KETURAH
RESERVE

WELCOME TO KETURAH RESERVE TRANSFORMATIONAL LIVING
THROUGH THE DESIGN OF SPACE

VILLA PLOTS DESIGN GUIDELINE

The Keturah Reserve - Villa Plots Desighn Guideline are not intended to substitute for internationally or locally accepted building codes and standards.

All applicable international and local codes shall take precedence, and all projects shall comply to relevant building, fire and life safety, accessibility and sustainability codes.

1. INTRODUCTION

The purpose of these Development Control Regulations is to assist purchasers and their designers to create homes that will be positive additions to the Keturah Reserve villa community.

The regulations play a role in ensuring that Keturah Reserve is a consistently high quality urban development that will provide its residents and visitors with an outstanding lifestyle environment.

The built environment expresses a community's character. The guidelines will provide direction and guidance aimed at enhancing the character of the community by creating a strong sense of place, peace and well being.

The regulations are intended to allow purchasers and their designers adequate flexibility and freedom to achieve the design and construction quality envisioned for Keturah Reserve in an economical, sustainable and harmonious manner.



Outsourced reference for illustration purposes only

2. DESIGN REVIEW & APPROVAL PROCESS

The purpose of the design review and approval process is to ensure that the design guidelines have been effectively interpreted and implemented by purchasers on villa plots within Keturah Reserve, such that the resultant designs contribute positively to the character of the community, coordinate with other projects within the development and reinforce the vision of the Master Developer.

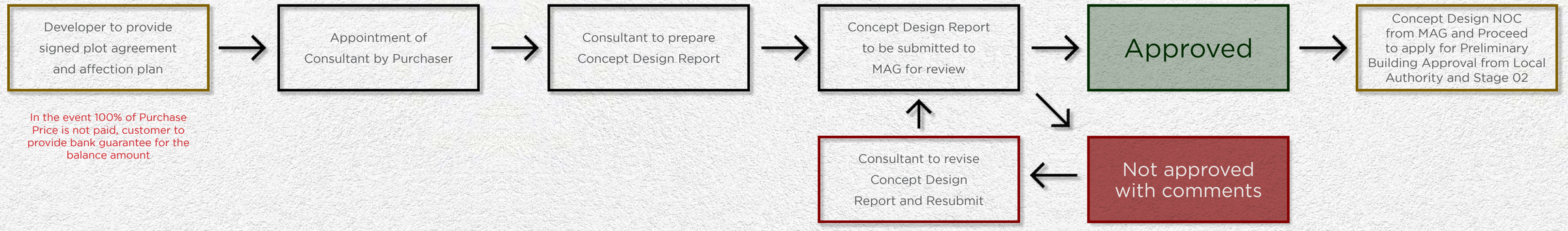
Villa plot owner / Purchaser	Any corporation or individual who either owns a developable land parcel (Plot) within Keturah Reserve or wishes to carry out development within the Keturah Reserve Villa Community
Master Developer	MAG Park Real Estate Development LLC, or any architectural or engineering firm authorized by MAG Park Real Estate Development LLC to carry out design review and approval process on its behalf.

Prior to carrying out any feasibility or design work within Keturah Reserve, purchaser must be in possesion of the following documents relevant to the specific development plot:

- Plot affectionplan
- Dubai Municipality Zone Regulations
- Dubai Municipality Affection Plan
- Relevant Infrastructure Plan / Information
- Keturah Reserve Development Control Regulations (this document)

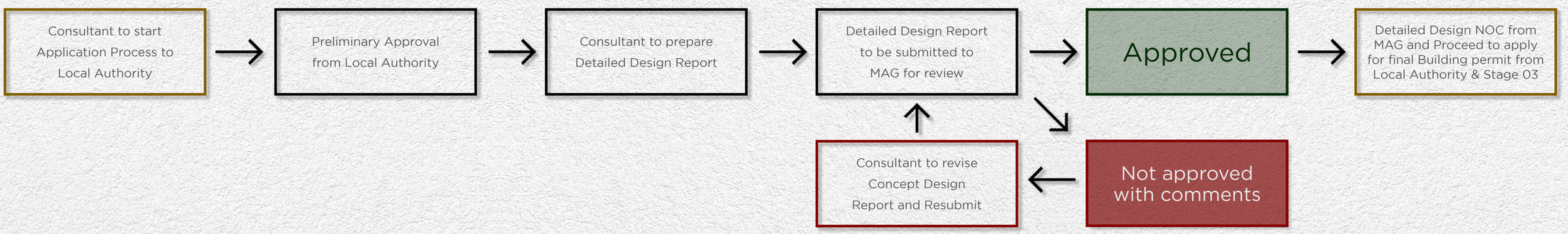
B. DESIGN REVIEW AND APPROVAL PROCESS

PRELIMINARY DESIGN - STAGE 01

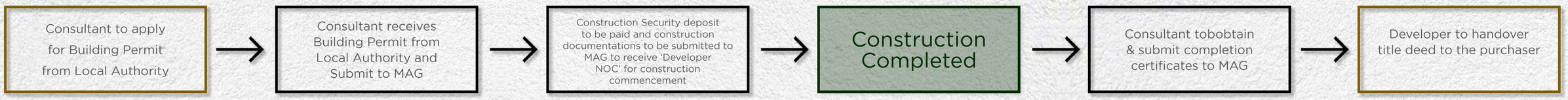


In the event 100% of Purchase Price is not paid, customer to provide bank guarantee for the balance amount

DETAILED DESIGN - STAGE 02



CONSTRUCTION & COMPLETION - STAGE 03



C. DESIGN REVIEW SUBMISSION REQUIREMENTS

Prior to making Local Authority submissions, the villa plot owner shall submit to the Master Developer their Architectural concepts and reports in soft copy (pdf and CAD versions) and 1 set of hard copies (A3 size), for review and approval. These should include the following information, but not limited to:

- Consultant appointment letter
- DM standard Cover sheet
- Site plan / Setting Out plan
- All levels Floor plans
- Roof Plan
- Sections and Elevations
- 3D perspective views - All sides
- Boundary Wall Design
- Interface design with public realm and roads
- Area, parking and utility calculations
- Letter of undertaking confirming that all utility loads are within the allocated infrastructure and utility limits.
- Confirmation that plot entry and exit is as per the allocated access shared by the master developer in Annexure 6.

All drawings shall bear the following information:

- Title block including Name of the Purchaser and all Consultants involved and Master Developer Name and Logo
- Authorized signature of Consultants or Official Stamp
- Scale of drawing
- Revision and issue date



Design reference from MAG library, ©MAG Property Developement L.L.C., 2023

The Master Developer shall review each submission against the issued Development Control Regulations, and shall submit its comments and recommendations if the design is deemed to require revisions before it can be approved.

The Villa plot owner may only proceed with any authority submissions after the Master Developer or its authorized representative has approved the design prior to each approval stage and issued the No Objection Certificate to approach the authorities for approval.

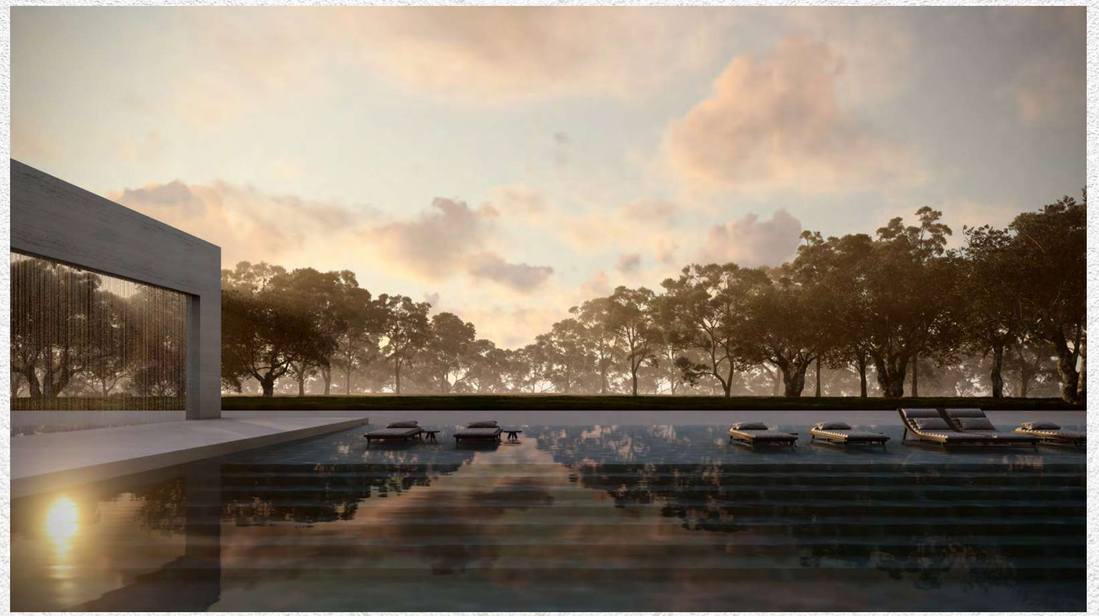
In case the villa plot owner changes the appointed consultant during the process or modifies its proposed design of any portion of the approved design after the design has been approved by the Master Developer, then the villa plot owner must resubmit their revised design documentation to the Master Developer for further review and approval.

The following requirements must be satisfied prior to commencement of construction works on site:

- Building permits from Dubai Municipality for specific activities
- Demarcation certificate from Dubai Municipality
- Copies of stamped and signed - Authority approved drawings (Preliminary NOC and Building permit) shall be submitted to the Master developer.
- Program / Schedule of works shall be issued to the Master Developer (for each design package when applicable)
- Contractor appointment letter and contact details, and ensure that
- contractor shares with the developer all requested documentation.
- All requisite documents mentioned in the HSSE guidelines shall be submitted to the Master Developer.
- NOC from the Master Developer to commence specific works on site
- Construction Security Deposit payment by villa plot owner
- Comply with Construction guidelines /regulations set by the Master developer & respective authorities.
- On completion of construction and prior to occupancy of the building, the villa plot owner shall obtain a Certificate of Practical Completion from Dubai Municipality and other requisite authorities and issue a certified copy of the same along with as built drawings to the Master Developer.

D. RESPONSIBILITY FOR LOCAL AUTHORITY APPROVALS

All villa plot owners working within Keturah Reserve are responsible for ensuring that their designs are compliant with all relevant construction, fire and life safety, accessibility and sustainability codes, and that all required approvals and building permits are obtained from Dubai Municipality (DM), Dubai Electricity and Water Authority (DEWA), Dubai Civil Defense (DCD), Dubai Civil Aviation (DCA), Dubai Roads and Transport Authority (RTA) and any other applicable Local Authorities at the relevant times. The Master Developer takes no responsibility for any authority permits or approvals that are required for design and construction of villas within Keturah Reserve Master Community.



All room sizes and floor plans measurements are approximate and may vary per unit. Floor plans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospect us for items included with your Unit.

3. MASTERPLAN

ASPIRATIONS FOR KETURAH RESERVE COMMUNITY

"Keturah Reserve is uniquely conceived and designed. Each detail has been crafted with care to elevate and enrich the lives of every generation of our residents.
Our vision is for Keturah Reserve residents to be the happiest, best fulfilled people in Dubai."

Talal M. Al Gaddah
Founder and CEO

Principles of Keturah Reserve:

- 'No short cuts to quality'
- Quality, Design, Location, Nature
- Quiet and Calm
- A place for the Modern Family
- A Complete Community Experience
- Verdant Landscape and Lush Parks
- The Involvement of Nature
- Elegant & Sophisticated
- Escape From the City, Within the City



Disclaimer:
This is only a visual representation of the Keturah Reserve. The development is subject to change based on developer's or authority's requirement, without any prior information to the villa plot owners.

3. INFRASTRUCTURE

A. TRANSPORT SYSTEMS

i. ROAD NETWORK

The road network for Keturah Reserve has been designed to provide ease of movement, proper hierarchy, connectivity and convenience. A detailed TIS and Road Geometry assessment has been carried out according to RTA standards to ensure that the roads are designed to accommodate the traffic generated by the land uses within the masterplan, and ensure as safe an environment as possible.

Villas plot owners should design within the constraints of the master plan especially with respect to location of driveway. The Purchaser has to take into consideration the location of the service outlets and streetscape along the plot interface.

ii. TAXIS

Drop-off / pick-up spaces for RTA taxis have been incorporated into the road corridors at key locations.

iii. PEDESTRIANS

Keturah Reserve has been designed with pedestrians in mind. A network of pathways permeate the public open spaces offering pedestrian access and connectivity between all of the facilities on offer within the masterplan.

All roads are provided with generous pedestrian walkways, segregated by landscaped medians to ensure comfort and safety for pedestrians.



Design reference from MAG library, ©MAG Property Developement L.L.C., 2023.

B. UTILITY PROVISIONS

i. ELECTRICITY

A 132KVA DEWA Substation will provide sufficient electricity demand for the whole community. Each plot has been allocated a total connected load (TCL) based on its land use and maximum allowable GFA as determined by the approved masterplan. The Purchaser is required to design the building within the allocated TCL since no additional TCL will be made available. Villa plot owner to apply for the electrical connection from DEWA

ii. LPG (LIQUID PETROLEUM GAS)

The use of **LPG cylinders are strictly prohibited** in the villa community as per the directives of the relevant local authorities. The Purchaser should ensure the compliance with this requirement

iii. POTABLE WATER

A potable water network for the whole development is connected to the DEWA water network. Villa plot owner should apply to DEWA for necessary connection to the plot.

iv. TSE IRRIGATION WATER

An irrigation network is laid for the whole development and TSE water is supplied via a dedicated irrigation tank and pumping station. TSE water supply is only available for the irrigation of public spaces. TSE water connection will not be provided to villa plots.

v. IT / COMMUNICATIONS

Provision for telecommunication is provided for the whole development by Etisalat/ Du networks, giving purchasers the flexibility to select the preferred network for their project. All facilities inside plot for service provider equipment installation to be as per Taawun requirements and necessary agreements signed with master developer & Taawun in this regard.

C. WASTE MANAGEMENT

i. SEWERAGE SYSTEM

Foul water drainage is provided within the masterplan by a traditional gravity driven system routed through the road network. All villas must include a foul water drainage system within the boundaries of the plot, designed to manage all sewerage generated by the project and discharge it to the Keturah Reserve sewerage system. Refer to layout plan in Annexure 6, for connection manhole location, invert level and pipe sizes.

ii. REFUSE AND RECYCLING STRATEGY

All refuse and recycling material generated by each plot must be collected and stored within the plot. Location of storage and access for collection must be in accordance with DM waste management regulations.

iii. STORMWATER

Stormwater drainage is provided within the masterplan by a traditional gravity driven system routed through the road network. All villa plots shall have free surface discharge of stormwater onto the roads. Discharge to the parks is strictly prohibited.

D. FIREFIGHTING

The masterplan includes a network of firefighting hydrants fed from a dedicated fire fighting water tank for public areas. Internal plot fire fighting network (if required) must be independent of master plan fire fighting network.

NOTES:

- *All infrastructure design is subject to the approval of the relevant Statutory Authorities.*
- *Roads and public transport systems are governed by the RTA.*
- *Villa plot owners should check that information in their possession is current and up to date. The owners also need to verify the information as per site conditions prior to using it as the basis for design. The Master Developer will advise the plot owners of any changes in infrastructure that relates to the said villa plot.*

5. DESIGN & CONSTRUCTION

A. BASEMENTS AND SHORING

Any development with basements shall not consider open excavation beyond the plot boundary and any shoring works required to retain the excavation for basements shall be wholly within the proposed villa plot boundary.

The temporary shoring design and the permanent basement wall design for the proposed development shall consider the adjacent development basement structure and any foundation loads dispersed from the adjacent structure on to their basement wall.

The Master Developer reserves the right to review the villa plot owner's shoring design and the permanent basement wall design to ensure the safety of the adjacent structure.

B. PROJECT EXECUTION

During the development project execution stage, the villa plot owner's nominated contractor shall coordinate with the Master Developer regarding site logistics related to access roads within the Keturah Reserve Master Community and get an approval prior to mobilisation so that the proposed development does not hamper the logistics of other projects within the master community.

The plot owner shall obtain a project execution plan from their main contractor for review and approval by the Master Developer, with specific reference to site logistics, working hours, waste disposal, noise and dust control, security & health safety regulations of the master developer and owners associations regulations

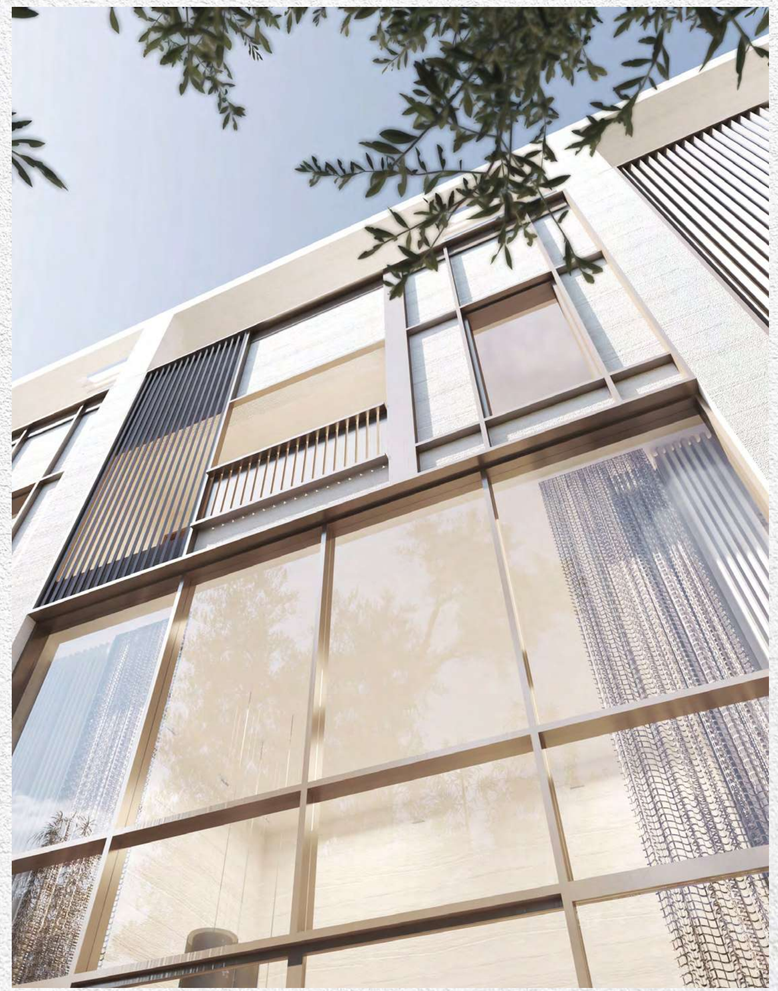


Design reference from MAG library. ©MAG Property Developement L.L.C., 2023

C. REFERENCE PROJECTS WITHIN KETURAH RESERVE

Keturah Reserve Townhouses







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Keturah Reserve Residences





All room sizes and floor plans measurements are approximate and may vary per unit. Floor plans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospect us for items included with your Unit.

D. DESIGN AND MATERIALITY RECOMMENDATIONS

i. ARCHITECTURAL STYLE

Keturah Reserve is a high quality, contemporary urban development. As such, all of the buildings within Keturah Reserve are to be designed in a contemporary style devoid of pastiche or excessive ornament. In order to stand the test of time gracefully, momentary fashions and trends should be avoided.
The design of each project must be considered as a component of the community as a whole and should reflect an understanding of its context within the masterplan.

Consistency of quality and style is required throughout the Keturah Reserve Villa Development. Particular attention should be paid to the influence a project will have on its neighbours.
Designs should minimize undesirable overlooking or any compromise of privacy for the occupants of the villa, and of its neighbouring villas. The proposed design shall be Contemporary , minimalistic with clean lines- in alignment with already built Villas so as to create cohesive architectural community.

Building designs should also respond to their specific location and relationship within the natural environment. Building orientation, form and elevational treatment should be carefully considered, with the intention of creating a pleasant and useable all year around environment in both private and public spaces, and with its surrounding environment.

In response to Dubai's extreme temperatures, a predominantly solid envelope with high thermal performance should be considered as preference to excessive areas of glazing. Alternatively, very high specification glass and/ or effective external facade shading should be incorporated to protect areas of glazing from excessive heat gain and glare.



Outsourced references for illustration purposes only



i. PRIMARY MATERIALS

Materials used in the execution of villa plots within Keturah Reserve are to be of high quality, and are to be utilised and detailed in a manner that will ensure consistency and longevity of finish with minimal lifecycle maintenance. Reliable performance should be ensured, with particular consideration to exposure to high levels of UV radiation, high ambient and surface temperatures and high humidity.

Keturah Reserve is predominantly a lifestyle environment and as such all materials should enhance a human-centric emphasis with natural, calm, relaxed and friendly finishes. Materials considered suitable include: stone; insitu or pre-cast concrete; natural materials; powder coated metals; glass; durable timber finishes and self finished composites.

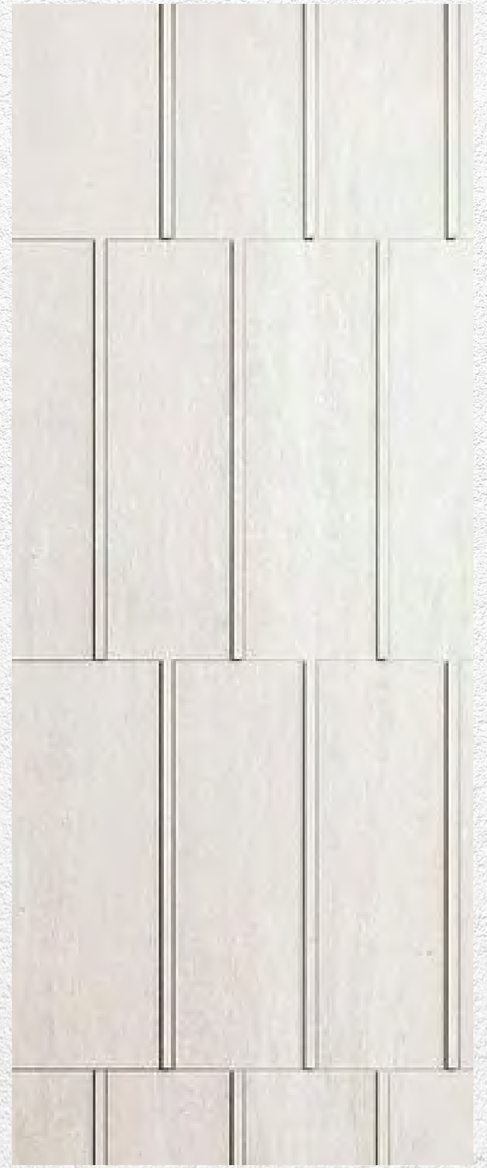
ii. COLOUR PALETTE

The overall colour palette being implemented in Keturah Reserve consists of a mix of neutral tones. White rendered masonry, buff and grey stone colours, and timber detailing (durable timber derived products) are predominant. Accent colours should be inspired by nature - either stone or timber tones - or warm dark greys.

Glazing should be as clear as possible with a specification chosen in compliance with DM requirements and based on MEP engineering heat loads and shading coefficients. Any tints and films should be subtly colour- ed. Grey, bronze or blue tints may be deemed appropriate as long as they are not overly reflective or brightly coloured.

Metallic elements should have brushed or satin natural finishes, or be powder coated in neutral greys or metallic colours. Highly reflective, polished metal finishes will not be approved.









Facade material moodboard used for Keturah Reserve Townhouses Design, ©MAG Property Developement L.L.C., 2023

iv. SOLAR CONTROL

Key to maintaining a comfortable environment both inside and outside of buildings, and to minimising the load placed on air conditioning systems, is passive solar control. Careful consideration should be given to the orientation of buildings, and to their form and materiality. Shading structures and devices such as screens, brise soleil, overhangs and louvres should be integrated harmoniously into building facades and not appear as after thoughts.

v. FACADE LIGHTING

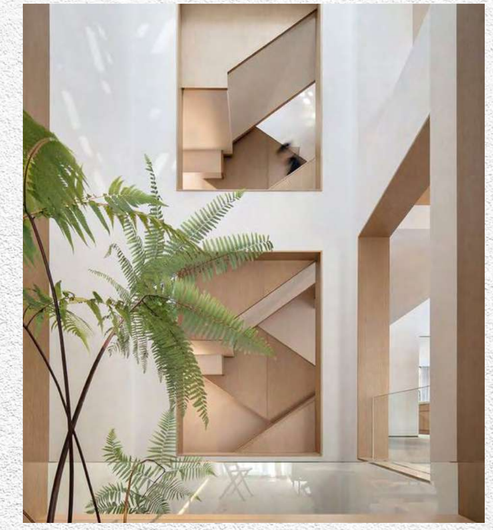
External lighting of villas should be designed in such a way as to highlight the architectural features of the building, not as a feature in itself. Lighting should be neutral in colour and designed and installed so as to minimise overspill and light pollution. Lighting sources should be recessed or concealed.

Care must be taken to ensure that the external lighting of any project does not adversely affect the users of neighbouring buildings, public spaces or roads. Brightly coloured, colour changing or animated external lighting schemes will not be approved.

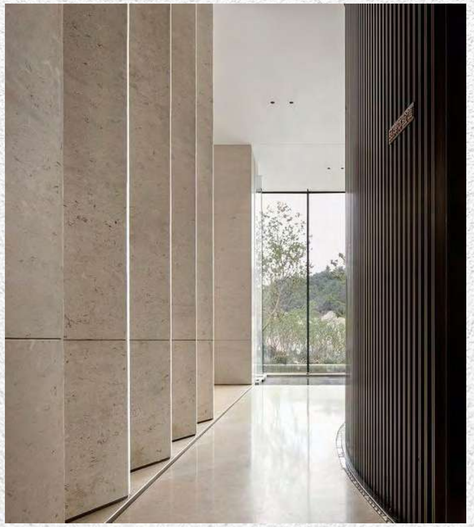
vi. SITE ACCESS AND EGRESS

Every care must be taken to minimise the adverse effect that vehicular movement into and out of a plot can have on the flow of pedestrians, cyclists and other users of footpaths.

The Purchaser has to ensure that the allocated entry & exit of the plot is strictly adhered with and take into consideration the location of the service outlets and streetscape along the plot interface.








Outsourced references for illustration purposes only

E. ENVIRONMENTAL, SOCIAL AND ECONOMIC SUSTAINABILITY

i. INTENT

All projects are to comply with the statutory Dubai Green Building Regulations. Additionally, every effort should also be made to further optimise the efficiency of new buildings and r**educe unnecessary consumption of electricity and water** (consider renewable energy technologies) and to ensure that all projects contribute positively to the sustainability of the master development as a community.

ii. CERTIFICATION

Certification of projects under the LEED (leadership in energy and environmental design) rating system (or other similar system) is encouraged, but is at the discretion of the villa plot owner.

iii. ENVIROMENTAL IMPACT

Environmental Impact Assessment (EIA), Contractors Environmental Management plan (CEMP) & conditions of DM approved Environmental Clearance (EC) certificate for Keturah Reserve Development to be strictly implemented. The copies can be obtained from the master developer. Periodic reporting to be provided as stated in EC by villa plot owner's entities and copy of EC to be displayed in site at all times

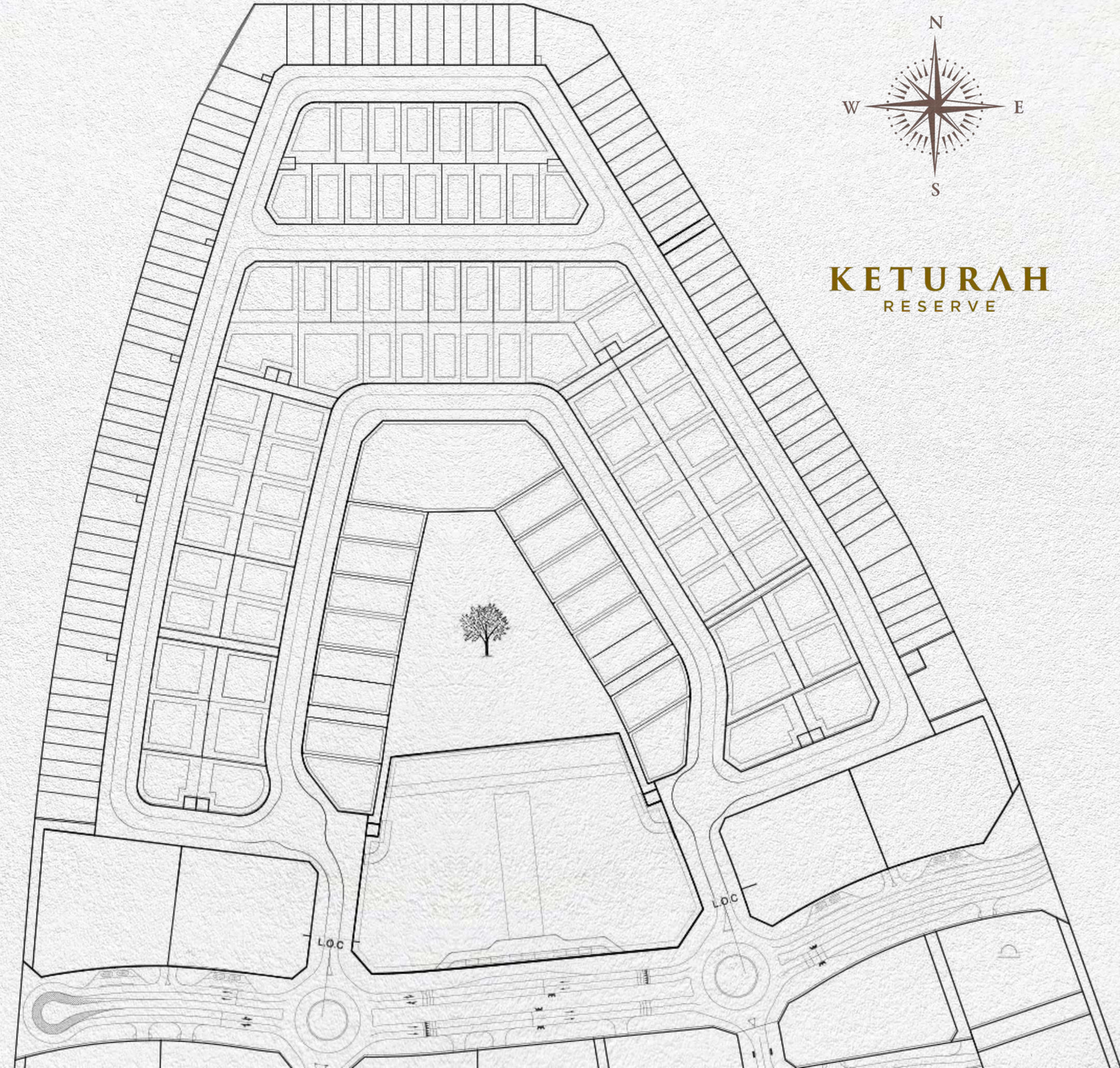
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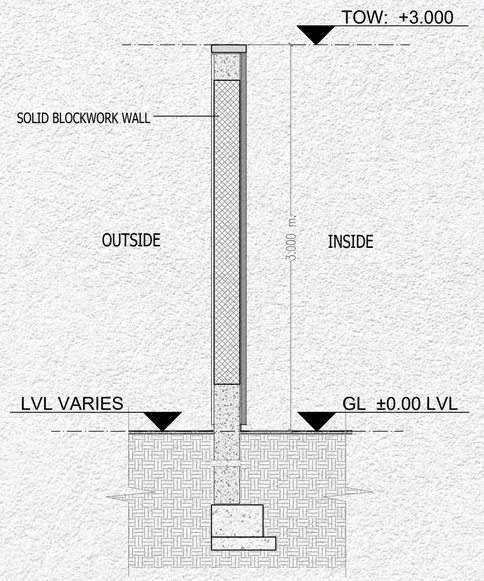
6. ANNEXURE - PLOT PARAMETERS

A. MASTER PLAN

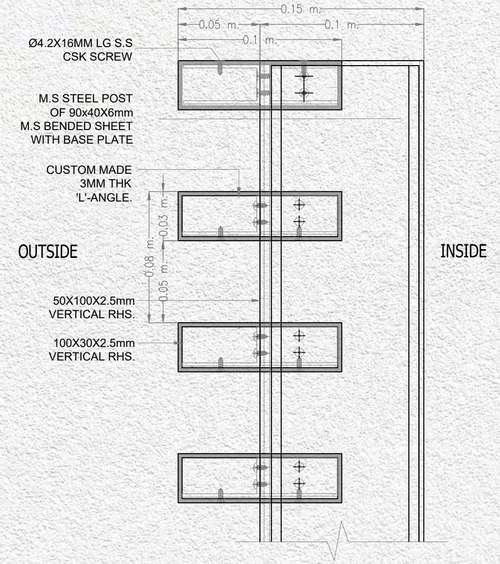


Disclaimer:
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B. BOUNDRY WALL SECTIONS



Boundary wall section



DETAIL

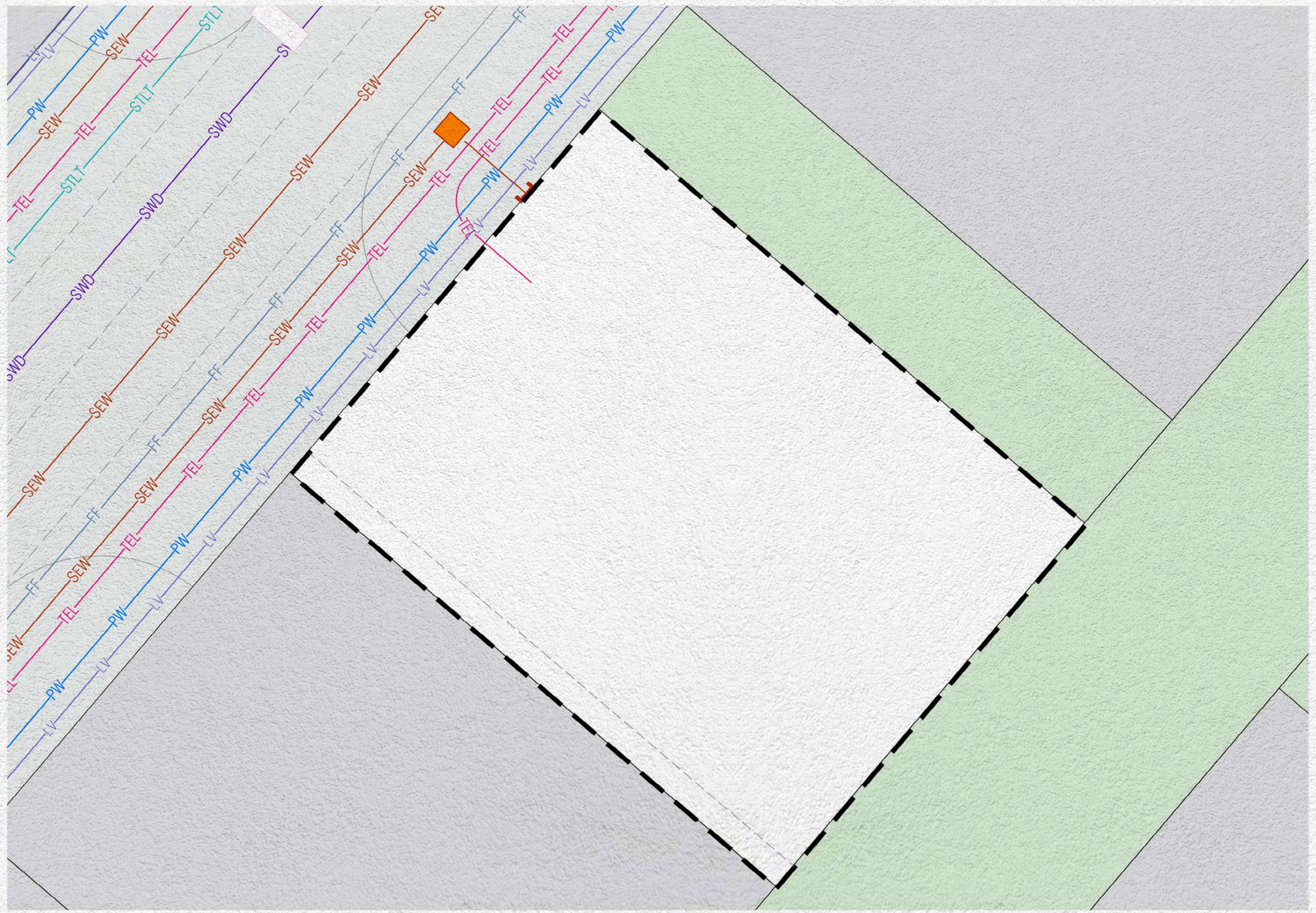
Aluminium Finish Colour : RAL 8028
Painted Steel Support : RAL 8028
Solid Concrete Wall : TERRACO TERRACOAT GRANULE 1.5mm. COLOR REF, 160222 -1

Disclaimer:
The drawings are only for information (NTS).
The developer is not responsible for the development outside his plot boundary.
For harmony across the community, the boundary wall design to be as per the Developer design only.

KETURAH
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DEVELOPMENT GUIDELINES SUMMARY		
S.No.	**Item**	**Method / Description**
01	Drawings & Documentation Submission	The purchaser has to get developer's approval for every stage of design & before approaching the authorities for approval.
		Should follow all the statutory guidelines which including but not limited to : DM, DEWA, RTA, Telecom, DCD, DLD, etc
02	Max. No of Floors	Basement (optional) + G + 2 + R
03	Max. Building height	"12.0 for parapet 15.0m for mumty and lift roof slab"
04	Setbacks	As mentioned in Plot Plan. All enabling works should be within plot limits.
05	Parking Permitted	As per DM regulations
06	Maximum GFA Allowed	As mentioned in Plot Plan.
07	Ground Coverage	As mentioned in Plot Plan.
08	Architectural Theme	Modern and Minimilastic
09	Plot Entry/ Exit	As mentioned in Plot Plan.
10	Screening to MEP equipment	Yes (as required by DM)
11	Windows	Minimum height of the openings is 2.40m. Minimum window sizes to be provided as required by DM
12	Balconies	As per DM regulations
13	Roofs usage, Domes / Similar structures	Roof can be used for MEP equipments. Domes or Slope roof is not permitted within the Keturah Reserve Community
14	Building Elevations, Finishes and Specifications for External Facade	As per Design and Material Recommendations
15	Accessories permitted to DM	Pergola, Trellis, Solar Panels, Heating System, Carport, awnings, Shade structures, refuse storage, pool house, gazebo are allowed within the plot limit.
16	Site grading, Plinth etc	Plinths has to be +300 mm from Gate Level (as required by DM).
17	Off street parking limitation and drive way use	Not Permissible for overnight parking
18	Total Connected Load (TCL) (kW)	As per the allocation.
19	Water (cubic meter per day)	As per the allocation.
20	Telecom	As per Etisalat / Du connection services
21	Waste Disposal (cubic meter per day)	2.61 m^3/day
22	Fire Fighting / CD	As per Civil Defense Requirement
23	Contractor regulations	As required by authorities, and developer approvals
24	Sustainability	As per Design and Material Recommendations
25	Kitchen appliances	Piped GAS (no LPG cylinders allowed)
26	Construction Commencement	After necessary approvals for the authorities and developer

C. INFRASTRUCTURE LAYOUT



LEGEND

	PLOT LIMIT
PW	POTABLE WATER NETWORK
HV HV	HV NETWORK
TEL	TELECOMMUNICATION NETWORK
SWD	STORM WATER NETWORK
LV LV	LV NETWORK
FF FF	FIRE FIGHTING NETWORK
IRR	IRRIGATION NETWORK
STLT	STREET LIGHT NETWORK
SEW	SEWERAGE NETWORK
	HOUSE CONNECTION

Disclaimer

This is only a visual representation of the Keturah Reserve Plots infrastructure layout. The development is subject to change based on developer's or authority's requirement, without any prior information to the villa plot owners. Customers are requested to obtain a detailed layout before starting their design.