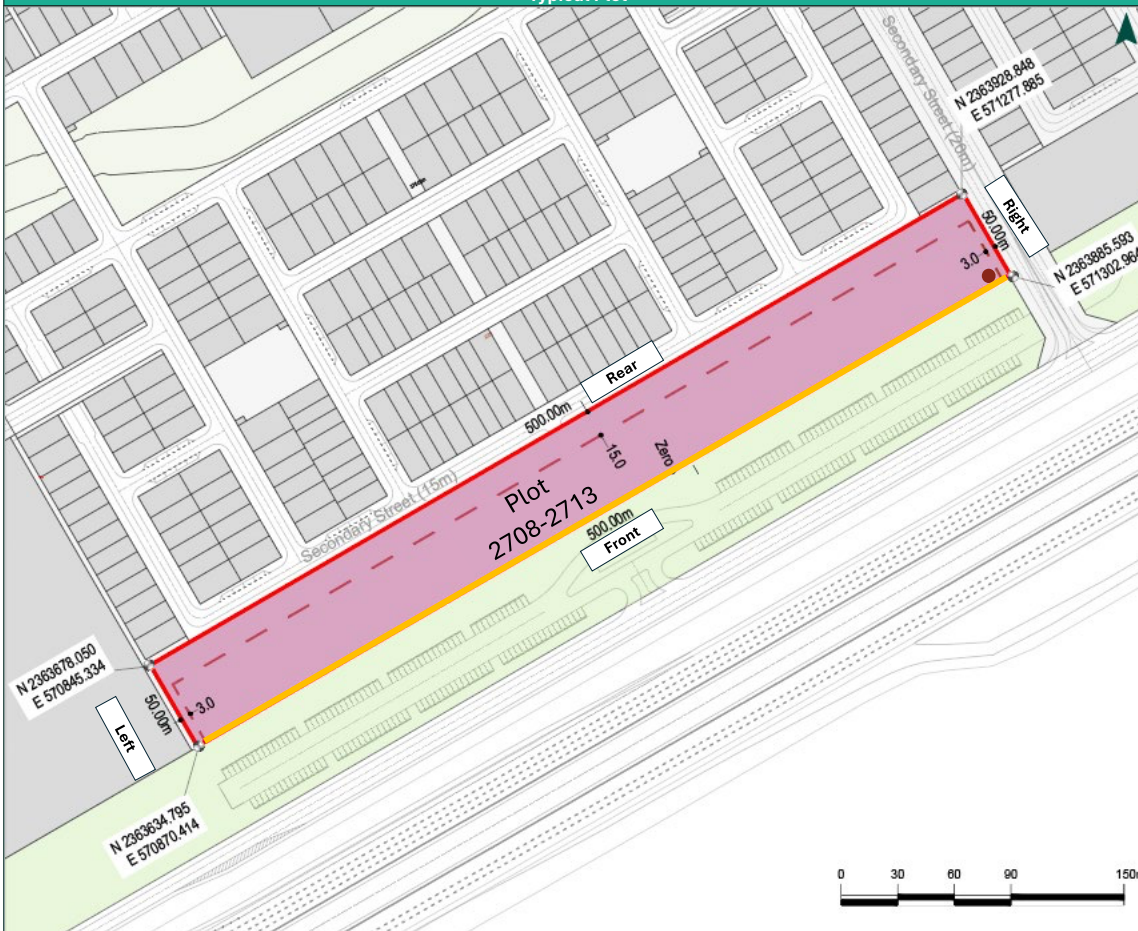
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Typical Regulatory Plans

Typical Plot



Legend

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Approvals

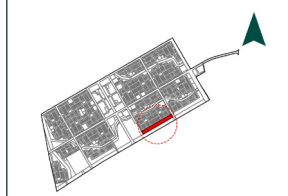
Revisions

No.	Reason for Revision	Date

Master Plan Key Map



Cluster Key Map



General Plot Details

Plot Details			
Land Use	Commercial Mixed-use		
Typical Plot Area (sqm)	25,000		
Maximum Permissible GFA (sqm)	24,987.50		
Maximum Floor Area Ratio (FAR)	1.0		
Maximum Plot Coverage	Ground 60%	Roof Annex 40% of roof area	
Minimum Open Space Allocation	10%		
Total Number of Floors	G + 2		
Maximum Building Height (m)	16.50 m		
Minimum Setbacks			
Front	Rear	Right	Left
0 m	15.0 m	3.0 m	3.0 m
Parking Requirements			
Commercial Mixed-use	As per Authority Rates		
Maximum Utility Demand			
Power (kVA)	2,897.27		
Potable Water (CuM/Day)	120.81		
Sewage (CuM/Day)	96.65		
Tot. Telecom Connection	2 x 110		

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Approvals

Revisions

No.	Reason for Revision	Date

Master Plan Key Map



Cluster Key Map



General Plot Details

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Land Use	Commercial Mixed-use		
Typical Plot Area (sqm)	29,115.00		
Maximum Permissible GFA (sqm)	29,102.50		
Maximum Floor Area Ratio (FAR)	1.0		
Maximum Plot Coverage	Ground 60%	Roof Annex 40% of roof area	
Minimum Open Space Allocation	10%		
Total Number of Floors	G + 2		
Maximum Building Height (m)	16.50 m		
Minimum Setbacks			
Front	Rear	Right	Left
0 m	0 m - 15.0 m	0 m	15.0 m - 3.0 m
Parking Requirements			
Commercial Mixed-use	As per Authority Rates		
Maximum Utility Demand			
Power (kVA)	3,192.49		
Potable Water (CuM/Day)	140.71		
Sewage (CuM/Day)	112.57		
Tot. Telecom Connection	2 x 110		

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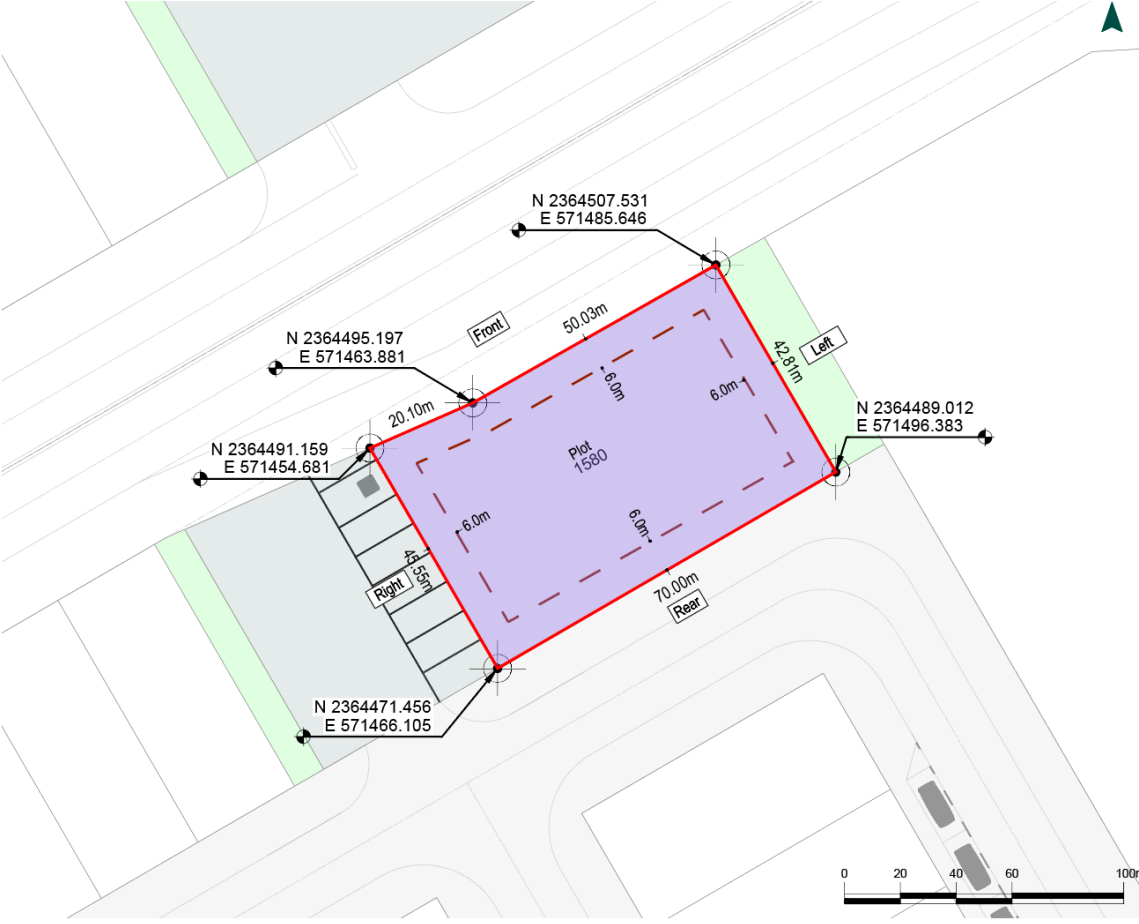
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Revisions

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Cluster Key Map



General Plot Details

Plot Details			
Land Use	Commercial Mixed-use		
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Maximum Permissible GFA (sqm)	304.15		
Maximum Floor Area Ratio (FAR)	0.4		
Maximum Plot Coverage	Ground 60%	Roof Annex 40% of roof area	
Minimum Open Space Allocation	10%		
Total Number of Floors	G + 1		
Maximum Building Height (m)	-		
Minimum Setbacks			
Front	Rear	Right	Left
6.0 m	6.0 m	6.0 m	6.0 m
Parking Requirements			
Commercial Mixed-use		As per Authority Rates	
Maximum Utility Demand			
Power (kVA)	93.31		
Potable Water (CuM/Day)	0.71		
Sewage (CuM/Day)	0.56		
Tot. Telecom Connection	1 x 110		

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- Parking:** Surface parking shall be located at the rear of the plot and screened with landscape buffers, at a minimum of 1 shade tree per 20 sq m of parking hardscape and at least 40% of parking hardscape shaded by tree canopy, including landscaped islands at intervals not exceeding every 15 spaces, and a direct, unobstructed, shaded pedestrian route connecting the parking area to the main building entrance. In the case of podium parking the facade of the structure must be treated with minimum visual impact. Each plot must be self-sufficient in terms of parking allocation.
- Waste Management:** Align with MWAN, Amanah, and ROSHN Waste Management Guidelines, considering the waste rooms for segregation and recycling for all waste categories, and the ease of access to the waste rooms. Refer to the SPA and Roshn's Waste Management Guideline for details.
- MEP Allocation:** MEP components (e.g., water tanks, AC units, water heaters, satellite dishes, solar panels, etc.) must be located in a dedicated, accessible area with proper ventilation, and must be visually and acoustically concealed to minimize impact.

Building Controls

- Architectural Identity:** Facades design must draw inspiration from the Architectural Identity established by the related authorities, including Holy Makkah Municipality, Royal Commission of Makkah City and Holy Cities (RCMC), and Makkah Region Development Authority (MRDA). It is the responsibility of the Sub-developer to source this information from the relevant authorities and obtain all necessary approvals.
- Complementing Regulations:** The Sub-developer to adhere to MoMAH's/Amanah Building Regulation pertaining to, Building Total Height, Coverage, Floor to Floor height, etc.
- Total Number of Floors:** Exceeding the allocated number of floors is subject to ROSHN approval.
- Height Calculation:** Calculated from the Street Level in front of the main entrance up to the highest point of the top of the building, including MEP.
- Side Adjacencies:** The minimum setback for building to building within a single plot is 3 meter.
- Mandatory Build to Line:** Required as specified within the Regulation Plan in this document as applicable, with the mandated percentage of the façade alignment to that control line (100% and 70%).
- Street wall Continuity:** Along high-activity edges, buildings must maintain a minimum of 70% facade continuity along the plot length to provide spatial enclosure.
- Ground Floor Transparency:** To activate the street, facades along high-activity edges must have at least 50% transparency at ground floor.
- Facade Variety:** The Sub-developers should introduce variety of articulations for the façade styles, treatment, massing, colors of the different buildings within the same block to avoid monotonous facades. Subject to ROSHN approval.

Typical Regulatory Plans Typical Plot



Legend

Property Boundary	Buffer Area	Coordinate Point	Façade Landmark Feature (Indicative Location)	Mandatory Build to Line 70% Alignment
Ground Floor Setback Line	Water Channel	North Arrow	Mandatory Pedestrian Path	Mandatory Build to Line 50% Alignment

Approvals

Revisions

No.	Reason for Revision	Date

Master Plan Key Map



Cluster Key Map



General Plot Details

Plot Details			
Land Use	Commercial Mixed-use		
Typical Plot Area (sqm)	4,091.88		
Maximum Permissible GFA (sqm)	1,636.75		
Maximum Floor Area Ratio (FAR)	0.4		
Maximum Plot Coverage	Ground 60%	Roof Annex 40% of roof area	
Minimum Open Space Allocation	10%		
Total Number of Floors	G + 1		
Maximum Building Height (m)	-		
Minimum Setbacks			
Front	Rear	Right	Left
6.0 m	6.0 m	6.0 m	6.0 m
Parking Requirements			
Commercial Mixed-use		As per Authority Rates	
Maximum Utility Demand			
Power (kVA)	168.66		
Potable Water (CuM/Day)	3.80		
Sewage (CuM/Day)	3.04		
Tot. Telecom Connection	1 x 110		

Design Control and Regulations Notes

General Notes

- Supplemental Documentation:** ROSHN issues approved Detailed Master Plan (DMP), GFA calculations, BIM/GIS requirements, IFC drawings, infrastructure specs, utility/waste bins cupboards and villa number sign details post-SPA. These documents, with this Plot Control and Regulations (PCR), form a comprehensive package to guide Sub-developers.
- Updates and Revisions:** Any changes to the Supplemental Documentation including this PCR sheet are at the sole discretion of ROSHN.
- Official Plot Reference:** Refer to the official Affection Plan (Krooki) issued by authorities for plot dimensions, extent and coordinates.
- NOC Prerequisites:** Sub-developers must obtain a No Objection Certificate (NOC) from ROSHN (which shall serve as the foundation for all subsequent approvals) then secure all necessary permits from authorities before proceeding with design or construction.
- Guidelines Compliance:** Adhering to ROSHN's PCR and DMP does not exempt Sub-developers from meeting additional authority requirements. Responsibility lies with Sub-developers to align with their process, requirements and regulations, as applicable.
- Design Coordination:** Align gate levels, utility connections, and designs inside the plots with the planned/executed public realm, referencing Road Profiles and conducting required studies per the related authorities.
- Utility Demand Limits:** Exceeding the Maximum Utility Demand as stated, and any design and/or construction works required as a result of that excess, will be subject to availability at source. If granted an additional cost required for the excess utility will be borne by the Sub-developer.
- Infrastructure Works:** Infrastructure levels, tie-in points, and related details are subject to change during ongoing design delivery. Sub-developers shall coordinate accordingly.
- Units of Measurement:** All dimensions are in meters and areas are in square meters (sq m) unless otherwise specified.

Site Controls

- Plot Access:** Sub-developers must comply with the approved plot access locations and applicable local standards. Any changes may require a Traffic Impact Assessment and approvals from ROSHN and the relevant authorities.
- Service and Delivery:** Service/delivery drop-off areas must be provided at a location separate from customer/visitor drop-off zones.
- Mandatory In-Plot Open Space:** Provide a minimum of 10% of the total plot area as usable, consolidated in-plot open space with a minimum width of 6 m, planned to minimize vehicle intrusion; within this open space, provide at least 10% tree canopy coverage and reserve a minimum of 2% for ground covers/grass, using ROSHN-approved plant palettes subject to ROSHN approval.
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