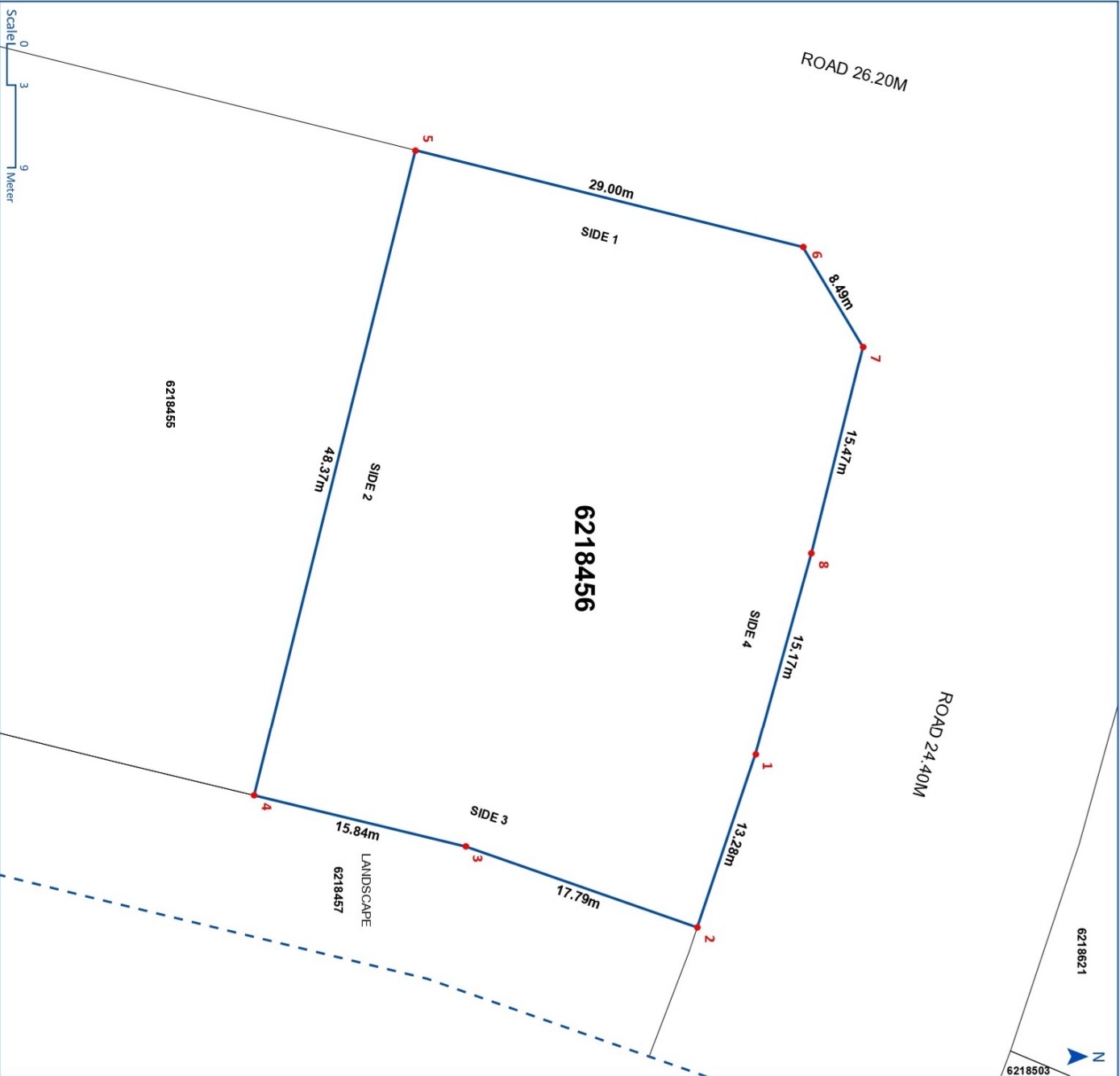


PLOT NUMBER	6218456	
PLOT AREA	1,673.19 M ² (18,010.10 FT ²)	
MAX. GFA	7,111.08 M ² (76,543.03 FT ²)	
MAX. HEIGHT	G+7	
MAX. COVERAGE	N/A	
SETBACK (M)	BUILDING	PODIUM
SIDE (1)	SEE NOTES	N/A
SIDE (2)	SEE NOTES	N/A
SIDE (3)	SEE NOTES	N/A
SIDE (4)	SEE NOTES	N/A
LAND USE / GFA SPLIT		
COMMERCIAL : RETAIL (711.00 M ²)		
RESIDENTIAL : APARTMENT (6,400.00 M ²)		

PLOT COORDINATES		
ID	EAST	NORTH
1	506603.563	2785231.723
2	506616.157	2785227.496
3	506610.279	2785210.709
4	506606.555	2785195.313
5	506559.631	2785207.032
6	506566.658	2785235.168
7	506573.933	2785239.535
8	506588.945	2785235.786

COORDINATES SYSTEM IS DLTM



GENERAL NOTES
- PARKING: FOR APARTMENT, ONE BAY FOR EACH UNIT LESS THAN OR EQUAL TO 150 SQ.M GFA AND TWO BAYS FOR EACH UNIT EXCEEDING 150 SQ.M GFA; FOR RETAIL, ONE BAY FOR EACH 70 SQ.M OF RETAIL NET AREA.
- SETBACK: QUARTER OF THE HEIGHT FROM NEIGHBORING PLOTS AND FROM CENTER OF SIKKA - MAXIMUM 7.5M AND A MINIMUM OF 3M.

THIS DOCUMENT IS FOR ILLUSTRATION PURPOSE. FINAL DATA CAN BE OBTAINED THROUGH SITE PLAN AND DEMARCATION CERTIFICATES REQUESTS.



PLOT DETAILS

MASTER DEVELOPER

MERAAS ESTATES (L.L.C)

PROJECT NAME

WARSAN FIRST DEVELOPMENT

LOCATION MAP



COMMUNITY

WARSAN FIRST

LEGEND

PROJECT LIMIT

PLOT



For live information please scan the QR code or visit <https://gis.dda.gov.ae/dls/?PlotNumber=6218456>

ISSUE DATE 23/09/2025 11:48:30 AM

Sr 131

Sh Mohammed Bin Zayed Road

QUMZ Residence by Danube Properties

Nesto Hypermarket Al Wairan

Libra Mendi - Awaci

TAZA BIRYANI & GRILLS

Plot Location

Kojina Coffee Shop

Daba choice restaurant (Indian restaurant)

Al Bostan Al Ahmar Restaurant

Rasna Kana Restaurant

Sr 131

NAD AL SHEBA3T 1411

Pointe au Lac, Giza, Egypt

RAS AL KHOR INDUSTRIAL AREA 3

مخبر وادي العرو

Union Coop. Market

Block 4

Nad Al Hamar

fruit&Vegetable Market

The Fresh Market

28th St

Block 4

Sh Mohammed Bin Zayed Road

Nesio Hypermarket - Al Warsan

TAZA BIRYANI & GRILLS

Al Manarna Road

077

Lulu Hypermarket - Souk Warsan

Location

Al Aweer Road

FRANCE CLUSTER

SPAIN CLUSTER

ITALY

Saikot sweets & cafeteria

ENGLAND CLUSTER

Sheikh Rasheed Bin Maktoum Bin...

VIVA Supermarket - Al Warqa

AL WARQA

12th Street