

LOT REGULATION SHEET

General Guidelines (1)

Important Notice: This Lot Regulation Sheet is to be read in conjunction with the PLANNING AND BUILDING REGULATIONS (PABR) for EKO ATLANTIC CITY.

Rev 11- July 2026



GENERAL NOTES:

- Chart Datum: The water level surface serving as origin of depths displayed on a nautical chart, the levels in EAC are measured from this datum considered to be ± 0.00 .
- Natural Plot Limit (NPL): All the plots in EAC are dredged to the level +2.00, measured from the Chart Datum.
- Canal Reference Level: +0.95m
- Marina Reference Level: +2.00m

SETBACKS

All types of construction (i.e. ramps, balconies, façades elements, etc) and equipments (i.e. transformers, generators, substations, A.C., compressors, etc) should respect the setback rules stated in the Lot Regulations.

Ramps to basement can be built in the setback of neighbouring lots only, but not in the setbacks from roads' side (Refer to point 1 below).

Ramps to upper floors should respect the 6m setback (Refer to point 2 below).

Swimming Pools have to respect the basement's setbacks and must have a minimum setback of 1.50m from adjoint lot boundary to enable the provision of a paved walkway around it.

On the ground floor, only two structures can be built in the setback of the road side of the lot:

- Security Gate house.
- RMU room.

A 3m minimum distance should be maintained between the main building and the Security Gate/RMU Room.

These structures should however respect the 6m setback from the neighboring plots boundaries.

In case of Villas or single unit residences, the setback of the RMU/Transformer room, if attached to the Security Gate house, is reduced to 3m from the neighbour's boundaries.

1- Setbacks for Basements:

Minimum Required Basement Setback:

- 0m Setback from adjoining lot boundaries.
- 6m Setback from lot road boundaries.

Lot Ground floor level should not exceed 50cm above road level.

2- Setbacks for Towers/Buildings:

For lots over 2,000m²:

Minimum Required Tower/ Building Setback:

- 9m Setback from Primary road boundaries (Boulevards, Avenues).
- 6m Setback from secondary road boundaries.
- 6m Setback from adjoining lot boundaries.

If a lot is smaller than 2,000m² then the Setback will become 6 m from all boundaries.

If a lot has more than one Tower with one of the Towers not having a façade on a main road; then the Tower/ Building setback on the shared lot boundary will be 7m for fire truck accessibility.

3- If a project or lot includes more than one Tower/ Building, the towers/buildings must be spaced apart so as to permit a minimum separation distance as shown below:

- Towers/ Buildings less than 12m of height:
A minimum separation distance "D" = 4.5m.
- Towers/Buildings between 12m and 25m of height:
A minimum separation distance "D" = 6m.
- Towers/Buildings 25m of height and higher:
A minimum separation distance "D" = 9m.

In the case that the 2 towers have different heights, the setback between them will be determined by the height of the taller building.

If a lot includes more than one Tower/Building, the lot will be considered as one single development.

4- Special Projects, including but not limited to Data Centers, shall be subject to independent review based on their unique requirements.

SPACE STANDARDS

A space in a building for living, sleeping, eating or cooking is considered a habitable space.

Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable rooms.

- a- The area of all habitable rooms except staff rooms shall not be less than 10.8m² with no side that shall be less than 2.7m.
- b- The area of all habitable staff rooms shall not be less than 8m² with no side that shall be less than 2m.
- c- Every habitable room in a building shall be provided with the following:
 - Natural lighting by means of windows.
 - Adequate and functional ventilation.
- d- The minimum height of living rooms, kitchen and all other rooms in a building shall not be less than 2.7m provided that beams, trusses and similar supporting structures extending below the level of ceiling shall not be such as to reduce the height below 2.7m at any point.

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General Guidelines (2)

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Rev. 11- July 2026



PARKING REQUIREMENTS

- Residential:
 - 2 parking spaces per dwelling,
 - 4 parking spaces per Villa or Penthouse
 - + 10% visitors.
- Hotels:
 - 1 parking space for every 3 hotel rooms
 - + 20% visitors.
- Restaurant, pub, night club (Indoor and Outdoor):
 - 1 parking space for every 3 seats or
 - 1 parking space per 10m² of usable floor space.
- Offices:
 - 1 parking space per 45m² of rentable floor space.
- Commercial/ Retail:
 - 1 parking space per 50m² of rentable area.
- Commercial/ Retail Use on Mixed Use Lots:
 - 1 parking space per 50m² of rentable area.
- Places of Assembly, Auditorium, Conference and Event Centers:
 - 1 parking space for every 3 seats or
 - 1 parking space per 10m² of usable floor space.
- Places of Worship:
 - 1 parking space for every 3 seats or
 - 1 parking space per 10m² of usable floor space.
- Institutional:
 - a-Pre-school, Nursery and Primary:
 - 1 parking space for every 3 staff, and
 - 1 parking space per 10 kids and one-third of the total number of parking spaces for teachers shall be provided for the visitors.
 - b-Secondary/Technical colleges:
 - 1 parking space for 3-4 classrooms,
 - 1 parking space per 3 teachers and one-third of the total number of parking spaces for teachers shall be provided for the visitors.
 - c-Tertiary Institutions:
 - 1 parking space for every 10 students,
 - 1 parking space for every 2 teaching and non-teaching staff and one-third of the total number of parking spaces for both the teaching and non-teaching staff shall be provided for the visitors.
- d-Library, Art Gallery and Museum:
 - 1 parking space for every 3 staff and
 - 1 parking space per 60m² of the gross lettable floor area.
- Shopping Malls:
 - a-Total built up area is less than 35000m²:
 - 6 parking spaces per 100m² of sellable area.
 - b-Total built up area is between 35000m² & 50000m²:
 - 5 parking spaces per 100m² of sellable area.
 - c-Total built up area is above 50000m²:
 - 4.5 parking spaces per 100m² of sellable area.
- Hospital and Private Clinics:
 - 1 parking space per doctor,
 - 1 parking space per 2 employees,
 - 1 parking space per 2 beds.

For clinics and outpatient:
1 parking space per consulting room.
- Industrial/ Technical:
 - a- 1 parking space for every 90m² of the total lettable floor area.
 - b-Loading and off-loading bay shall be provided for every factory apart from the parking area.
 - c-A truck or trailer park capable of accommodating at least 5 trucks or trailers at a time shall be provided for every factory or industrial development, while at least 2 trucks for every light factory or industrial development.
- Physically Challenged Parking Provisions:

In all commercial, public, and institutional buildings, a minimum of one (1) parking space in every twenty (20) available spaces shall be reserved specifically for physically challenged persons.

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General Guidelines (3)

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PARKING REGULATIONS

The following regulations apply to all development lots within Eko Atlantic City:

- a. **Street Parking:**
On-street parking is strictly prohibited.
- b. **Standard Parking Dimensions:**
Enclosed 90° parking spaces with standard entry/exit access must adhere to the following minimum dimensions:
 - Standard Cars: 5.5m x 2.3m.
 - Walled Spaces: 5.5m x 2.5m (where one or both sides are bounded by a wall).
 - Physically Challenged Parking Spaces: 5.5m x 3.0m.
 - Manoeuvring Area: A minimum drive aisle width of 6.0m is required behind all spaces. (Refer to Figures 1.1 and 1.2).
- c. **Tandem Parking (Back to Back):**
Tandem parking is permitted exclusively within residential developments, provided both spaces are assigned to a single residential unit. Each vehicle space within a tandem configuration must measure a minimum of 5.8m x 2.6m. Walled Spaces: 6.0m x 2.8m (where one or both sides are bounded by a wall). (Refer to Figure 1.3).
- d. **Access Roadways:**
Internal roadways must maintain a minimum width of 6.0m for bi-directional traffic and 4.5m for single-directional traffic.
- e. **Vertical Clearance:**
Internal parking structures must maintain a minimum clear height of 2.3m, measured from the finished floor to the lowest point of any overhead mechanical, electrical, or plumbing installations (including sprinklers, HVAC ducting, and drainage). (Refer To Figure 1.4).
- f. **Ramp Specifications:**
 - **Gradient Requirements:**
Parking ramp gradients shall not exceed 15% (Refer to Figure 1.5). However, for small-scale parking facilities, a maximum gradient of 20% is permissible (refer to Figure 1.6). All ramps must incorporate transition slopes at both the summit and base with a minimum length of 3m; these transitions must be calculated at one-half of the differential slope.
 - **Ramp Widths:**
 - a- **Bi-directional Ramps:** A minimum clear width of 6.0m is required.
 - b- **Single-directional Ramps:** A minimum clear width of 4.5m is required.

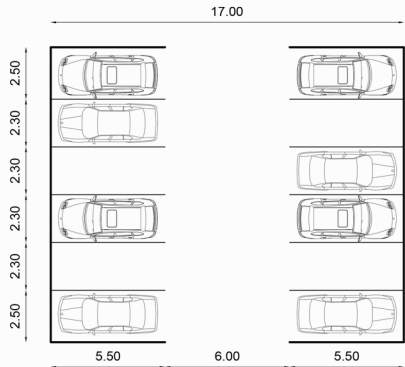


Figure 1.1
Parking Dimensions

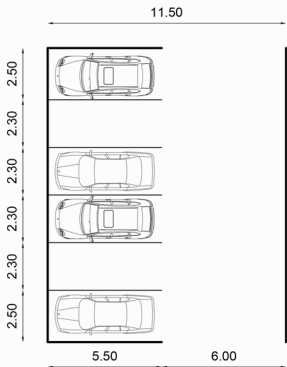


Figure 1.2
Parking Dimensions

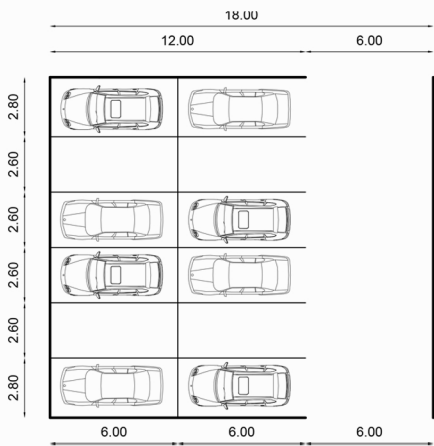


Figure 1.3
Tandem Parking Dimensions

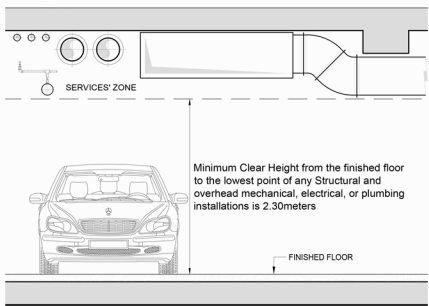


Figure 1.4
Parking Minimum Clear Height

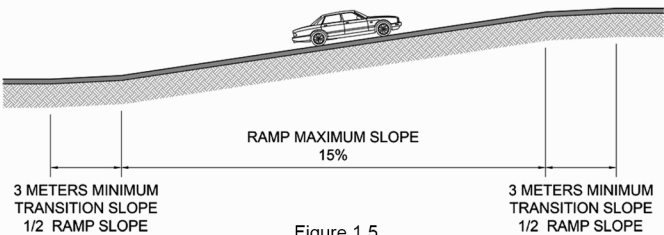


Figure 1.5
Gradient on Ramp (15%)

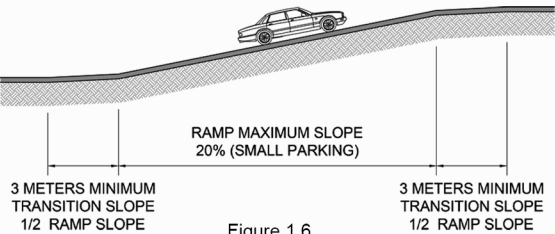


Figure 1.6
Gradient on Ramp (20%)
Small Parking