Concept Master Plan

Submission Guidelines & Requirements

Urban Development Division

Date: 18 August 2026

Introduction

The Masterplan Submission Guidelines and Requirements document has been prepared by the Urban Development Division of Urban Planning and Permits Centre to support developers and their consultants in the preparation and submission of Master Plans.

This document serves as both a user guideline and a submission requirements manual. It provides practical guidance on preparing high-quality Master Plan submissions while defining the minimum information, documentation, and technical requirements that must be submitted for review.

The document establishes a clear and consistent approach for compiling coordinated, complete, and well-structured Master Plan submissions covering multiple plots and buildings. It aims to improve the quality and consistency of submissions, facilitate an efficient review process, and reduce delays resulting from incomplete, inconsistent, or non-compliant applications. By following the guidance and meeting the requirements set out in this document, applicants can ensure that their submissions are suitable for assessment by the Urban Development Support Section and other relevant reviewing authorities.

Developers are responsible for ensuring that all submitted information is accurate, coordinated across all disciplines, and prepared in accordance with the guidance and submission requirements outlined in this document. DMT reserves the right to request additional information, supporting documentation, or clarification where necessary to facilitate the assessment of a proposal.

For technical enquiries relating to Master Plan submissions or the requirements outlined in this document, please contact the Urban Development Support Section at DS@DMT.gov.ae

1. General Formatting Requirements for All Application Types

All documents, electronic documents, plans, and illustrations submitted to UPPC through the TAMM Portal must meet the following formatting requirements:

1.1 General Requirements

- Use colour formatting and ensure all content prints legibly at A3 size. For large or tall projects, include additional zoom-in drawings of key areas.
- All pages, sections, figures, and tables must be linked or clearly referenced in the contents page. Where the submission is split across multiple files, cross-references must work across all files.
- The submitted document must be prepared in single-page A3 landscape format.
- All figures must be maximized on the page and include clear legends, keys, and labels.
- Where a submission includes multiple files, each file must be named according to the relevant sections included, for example: “Development A – D0 to D3” or “Development A – D3 to D5”.
- Submit digital files in PDF and Excel formats, where required, in addition to the required spatial data.
- All documents and supporting information must be accessible and readable for all users, including persons of determination.
- Name files to match the relevant UPPC submission requirement and stage of review.
- Use metric units for all dimensions.
- Include page numbers in all documents.
- Include a graphic scale where applicable.
- Show a north arrow on all relevant plans.
- Show the production date and relevant version date.
- Name all plans to match the exact requirement listed in the application form.

General Notes

- All No Objection Certificates (NOCs) and supporting appendices must be linked or clearly referenced from the relevant section or paragraph.
- The master developer is responsible for the quality assurance and quality control (QA/QC) of all submitted information.
- DMT will not accept a Detailed Master Plan submission without an approved TMP, unless DMT provides written approval allowing the submission to proceed without a completed and approved TMP.

1.2 Plan and Drawing Requirements

- Use appropriate site and building scales that maintain measurement accuracy if drawings are reduced or enlarged. Plans must include both horizontal and vertical measurements, where applicable.
- Clearly indicate the location of all cross-sections on the relevant plans.
- Provide directional information for all perspective and axonometric drawings.
- Use UPPC-published templates and forms available in the DMT Library for the required submission items listed below.

    - Regulatory Compliance Table
    - Development Statistics Summary
    - Development Phasing Summary Template
    - Development Management Matrix
    - Development Control Regulation
    - Utility Demand Calculations
    - Comments and Issues Tracking Sheet
    - Spatial Data Specifications

2. Concept Master Plan Resubmission Comments and Review Sheet

2.1 Applicant Responses to Comments

- All responses to comments must be indexed and must refer to the relevant pages, sections, paragraphs, and drawings within the CMP resubmission.
- Comments and Issues Tracking Sheet:
  Applicants must use the DMT template to provide:
  (a) a summary of all requirements, workshop outcomes, recommendations, and issues raised by DMT and other reviewing agencies;
  (b) the applicant's response or proposed action; and
  (c) next steps or further actions, where applicable.

Note: DMT may request additional supporting information where required.

3. General Format for Spatial Data from All Applications

All development applications must include spatial data prepared in accordance with the UPPC spatial data specification requirements. Submitted spatial data will be subject to QA/QC; therefore, applicants must verify all data before submission.

Development Summary Statistics (DSS) information must be derived from the submitted spatial data files.

Applicants should refer to the DMT website for detailed submission guidelines and the blank database structure file for spatial data.

مركز التخطيط العمراني والتراخيص
URBAN PLANNING AND PERMITS CENTRE

دائرة البلديات والنقل
DEPARTMENT OF MUNICIPALITIES AND TRANSPORT

Submission Requirements

C1. Site Details

C1.1 Site Details: Plans that indicate the development within the context of the surrounding area.

C1.1.1) Affection Plan: Current Affection Plan of the project site including Geo-referenced coordinates.

C1.1.2) Site Assessment/Urban Systems Assessment: Demonstrate an Urban Systems Assessment has been carried out at a local scale (refer to PCRS credit LC-R2). Incorporate key findings from the Naturals Systems Assessment (if any) such as habitats /trees to be protected.

C1.1.3) Site Plan: Illustrate at-grade streets, pedestrian and cycle facilities, building footprints, land use, parks and open spaces within the project boundary and the surroundings area. Indicate proposed uses and activities at the pedestrian level including access by all travel modes and site landscaping.

> **Note:** for waterfront developments, illustrate and provide measurements of the existing and proposed shoreline conditions, including any dredged or reclaimed areas estimated in (m^2) and (m^3) that may affect existing water circulation, direction and flow.

C1.1.4) Spatial Data: Using the format required in the Mandatory Submission Requirements, submit spatial data in GIS format according to DMT Spatial Data Submission Specification, including road centre line, building outline and plot boundaries.

C1.1.5) Site Plan Requirement Works Outside Master Plan Boundary: shall show and provide details on all works required by the Concept TMP and Utilities outside the Master Plan plot boundary.

C2. Development Concept

C2.1 Proposed Development Concepts: Plans and supporting Illustrations that demonstrate the intent, form and design for the master plan area and its compliance with the existing regulatory controls.

C2.1.1) Development Intent (One page): Narrative demonstrating the intent for the project.

C2.1.2) Site Sections: Illustrate the proposed development in the context of proposed and existing building(s) within the immediate site surroundings. Heights and levels to be illustrated.

> **Note:** for waterfront developments provide the following: Site cross-sections coordinated with the Site Plan and Land Use Plan illustrating the intended land-water shoreline interface concept. Waterfront sections should illustrate the proposed floor level elevations and setbacks of the waterfront uses and activities such as beaches, promenades and building ground floor levels in relation to existing grade, Mean Sea level (MSL), Highest Astronomical Tide (HAT), Lowest Astronomical Tide (LAT) based on the available survey information. Proposed dredged and/or reclaimed areas to be clearly shown in section. The proposed plots and building setbacks should be measured from the Highest Astronomical Tide (HAT).

C2.1.3) Axonometric Drawings: A minimum of four (4) views from four compass directions showing the project height, massing and scale within the context of the surroundings (including existing or proposed buildings). Floor levels should be indicated.

C2.1.4) Rendered Perspectives: Indicative streetscape sketch perspectives from eye level showing new development in context including existing buildings, impact on views and, if applicable, impact on adjacent landmarks.

C2.2 Land Use and Development Summary: Indicates the intended land uses and development statistics.

C2.2.1) Land Use Plan: Plan showing all land uses across the site that are directly cross-referenced to the Development Statistics Summary in C2.2.2.

> **Note:** or waterfront developments, illustrate the proposed configurations and layout of all passive and active maritime uses and activities such as beaches, swimming areas, kayaking, marinas and boat launching ramps.

C2.2.2) Development Statistics Summary: Using DMT Template provide development statistics for all land use types (cross-referenced to the Land Use Plan C2.2.1.

> **Note:** land uses should be aligned with relevant governing land use classifications as outlined within the Mandatory Submission Requirements. Where marinas are proposed, provide the proposed number and capacity of wet berths and any dry boat storage.

> **Note:** Refer to DMT website for latest version template of the DSS.

C3. Development Delivery

C3.1 Development Phasing: Indicates the phasing of the development across the entire site.

C3.1.1) Development Phasing Plan: Site Plan, which indicates the proposed phasing of the development over the Master Plan life.

C3.1.2) Development Phasing Summary: Using DMT template and cross-referenced with the Phasing Plan (C3.1.2), provide expected commencement and final completion dates for the development (broken into phases where necessary).

> **Note:** Where phases are proposed each phase should include population, buildings, public open space and community facilities, transportation and utility infrastructure to be provided (where applicable).

> **Note:** Each phase should include buildings, public spaces, community facilities, transportation & utility infrastructure to be provided.

C3.2 Development Management: Your development shall be managed during and post-construction, as per the Development Management Matrix available on DMT website. It is mandatory to include a copy of it within your application. Under no circumstances, the master developer shall alter or introduce any modification to the original Matrix.

C4. Estidama

C4.1 Estidama Intent: Confirms that Estidama requirements will be incorporated into the Master Plan.

C4.1.1) Provide a completed Estidama Pearl Rating System (PRS) Project Registration Form with all supporting attachments.

C4.1.2) PCRS Strategy: Provide a Pearl Rating System strategy that includes a detailed project specific narrative for each credit targeted. The narrative should be developed as the project progresses through the DMT planning process and submitted as part of the PCRS submission.

C4.1.3) IDP Implementation Strategy, Process Chart and Team Structure: Demonstrate the transition between project stages and describe how the PQP will manage the contribution from all disciplines when implementing sustainability into the design. Provide a Process Chart including the approval processes and hand-over to future stages with a Team Structure diagram that identifies all appropriate professionals.

C4.1.4) Community Water Strategy: Narrative outlining the projects strategy to achieve community water savings, including proposed water conservation strategies and draft a Water Calculator. Refer to PCRS PW- R1 and Public Realm Design Manual (PRDM) requirements (as applicable).

C4.1.5) Community Energy Strategy: Narrative and illustrations describing community energy efficiency, including the relationship between prevailing winds and the sun pathway with the street orientation, building orientation, massing and layout. Where applicable, provide schematic diagrams of district energy and renewable energy systems to meet requirements of PCRS RE-R1.

C4.2 Environmental Compliance: Ensures that projects comply with necessary environmental requirements.

C4.2.1) Natural Systems Assessment (NSA) by a suitably qualified environmental professional: NSA Report meeting the requirements of PCRS credit NS-R1 and including narrative, maps and site photos, describing the habitats, flora and fauna at the site and identifying valuable and /or significant natural assets on and surrounding the site. Where valuable and / or significant assets are identified, document the engagement undertaken with the Environment Agency Abu Dhabi (EAD), including any EAD-required studies. Provide DMT with EAD Permit Application number.

C5. Public Realm

C5.1 Public Realm Concept: Describes and illustrates the public realm vision for the development.

C5.1.1) Public Realm Summary: Narrative and supporting images explaining the public realm vision and demonstrating understanding and compliance with the Public Realm Design Manual (PRDM).

C5.1.2) Public Realm Plan: Plan illustrating the public realm hierarchy, catchment areas and level of service for all parks and public realm areas in accordance with the Public Realm Design Manual (PRDM).

C5.1.3) Public Realm Perspectives and Sections: Perspectives, key sections and elevations indicating proposed design and treatments for all public realm assets including parks, streetscapes, waterfronts, accessible facilities, and public places (as applicable).

C5.1.4) Public-Space Activation: Describe the activation plan for each key public space, including the proposed use mix, proposed evening activation program, and the identification of anchor tenant(s) or operator(s) intended to activate the space[1].

C5.1.5) Pet-Friendly Development: Providing pet-friendly spaces throughout the development and within the public open spaces in compliance to the PRDM and any other DMT regulations.

C5.1.6) Active Frontage: Showcase the intent and design of active frontage along key streets, addressing ground-floor use mapping, ground-floor facade transparency ratio, treatment of blank walls, and entrance frequency along the frontage. Refer to Abu Dhabi Storefront Design Manual as applicable.

C5.1.7) Dark Sky Approach: Demonstrate how the development will address dark-sky considerations, including glare control, light-spill mitigation, appropriate fixture selection, and night-time environmental quality in accordance with Abu Dhabi Dark Sky Policy.

> **Note:** [1] The applicant is encouraged to consider this element within their masterplan submission to enhance urban experience and livability.

C5.1.8) Outdoor Thermal Comfort: Demonstrate an Outdoor Thermal Comfort Strategy has been employed in accordance with PCRS LC-R4.

C6. Community Facilities

C6.1 Community Facilities Analysis: Describes how community facilities will be affected and/or required by the development.

C6.1.1) Community Facilities Summary: Narrative demonstrating how the development proposal complies with the DMT Community Facility Standards including details for the expected composition of a) residents; b) employees; and c) visitors upon completion.
Note: include calculations to determine community facility planning standard requirements.

C6.1.2) Community Facilities Plan: Plan showing the location of any existing Community Facilities within the catchment area together with all new Community Facilities proposed as part of the development. The plan should be cross-referenced with the Development Statistics Summary (C2.2.2).

C6.1.3) Mosques: In accordance with Abu Dhabi Mosque Regulations, prepare a plan illustrating boundaries and land area, determine settlement context and mosque planning unit, determine number and mosque types, determine worshipper capacity, calculate plot area and GFA and if required, calculate Musalla provision.

C7. Transportation and Utilities

C7.1 Transportation Summary: Describe at a concept level how the transportation aspects of the development will be developed including all roads, accessible pedestrian, cycle, and e-vehicle facilities, passenger and delivery loading zones, transit and waterfront access.

C7.1.1) ITC Confirmation: Concept Transport Master Plan (CTMP) Approval from ITC, or proof of submission to ITC of the Methodology Report for the Transportation Master Plan (TMP) or Transportation Impact Study (TIS).

C7.1.2) Multi-Modal Transportation Plans: The following plans shall be in accordance with the Urban Street Design Manual (USDM) and provided at a legible scale: (Note: Some of the plans below can be combined as applicable)

C7.1.2.1) Vehicle circulation and access plan showing proposed access and thoroughfares to serve the development including service vehicles (e.g. delivery trucks, refuse and recycling collection) and emergency service vehicles. Demonstrate in route diagrams how service-vehicle access, loading areas, and vehicle movements are physically separated from primary pedestrian corridors.

C7.1.2.2) Existing and proposed public transport network (including rail, metro, LRT, bus and water transport stops, shelters, and stations as applicable) to serve the development; also show 350-meter radii from transit stops/stations and all safeguarded corridors.

C7.1.2.3) Pedestrian network to identify main pedestrian destinations, and determine which routes will be the safest, accessible, most convenient and comfortable for pedestrians, cyclists and micro-mobility users. Identify the location of pedestrian crossing facilities.

C7.1.2.4) Bicycle network to identify existing and proposed location and type of cycle facilities (cycle tracks, cycle lanes, shared lanes, cycle parking) and integration with the external network.

C7.1.2.5) Parking strategy highlighting proposed and existing locations of standard, accessible, inclusive car and van parking spaces, e-vehicle parking spaces and accessible passenger loading zones.

C7.1.3) First & Last-Mile Connection: Demonstrate route diagrams showcasing first and last-mile connections between the development and the nearest public transport stops/stations, showing pedestrian, cycling, micro-mobility, and universal-access routes, with distances measured along each route[1]

Note: [1] The applicant is encouraged to consider this element within their masterplan submission to enhance urban experience and livability.

C7.2 Utilities Summary: Describes at a concept level the utility demands of the development including anticipated utility networks.

C7.2.1) Utility Demand Calculations: Using the DMT template, and in alignment with the Development Statistics Sheet (DSS), provide estimations on the proposed utility demands based on established service providers regulations and guidelines.
(Note: the submission must also show water balance between wastewater production and Recycled Water required for irrigation and cooling make-up). It should include narrative detailing the design criteria/unit rates /applicable standards/information on existing networks

> **Note:** For the proposed power demand calculations, provide an editable Excel file containing the complete load calculations with active formulas to facilitate our review and verification of the submitted demand assessment.

C7.2.2) Utility Plan(s): Provide separate concept layout plan for each type of the following utilities showing existing and proposed utility lines in colour code that is consistent with the Utility Corridor Design Manual (UCDM) colour code. The plans must be including a clear legend as well as identify the location of proposed utility plots and tie-in points to existing utility network or new proposed source of supply. A narrative for each type of utility shall be included on each plan demonstrating how the development will be supplied by existing/planned utilities and including utility demand criteria. The applicant may be requested to develop an Infrastructure Concept Master Plan.

a) Potable Water & Fire Fighting
b) High/Med/Low Voltage Electrical
c) Sewerage
d) Storm water drainage/subsurface drainage
e) Irrigation/Recycled water
f) Telecommunications
g) District Cooling (if Applicable)
h) Gas (if Applicable)
i) ADMCC

C7.2.3) Utility Plot Plan: Showing type, size, dimensions, georeferenced coordinates and proposed ownership for each utility plot.

C7.2.4) Authority Approval Tracker; Please include a Authority approval matrix table indicating the status of authority approval. Also include a copy of relevant supporting documents in Appendix

> **Note:** Utility plot size and dimension shall meet the service providers' requirements.

C.7.3) Utility Corridor Plans & Cross Sections.

C7.3.1) Rights of Way and Utility Corridors Plan: Layout site plan showing location of new right of ways and utility service corridors in accordance with the Urban Street Design Manual (USDM) and the Utility Corridor Design Manual (UCDM) Standards.

C7.3.2) Rights of Way and Utility Corridor Cross-Sections: Cross Sections for all proposed thoroughfares using the mandatory Abu Dhabi Urban Street and Utility Design Tool (https://usdm.DMT.gov.ae/USDM/). Sections shall illustrate plot-to-plot and include utility corridors according to the Abu Dhabi Urban Street Design Manual and Utility Corridor Design Manual. All cross-sections should be identified on the relevant Right of Ways and Utility Corridors Plan (C7.3.1). All cross sections shall be provided with 200-300 metre plan of street layout within the master plan the cross section applies to.

C8. Sahel

C8.1 Sahel Intent: A narrative/statement demonstrating the accessibility vision for the project along with a strategy, objective and targets confirming that Sahel requirements will be incorporated into the Concept Master Plan.

C8.1.1) Provide a a preliminary Sahel Community Rating System Scorecard indicating the targeted rating and demonstrating the proposed approach for achieving the applicable mandatory and targeted credits.

C8.1.2) Demonstrate the transition between project stages and describe the roles of SQP and Accessibility consultant in managing the contribution from all disciplines when implementing accessibility into the design. Provide a Process Chart including the approval processes and hand-over to future stages with a Team Structure diagram that identifies all appropriate professionals. Provide a project milestone narrative with workshops held listing participants, goals, expected outcomes, required actions with tasks assignments.

C8.2 Sahel Credits: Provide a preliminary Sahel Community Rating System Scorecard indicating the targeted rating, together with concept-level narratives, , supporting master plan drawings, strategies, development guidelines, and design for targeted credits under each credit sections [Transportation Access (TA), Interconnectivity and Circulation (IC), Ergonomic Furniture and Equipment (EFE), Environment Quality and Comfort (EQC), Hygiene and Care (HC), Digital Accessibility (DA), Orientation and Communication (OC), Emergency Systems Procedures (ESP), and Considerate Maintenance (CM)]. (Refer to Sahel Community Rating System)

Note: The Sahel Score Cards are available in DMT Library.

C9. Land and water

C9.1 For waterfront developments, provide an Integrated Land and Water Access Plan to include the following elements as applicable and coordinated with the Site Plan, Site Sections and Land Use Plan:

a) Vehicular, pedestrian and bicycle access to the waterfront and linkages into the adjoining developments. Indicate any areas of restricted public access.
b) 350-meter radii catchment area around the water transit stops highlighting other land-based accessible transit and private vehicle mobility facilities.
c) Visual access to the water, including key view corridors and vistas to be preserved.
d) Public water transport terminal locations, water taxi stops.
e) Motorized and non-motorized vessels including marinas illustrating the proposed number and capacity of wet berths and any dry boat storage as reflected in the Development Statistics Summary.
f) Public and private wharves and boat launching ramps.
g) Marine refuelling.
h) Non-navigable or navigable canals (including dimensions).
i) Bridge(s) (including dimensional clearances -air drafts and water depths).
j) Compliance with All Plan Maritime Policies.

C10. Other

C10.1 Additional information that the Applicant considers important to share in support of the Detailed Planning Application for all review teams to consider as part of the review.

C10.1.1) Other specific items: Further information may be requested by DMT where additional supporting details are required (for example):

a) Market research
b) Hydrodynamic modelling
c) Supporting Preliminary Studies and Options
d) Site Surveys (Topographical, geotechnical, geophysical)
e) Proposed Grading Plans
f) Noise Impact Survey / Assessment
g) Authority Approvals/comments which include all correspondences/MoMs and approval letters with authorities.

C10.1.2) Safety Perception: Provide a safety-perception analysis addressing CPTED principles (Crime Prevention Through Environmental Design), sightlines, and lighting in accordance with Public Realm Design Manual.