



PLANNING & DEVELOPMENT DEPARTMENT

# GUESTHOUSES - URBAN ISLE DEVELOPMENT GUIDELINE



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# **1. PLANNING GUIDELINES**

## **1.1. INTRODUCTION**

- 1.1.1. This section comprises planning and land use controls defined under these guidelines.
- 1.1.2. This guideline will be applicable to plots categorized and developed as 'Guest Houses' in Hulhumalé - Urban Isle. Guesthouses are defined as a development which includes bed & breakfast with accommodation facilities for tourists.

## **1.2. LAND USAGE**

- 1.2.1. These allocated land plots are for the construction of Guest Houses whereby it is used mainly for accommodation of tourists.
- 1.2.2. The development should be designed in a way which provides universal access for Persons with Disability (PWD).
- 1.2.3. The building should accommodate the required bicycle parking given under section 1.6 of this document.
- 1.2.4. Following are prohibited uses of these dwellings:
  - 1.2.4.1. Any commercial usage other than guesthouses.
  - 1.2.4.2. Any industrial use, any use where flammable materials are used, any use where the public is disturbed from loud noises, smell or dust generating and carrying activities, constructing godowns, etc.

## **1.3. BUILDING HEIGHT, F.S.I AND SETBACK PLAN**

- 1.3.1. Building setback is provided with the Development guideline drawing along with building F.S.I and is calculated as:

$$\text{Floor Space Index (F.S.I)} = \frac{\text{Total covered area of the building}}{\text{Plot area}}$$

- 1.3.2. Building Height is subjective to the plot location, area of the plot and land usage.
- 1.3.3. No part of the building such as roof eaves, gutters and door/window panels, etc. should be projected out into the road beyond the building setback line.
- 1.3.4. The setback area at ground level can be utilized for circulation or bicycle parking but should not be covered above at any level.
- 1.3.5. The minimum distance between two building block/towers in a single plot must not be less than 10m unless otherwise stated.

## **1.4. DEPTH OF FOUNDATION**

- 1.4.1. The depth of the foundation will depend on structural integrity and it will be decided by the structural engineer.
- 1.4.2. The foundation protection method and visual soil report should be submitted.
- 1.4.3. If the foundation of the structure is deeper than 1.8288 meters (6 feet), the developer should submit an environmental impact assessment.



## **1.5. BOUNDARY WALL**

- 1.5.1. The boundary walls could be built with a maximum height of 1.2 meters from the natural ground level.
- 1.5.2. Urban interaction is highly encouraged especially on commercial frontage.

## **1.6. PARKING**

- 1.6.1. The specified amount of bicycle parking should be provided within the development site for both staff & guests.
- 1.6.2. Parking spaces should be appropriately sized for movement in and around and should cater for disability and wheelchair movement where considered necessary
- 1.6.3. Bicycle parking shall be provided as per the following ratio:
  - 1.6.3.1. Minimum 2 bicycle/room (for guests)
  - 1.6.3.2. Minimum of 1 bicycle/staff should be provided within the development (for staffs)
- 1.6.4. The development should have a designated drop off/parking area for a minimum of one buggy which are in operation within the island.

## **1.7. SERVICES**

- 1.7.1. Consultation is to be done at concept level with service providers of electricity, plumbing, sewerage, GPON, as to how these could be economically and sustainably incorporated into the development.
- 1.7.2. All developments should provide the GPON fiber cabling system for commercial and accommodation units. Refer to in-building cabling guidelines.
- 1.7.3. Any space required by the relevant service provider for the installation or provision of a supporting facility (transformer, pump rooms, storage tanks, service stations, etc.) should be provided well within the given area for the development.
- 1.7.4. Dedicated utility space at either ground or first floor level should be provided for the provision and/or installation of relevant services as required.
- 1.7.5. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
- 1.7.6. In accordance with the EPA guidelines, it is required to have adequate storage of water (if possible with integrated rainwater harvesting systems) within the development for firefighting and any other emergency usage.
- 1.7.7. An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services.
- 1.7.8. The discharge of foul water should be to a sewer network approved by the relevant service provider.
- 1.7.9. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.
- 1.7.10. The garbage collection area (away from common areas) with easy access should be provided at each floor level and a central collection area at the ground floor with ease of loading/unloading vehicular access.
- 1.7.11. A waste management plan is to be developed along with the waste management authority to minimize public intrusion and ease of access.

## **2. DESIGN GUIDELINES**

### **2.1. INTRODUCTION**

This section will comprise of design controls and requirements imposed for this development.

### **2.2. ACCESS & CIRCULATION**

- 2.2.1.** A sheltered, safe and convenient vehicular drop-off/pick-up area, with universal access should be provided to all dwellings, facilities & services within the plot.
- 2.2.2.** Frontage of the site and pedestrian & vehicular access ways into the site should be designed & constructed by the developer. This includes but is not limited to the pathways, lighting, softscapes, hardscapes & urban furniture.
- 2.2.3.** All circulation routes and entrances should be well defined and well lit. The entrance should be highlighted as well and should be welcoming for walk-in entrances
- 2.2.4.** An adequate number of elevators should be provided along with an elevator traffic analysis report justifying the number of elevators.
- 2.2.5.** At least one elevator must be fire rated.
- 2.2.6.** An adequate number of staircases should be proposed based on the MNDF fire protection guidelines.
- 2.2.7.** Demarcate and provide appropriate lighting on pedestrian routes.
- 2.2.8.** Disability access should be integrated at all pedestrian and vehicular drop off/ pick up points.
- 2.2.9.** If shared pathways (for vehicles and pedestrians) are to be provided within the development, appropriate markings should be used to indicate pedestrian prominence over vehicles.
- 2.2.10.** All corridors should have a minimum width of 1200mm.
- 2.2.11.** Where stepped access is unavoidable especially at ground floor level, the steps should be designed as suitable for physically impaired persons or wheelchair users.
- 2.2.12.** Any slope provided for vehicular access should be between 1:8 to 1:12 and with a firm and even surface
- 2.2.13.** Any slope provided for pedestrians/PWD access should be between 1:10 to 1:12 with railings and a firm & even surface
- 2.2.14.** Every storey of a building shall be provided with exit facilities for its occupant load.
- 2.2.15.** Vehicular pathways within the plot should be designed in a way that is safe, with minimum interruption to both pedestrian pathways and green verges within the plot and during ingress and egress
- 2.2.16.** Wherever parking is provided appropriate floor paint marking must be given.

## **2.3. PWD ACCESSIBILITY**

### **2.3.1. Entrances**

**2.3.1.1.** Easy accessibility between internal and external spaces, and between internal spaces, provides a safe transit point for people with limited mobility and people who use a wheelchair.

**2.3.1.2.** Guidelines to consider:

- a)** Make wide enough for wheelchair access
- b)** Provide adequate maneuvering space
- c)** Provide even, non-slip surfaces
- d)** Provide ramped access for ease of dealing with more than one level and for easy entry from external to internal spaces
- e)** Provide lighting for safety and security
- f)** Install sounding devices, such as a doorbell, to identify visitors

### **2.3.2. Indoor circulation**

**2.3.2.1.** Circulation through different spaces must be well planned for easy maneuverability, especially for people with limited mobility and people who use a wheelchair.

**2.3.2.2.** Incorporate spaces wide enough for wheelchair access

**2.3.2.3.** Ensure door handles are lever handles to make

**2.3.3.** Ensure that all aspect of the building complies with the Maldives Disability Act.

## **2.4. STRUCTURAL & CIVIL WORKS**

**2.4.1.** The designed lifespan of the main structure should be a minimum of 50 years.

**2.4.2.** The structural design must be done in accordance with British standards or any superseded European standard (Eurocode). The developer must include a local registered engineer during the design process and should get the drawings stamped by an accredited structural checker.

**2.4.3.** Necessary standards for construction to ensure the quality of workmanship and site safety during construction should be followed

**2.4.4.** At the concept stage as a deliverable, the developer should propose a structural system/material as well as the proposed methodology brief with the above-mentioned standards.

## **2.5. SOLID WASTE MANAGEMENT**

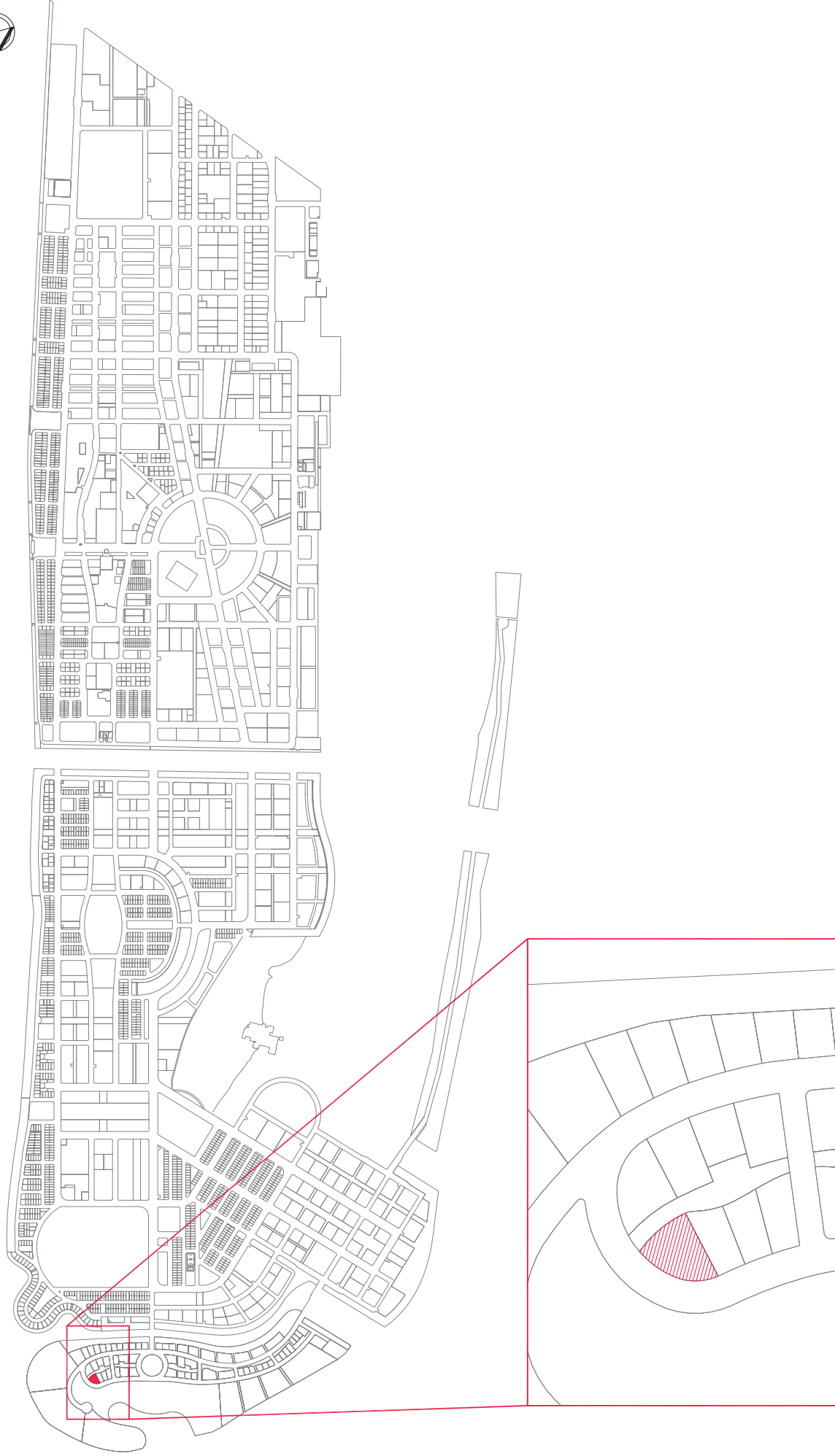
**2.5.1.** A Garbage Management Room must be provided within the development.

**2.5.2.** The garbage management room must be provided in accordance with any laws, guidelines, or regulations implemented by the Utilities Regulatory Authority, Waste Management Corporation, or any other regulatory bodies mandated with the regulation of Solid Waste Management/Collection within the Greater Male' area.

**2.5.3.** The Solid Waste Management areas shall be designed to ensure the segregation of waste. Garbage Chute and Garbage Management Room shall comply with the segregation act and should be designed to avoid cross-contamination of waste.

## **2.6. GENERAL REQUIREMENTS**

- 2.6.1.** The design method to provide both aspects of natural lighting & ventilation should be taken into consideration when designing.
- 2.6.2.** It is encouraged for the building to be aesthetically designed consisting of different elements of sustainability.
- 2.6.3.** Male, female, and Universal Standard disability access (PWD) toilets must be provided at ground floor level.
- 2.6.4.** The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development.
- 2.6.5.** Ensure that all aspects of the building comply with the Maldives Disability Act.
- 2.6.6.** The whole development should comply with the most recent guidelines set by the Ministry of Tourism for Guesthouses.



PROJECT: LOT 21732 (GH-01) DRAWING: LOCATION MAP

Scale: N.T.S Date: 27th November 2022



Drawn by: Thorif Ibrahim Checked by: Mohamed Ibrahim

Remarks:





LEGEND:  
\* PROPOSED

PROJECT: LOT 21732 (GH-01)

Scale: N.T.S

Drawn by: Shadheen

Checked by: 

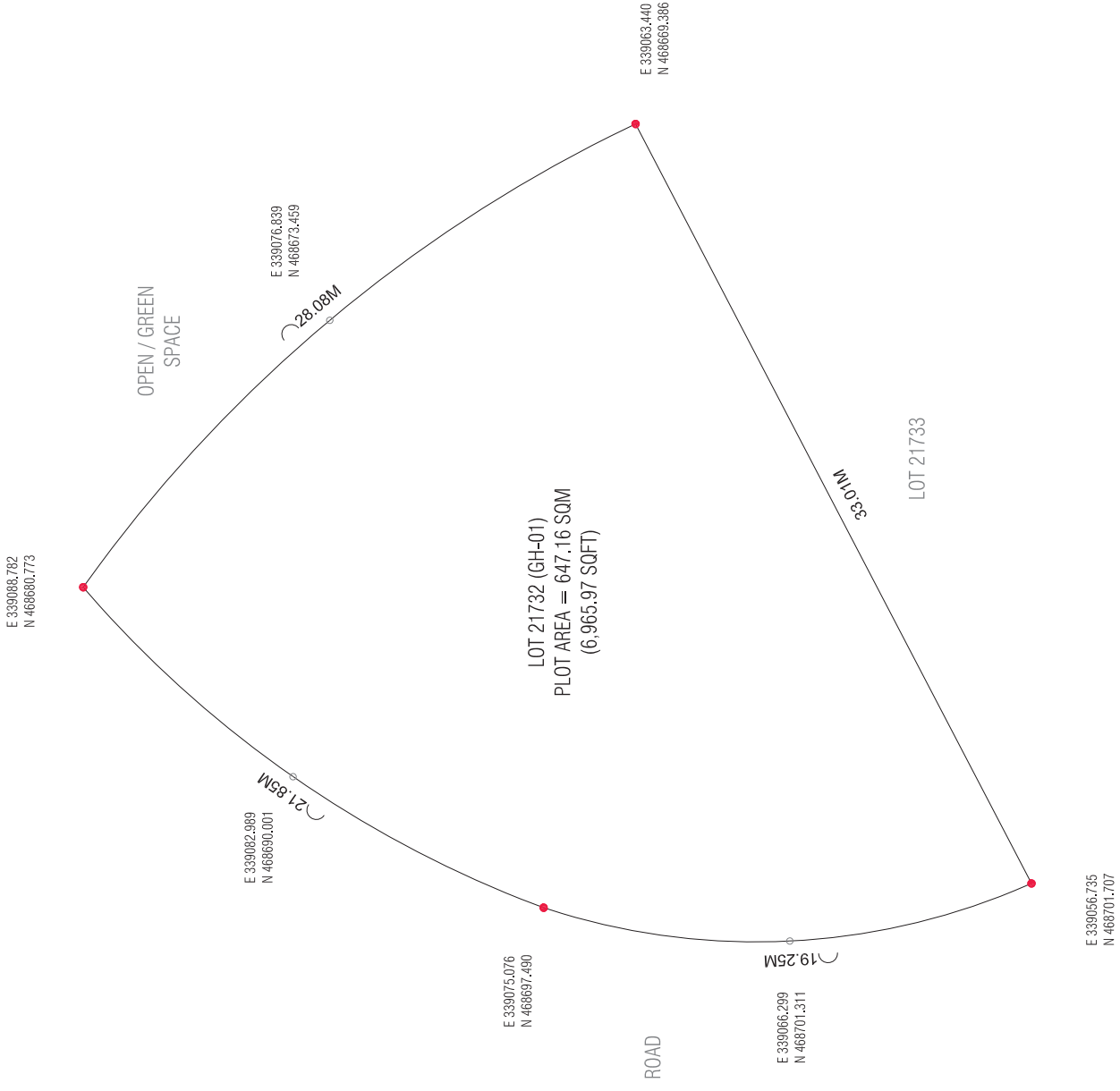
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



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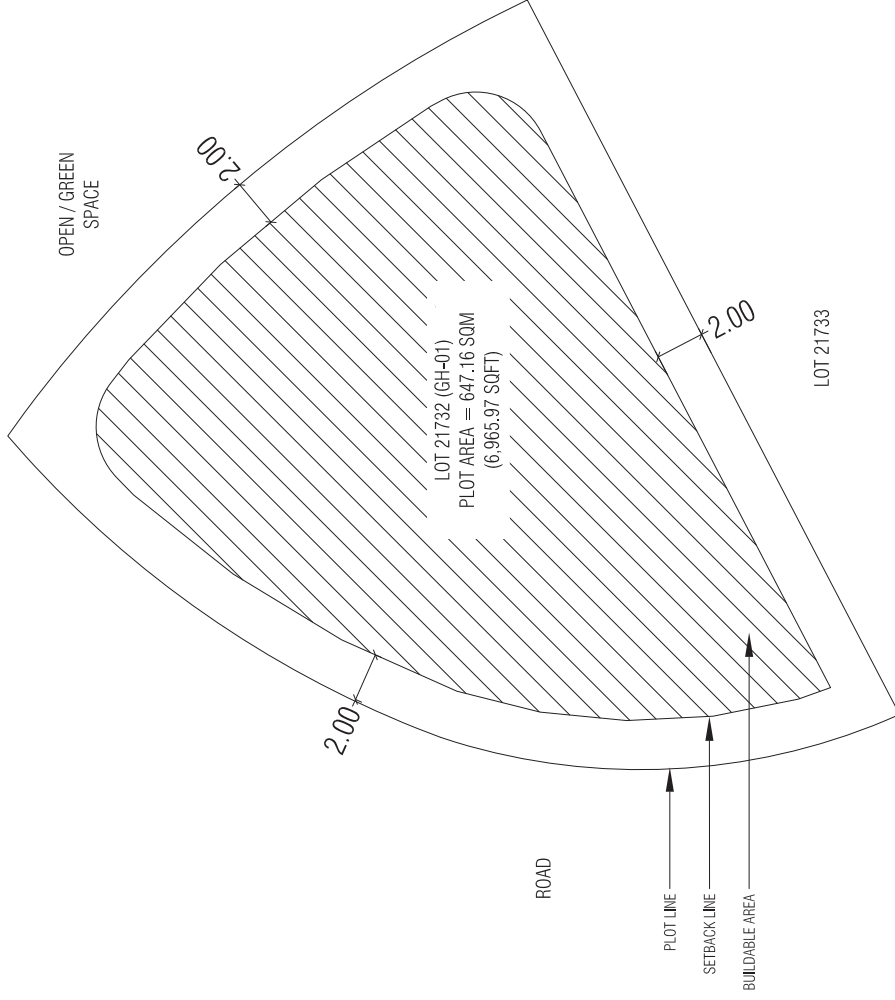
PROJECT: LOT 21732 (GH-01) DRAWING: PLOT MAP

Scale: N.T.S Checked by: Mohamed Ibrahim

Date: 27th November 2022

Remarks:

Drawn by: Thorif Ibrahim



| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A.)      | Plot Ratio (F.S.I.) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|---------------------|---------------|---|
| 21732      | Guest House | Commercial | 647.16 SQM<br>6,965.97 SQFT | 453.01 SQM<br>4,876.18 SQFT | 2,944.58 SQM<br>31,695.14 SQFT | 4.6                 | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

PROJECT: LOT 21732 (GH-01)

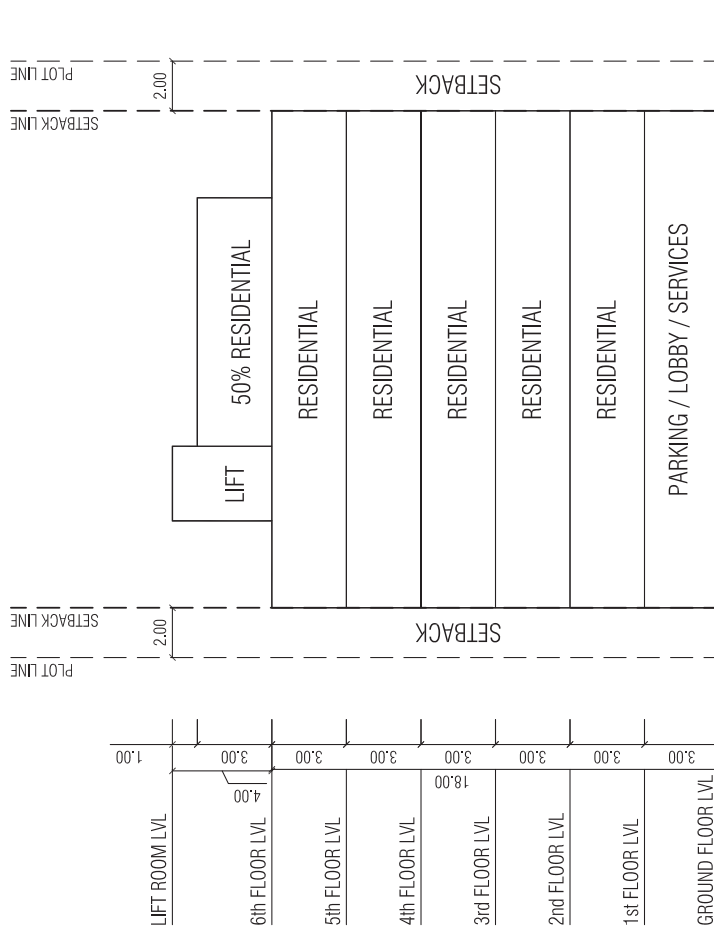
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Drawn by: Mauman

Checked by:

Date: 5th November 2022

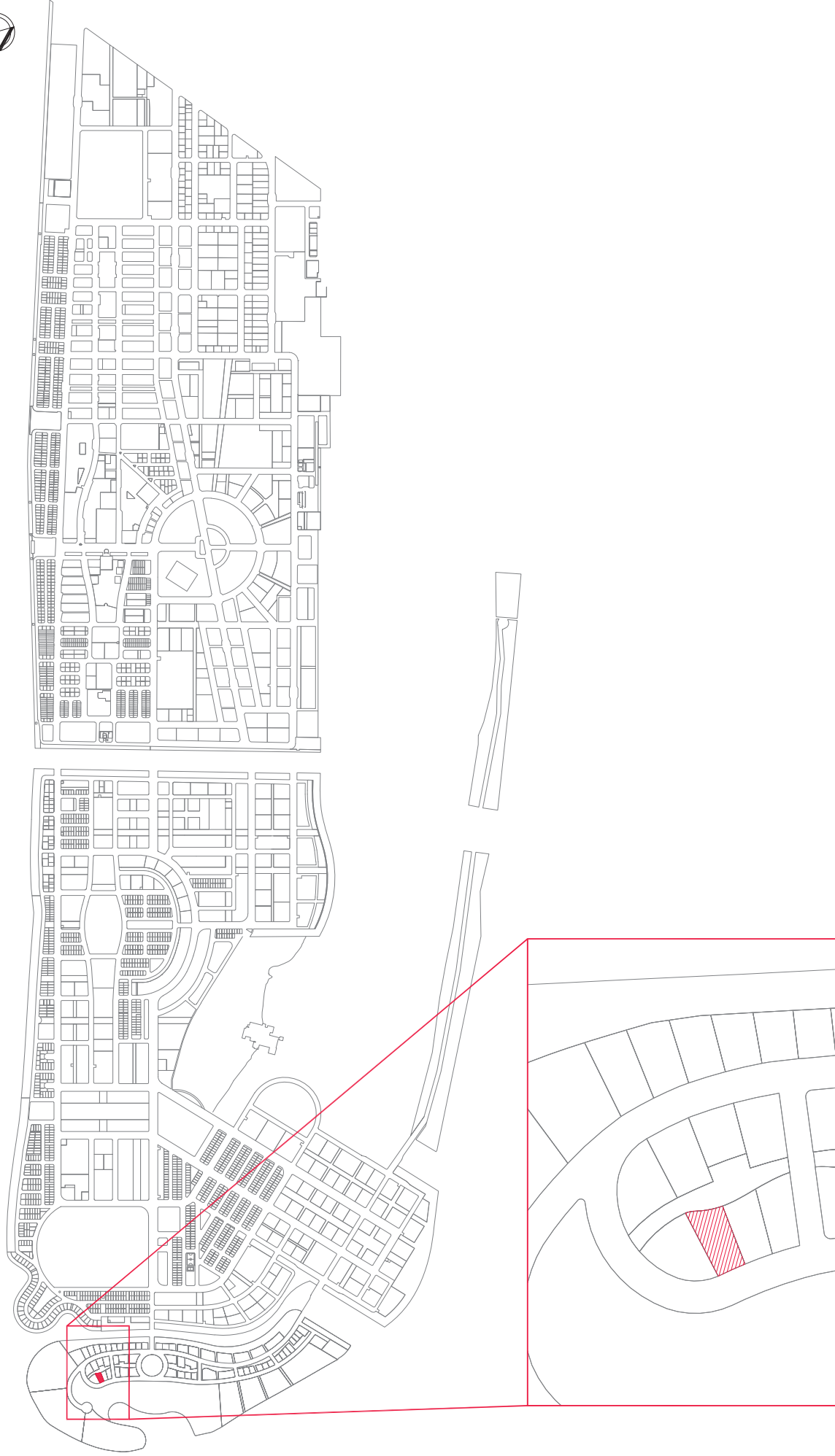
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PROJECT: GUESTHOUSES - URBAN ISLE  
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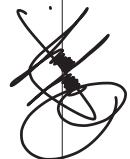
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 Checked by:   
 Date: 5th November 2022  
 Remarks:

DRAWING: TYPICAL CONCEPTUAL SECTION



PROJECT: LOT 21733 (GH-02) DRAWING: LOCATION MAP

Scale: N.T.S. Drawn by: Thorif Ibrahim Checked by: Mohamed Ibrahim Date: 27th November 2022 Remarks:





LEGEND:  
 \* PROPOSED

PROJECT: LOT 21733 (GH-02) DRAWING: SITE CONTEXT PLAN

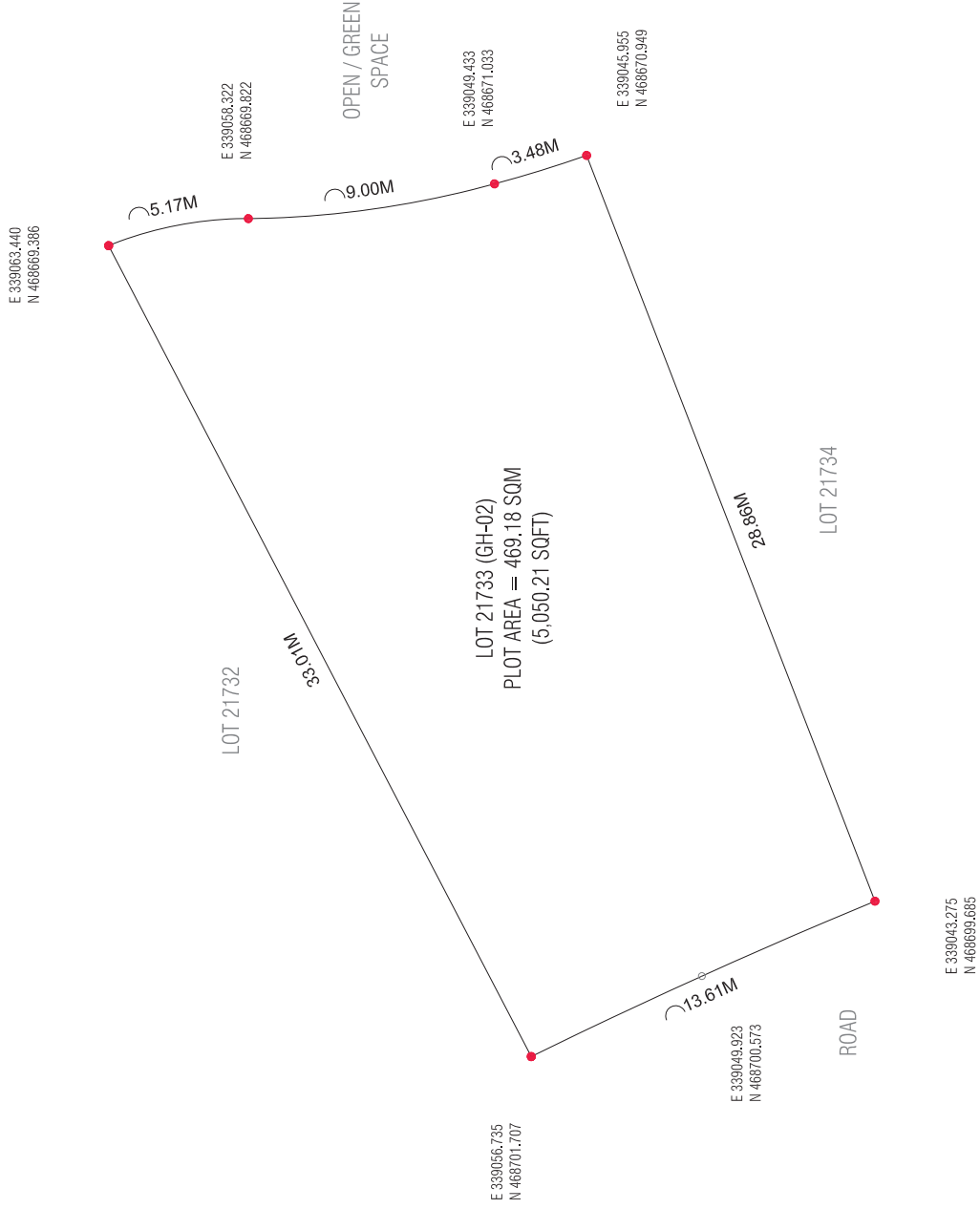
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Drawn by: Shadheen

Checked by: 

Date: 5th November 2022

Remarks:



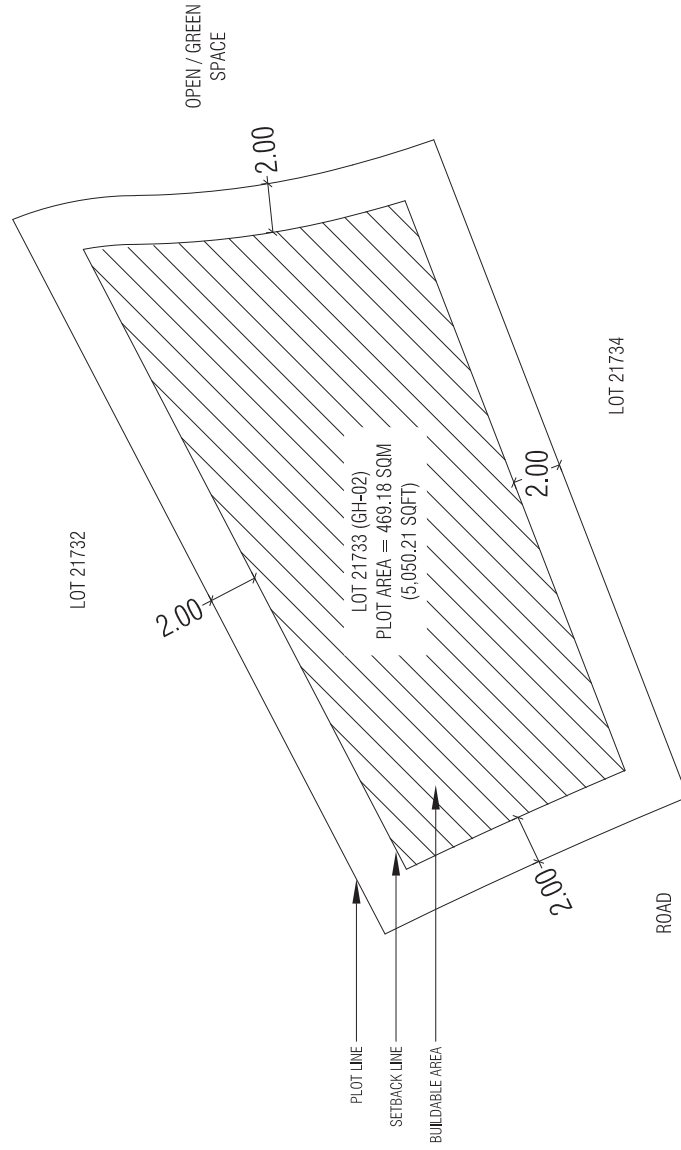
PROJECT: LOT 21733 (GH-02) DRAWING: PLOT MAP

Scale: N.T.S Date: 27th November 2022

Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim

Remarks:



| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21733      | Guest House | Commercial | 469.18 SQM<br>5,050.21 SQFT | 328.43 SQM<br>3,535.14 SQFT | 2,134.77 SQM<br>22,978.44 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

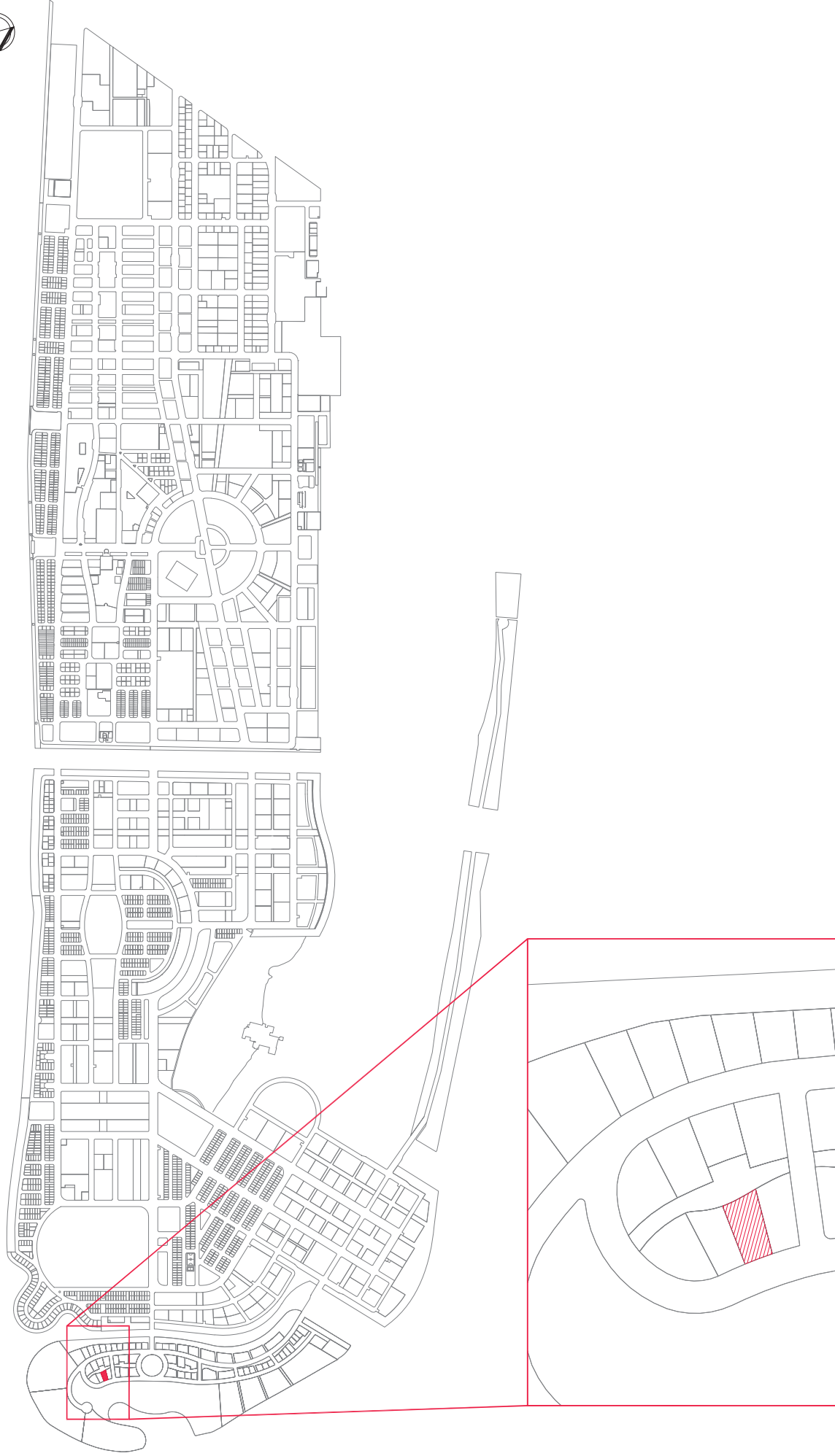
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Scale: N.T.S Date: 5th November 2022 Remarks:

Checked by:

Drawn by: Mauman

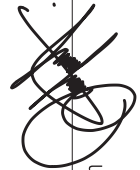




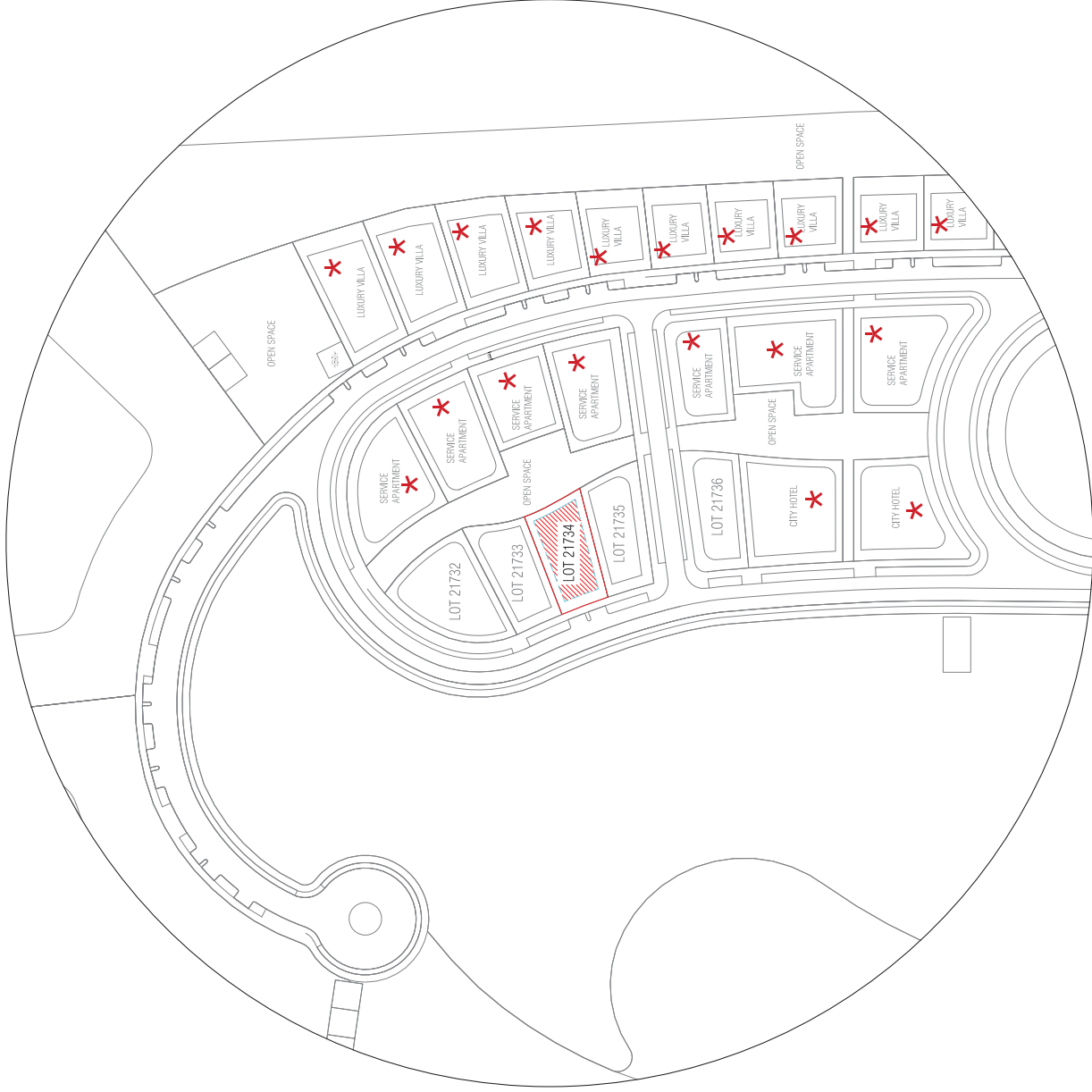
PROJECT: LOT 21734 (GH-03) DRAWING: LOCATION MAP

Scale: N.T.S Date: 27th November 2022

Drawn by: Thorif Ibrahim Checked by: Mohamed Ibrahim



Remarks:



LEGEND:  
\* PROPOSED

PROJECT: LOT 21734 (GH-03)

Scale: N.T.S

Drawn by: Shadheen

Checked by:

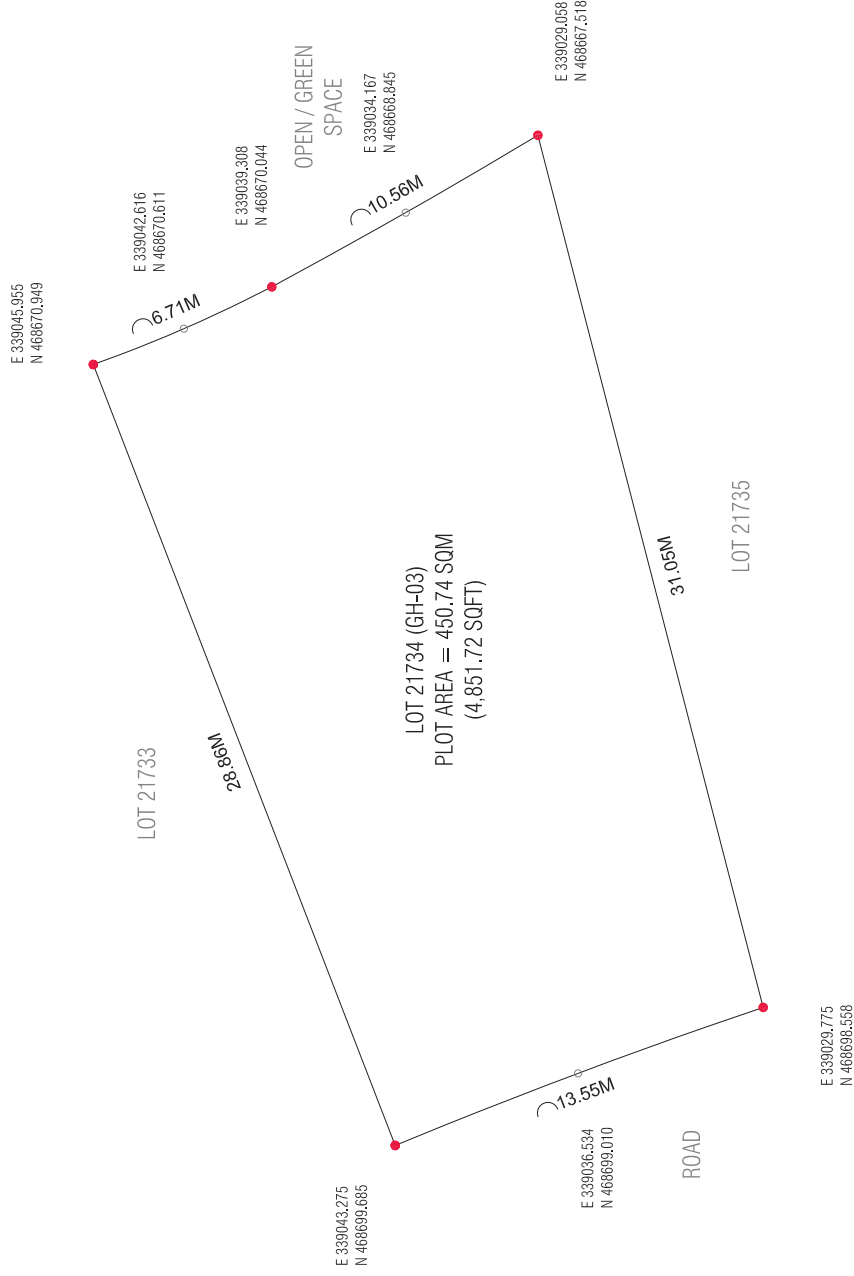
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



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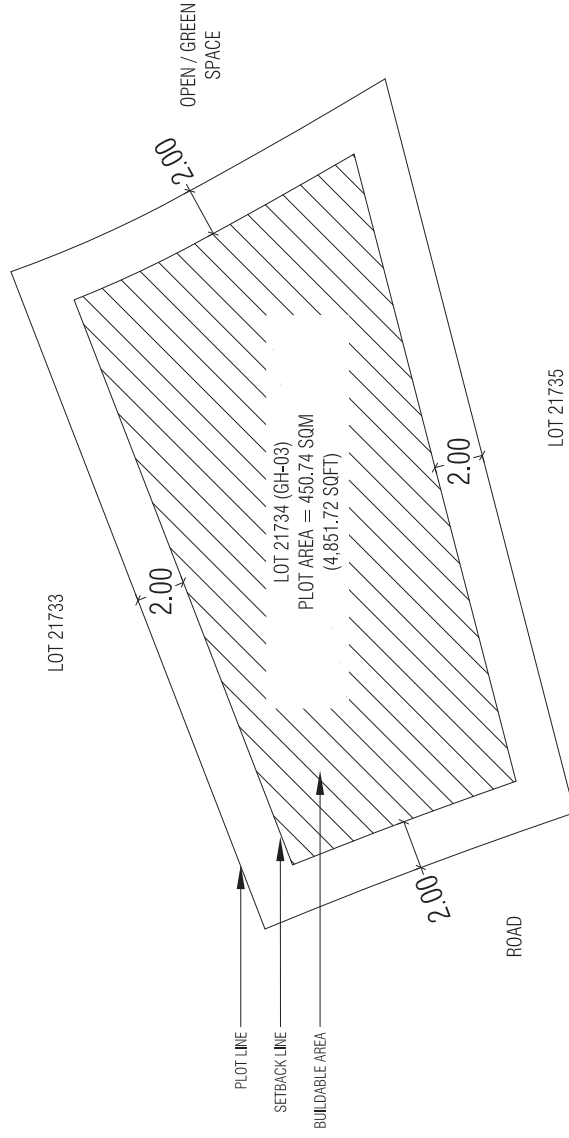
PROJECT: LOT 21734 (GH-03) DRAWING: PLOT MAP

Scale: N.T.S Remarks:

Date: 27th November 2022

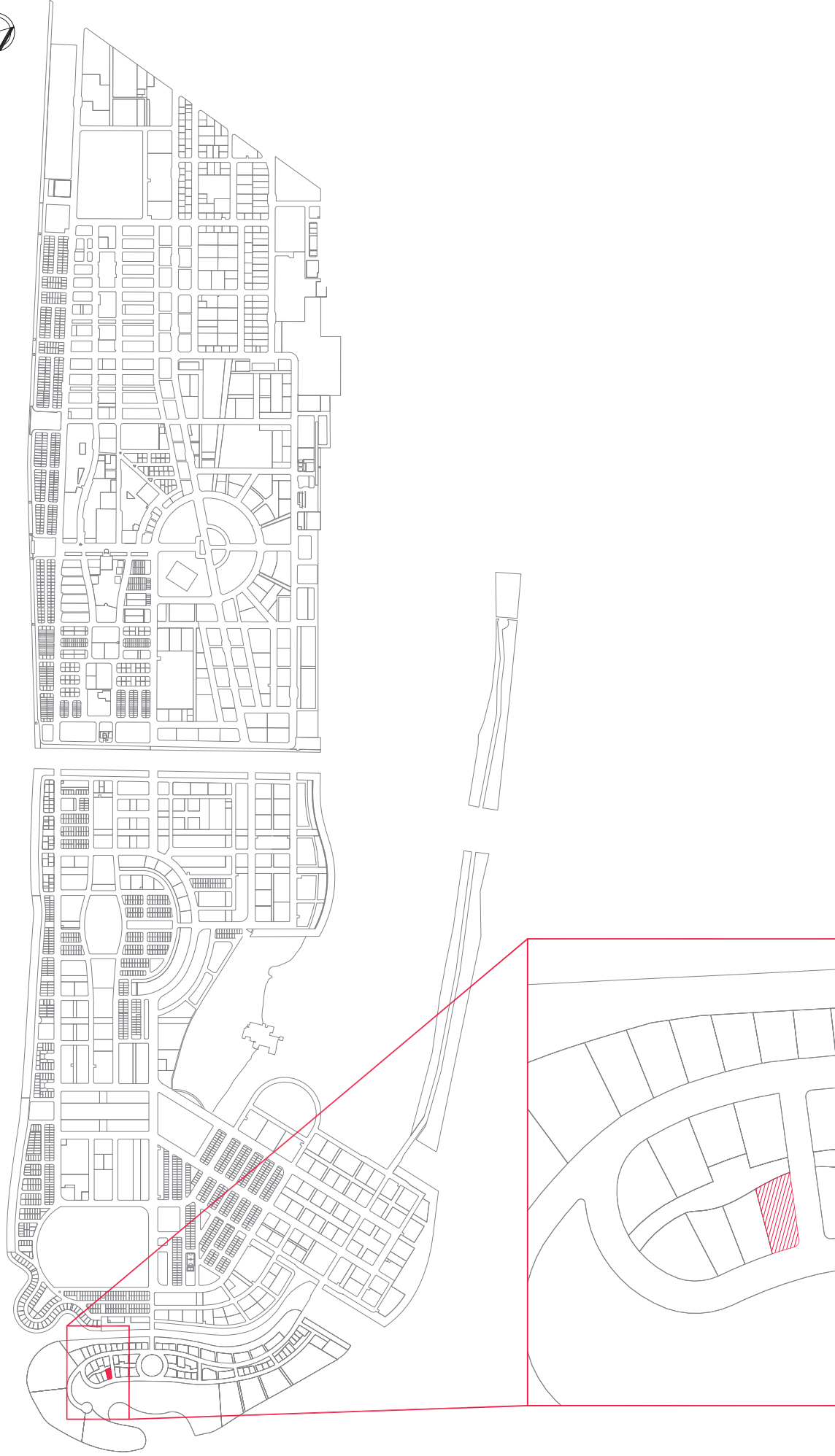
Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim



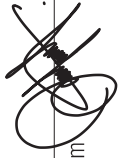
| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21734      | Guest House | Commercial | 450.74 SQM<br>4,851.72 SQFT | 315.52 SQM<br>3,396.20 SQFT | 2,050.87 SQM<br>22,075.33 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

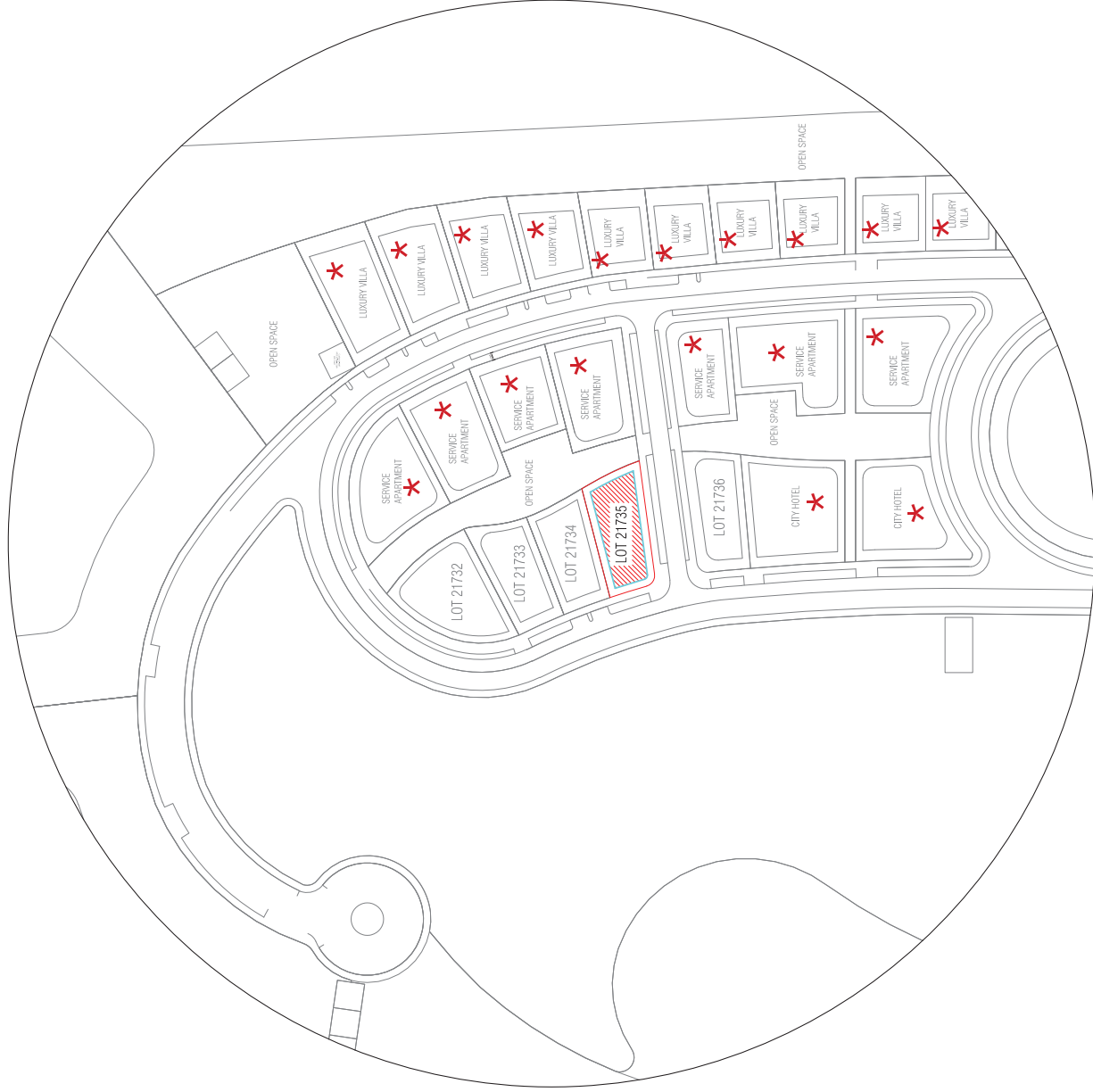
PROJECT: LOT 21734 (GH-03) Date: 5th November 2022  
 Scale: N.T.S Checked by:  Remarks:



PROJECT: LOT 21735 (GH-04) DRAWING: LOCATION MAP

Scale: N.T.S. Drawn by: Thorif Ibrahim Checked by: Mohamed Ibrahim Date: 27th November 2022 Remarks:





LEGEND:  
\* PROPOSED

PROJECT: LOT 21735 (GH-04)

Scale: N.T.S

Drawn by: Shadheen

Checked by:

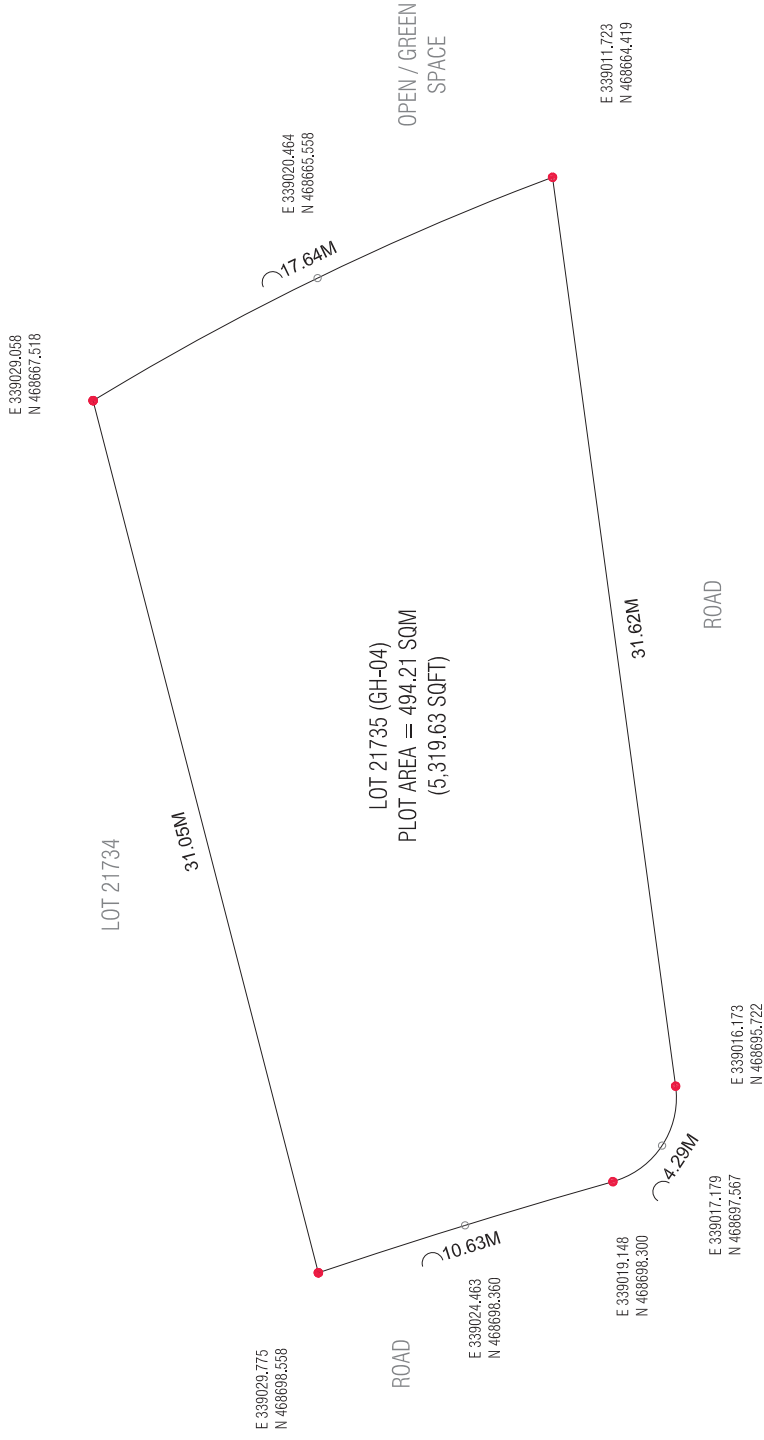
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



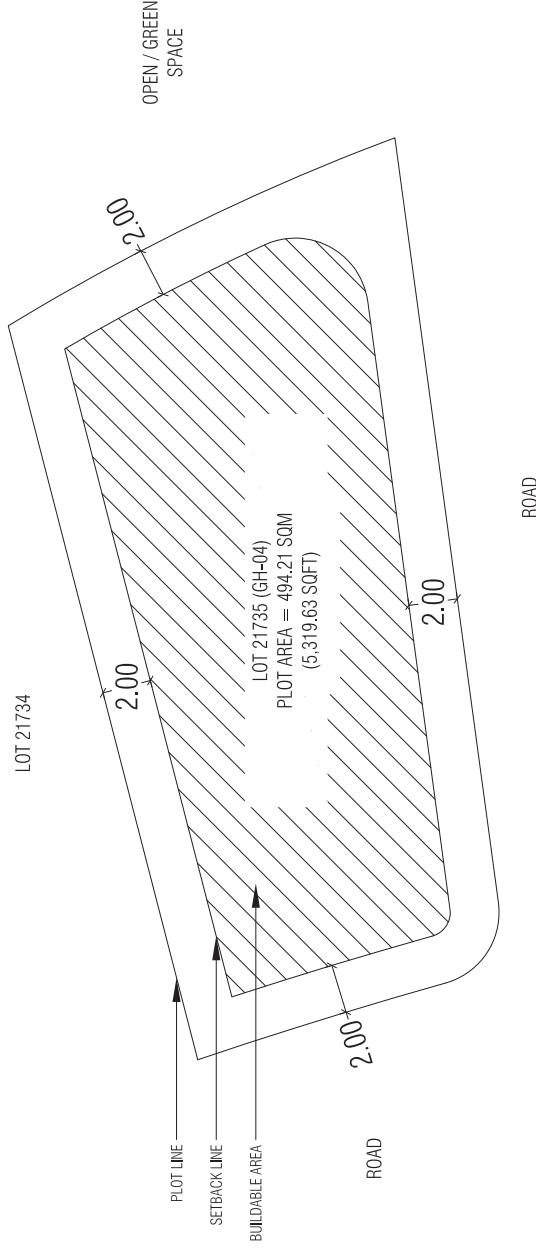
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**DRAWING: PLOT MAP**

PROJECT: LOT 21735 (GH-04)      Drawn by: Thorif Ibrahim      Checked by: Mohamed Ibrahim      Date: 27th November 2022      Remarks:

Scale: N.T.S



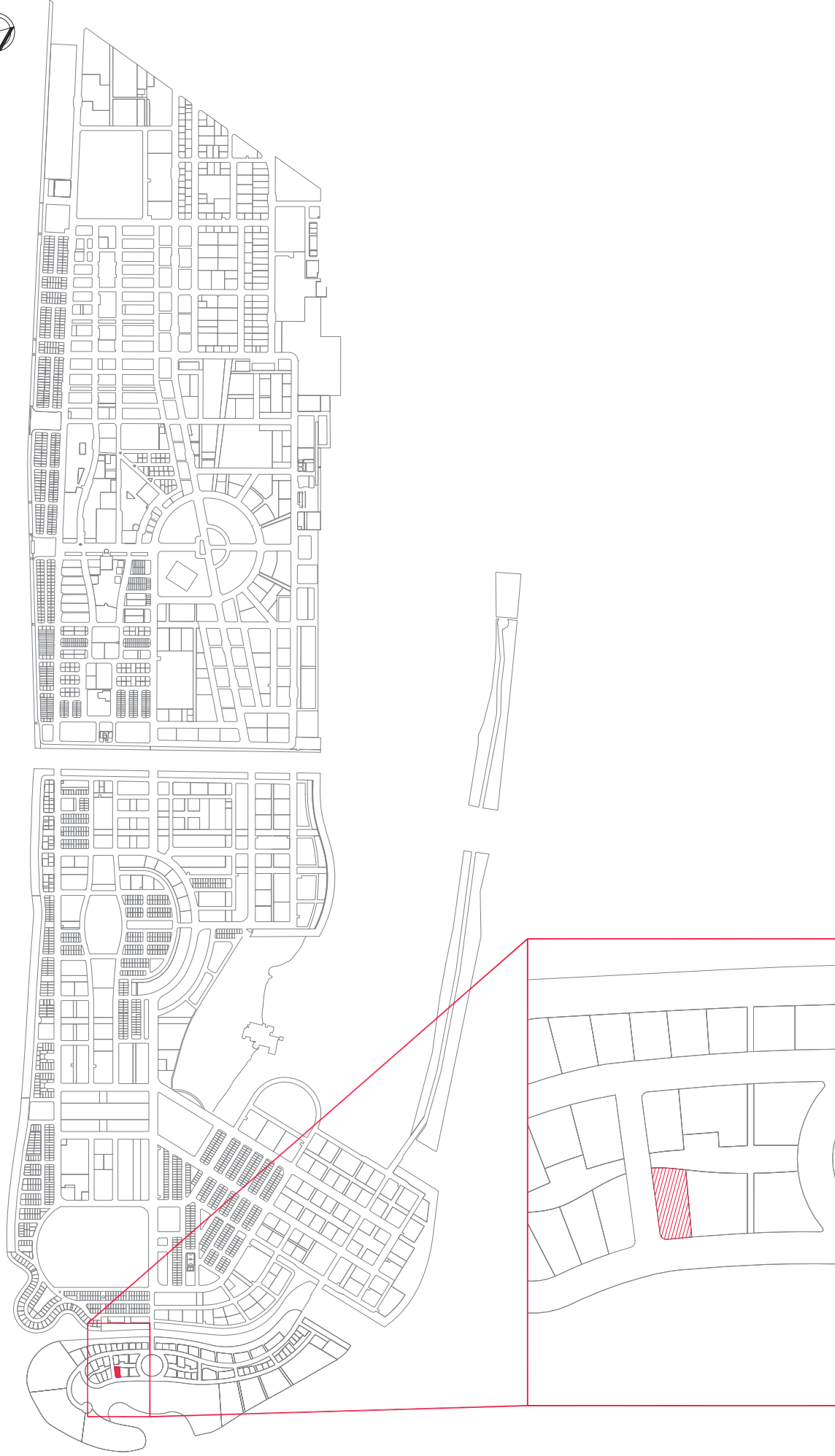
| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21735      | Guest House | Commercial | 494.21 SQM<br>5,319.63 SQFT | 345.95 SQM<br>3,723.74 SQFT | 2,248.66 SQM<br>24,204.30 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

PROJECT: LOT 21735 (GH-04) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022 Remarks:

Drawn by: Mauman Checked by:





PROJECT: LOT 21736 (GH-05) DRAWING: LOCATION MAP

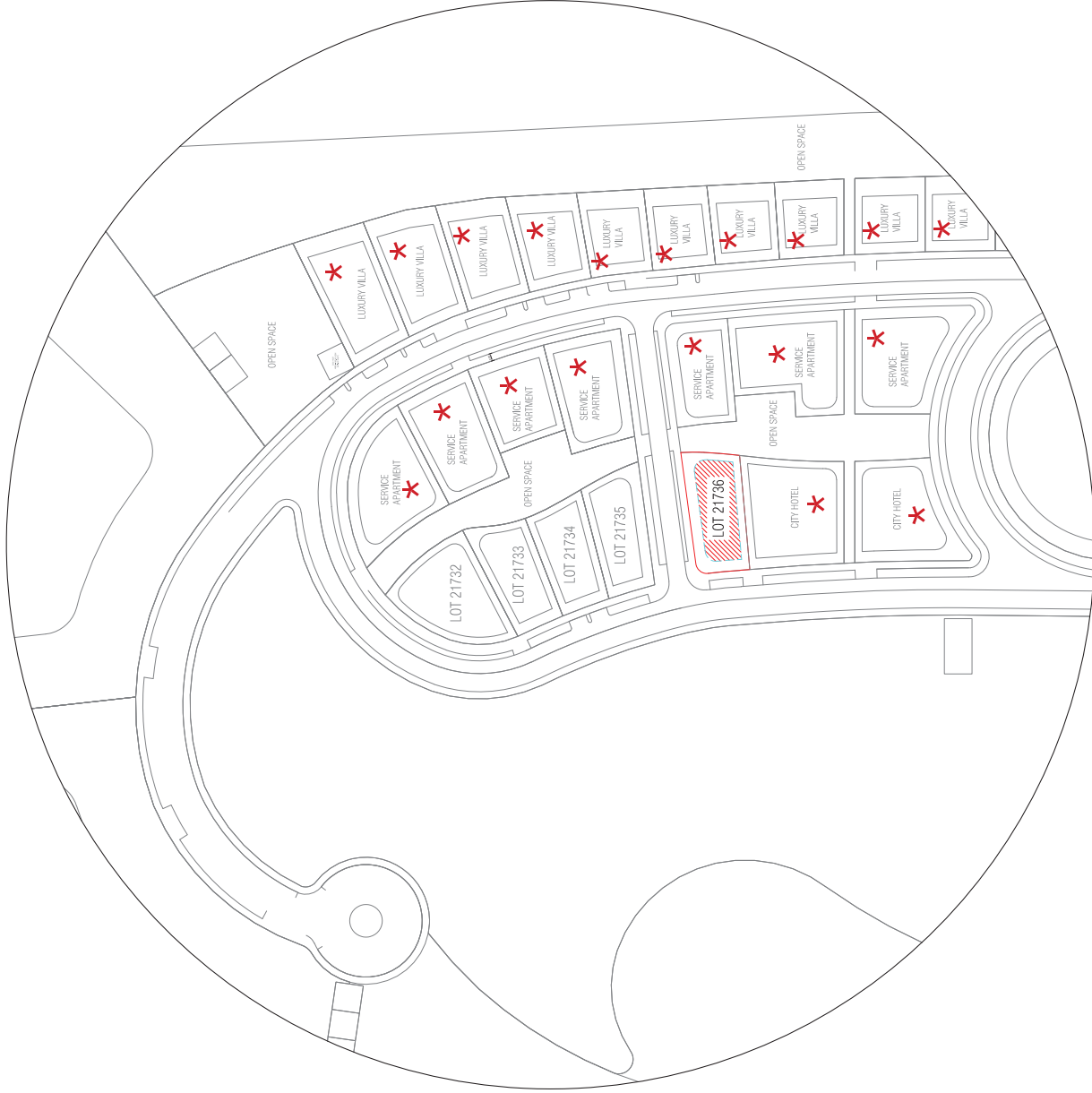
Scale: N.T.S Date: 27th November 2022



Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim

Remarks:



LEGEND:  
\* PROPOSED

PROJECT: LOT 21736 (GH-05)

Scale: N.T.S

Drawn by: Shadheen

Checked by:

Date: 5th November 2022

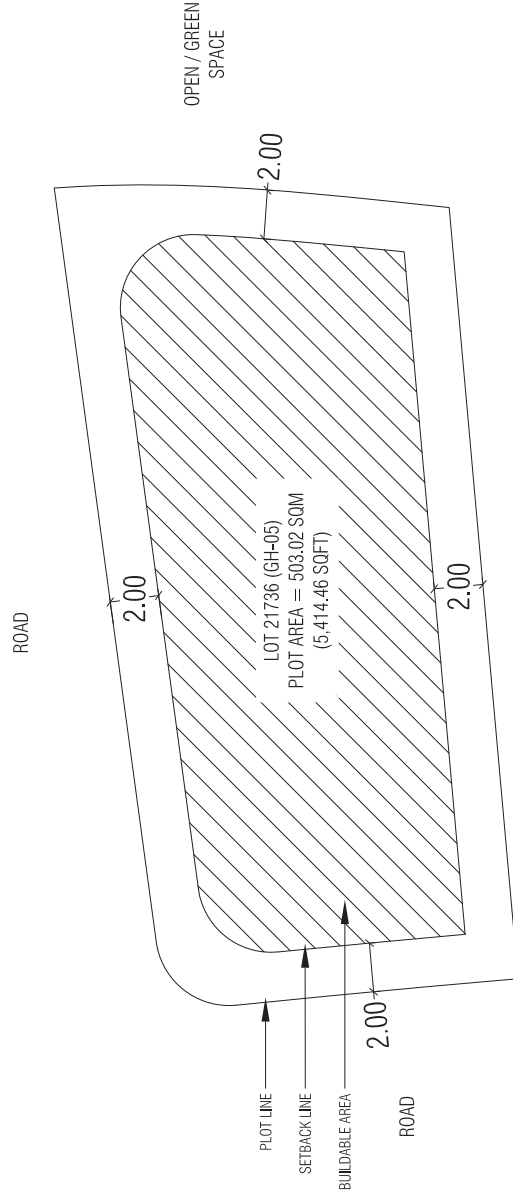
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DRAWING: SITE CONTEXT PLAN



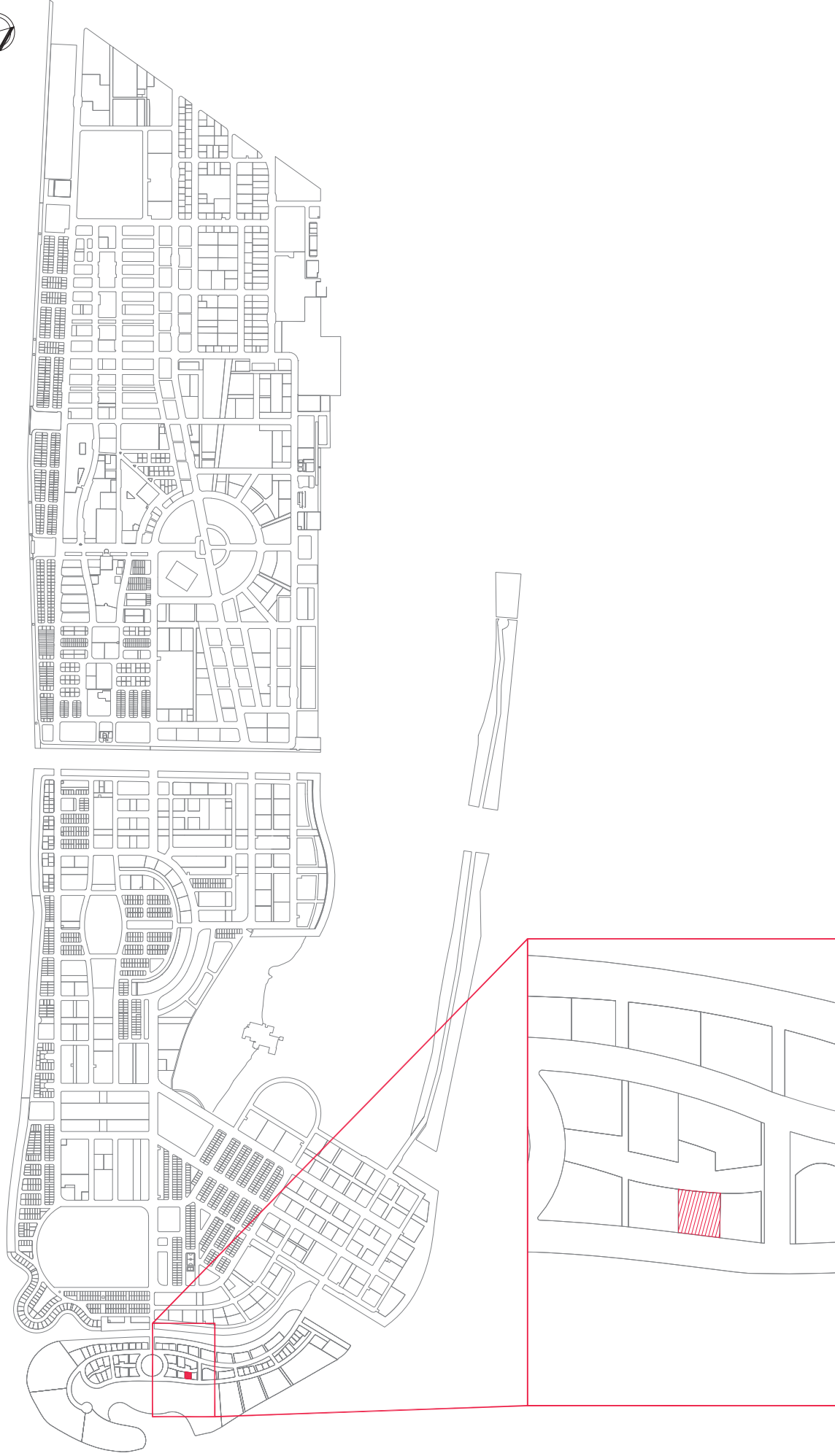
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EMAIL: [planning@hdc.com.mv](mailto:planning@hdc.com.mv)





| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21736      | Guest House | Commercial | 503.02 SQM<br>5,414.46 SQFT | 352.11 SQM<br>3,790.12 SQFT | 2,288.74 SQM<br>24,635.78 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

PROJECT: LOT 21736 (GH-05) Date: 5th November 2022  
 Scale: N.T.S Checked by: Remarks:



PROJECT: LOT 21737 (GH-06) DRAWING: LOCATION MAP

Scale: N.T.S Date: 27th November 2022



Drawn by: Thorif Ibrahim Checked by: Mohamed Ibrahim

Remarks:



LEGEND:  
\* PROPOSED

PROJECT: LOT 21737 (GH-06)

Scale: N.T.S

Drawn by: Shadheen

Checked by:

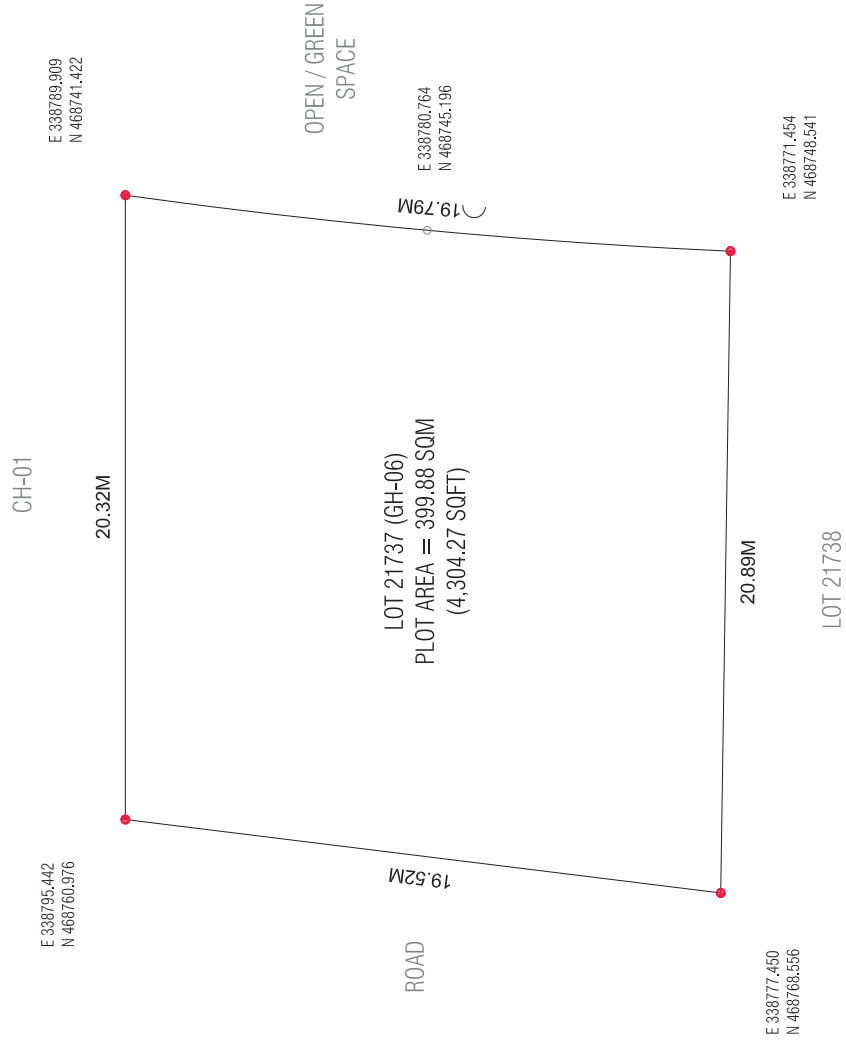
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



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EMAIL: planning@hdc.com.mv



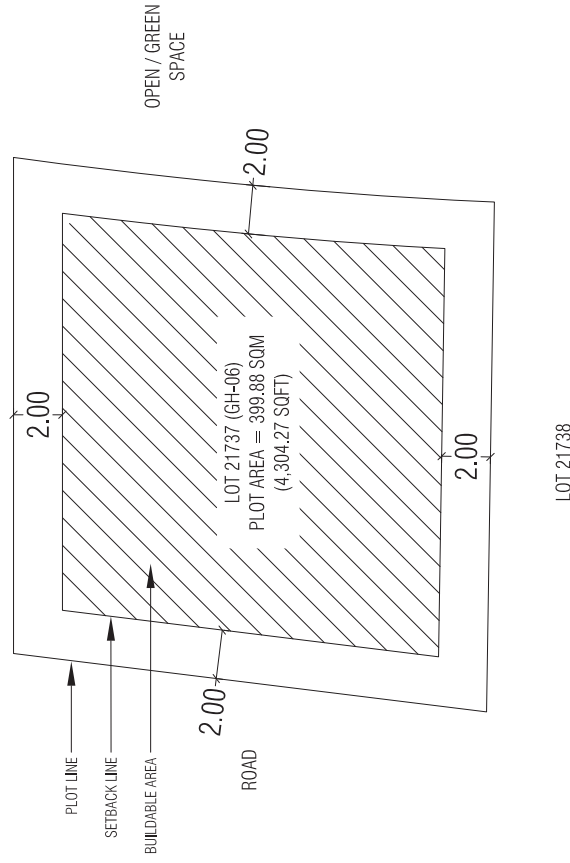
PROJECT: LOT 21737 (GH-06) DRAWING: PLOT MAP

Scale: N.T.S Checked by: Mohamed Ibrahim Date: 27th November 2022 Remarks:

*(Handwritten Signature)*



CH-01



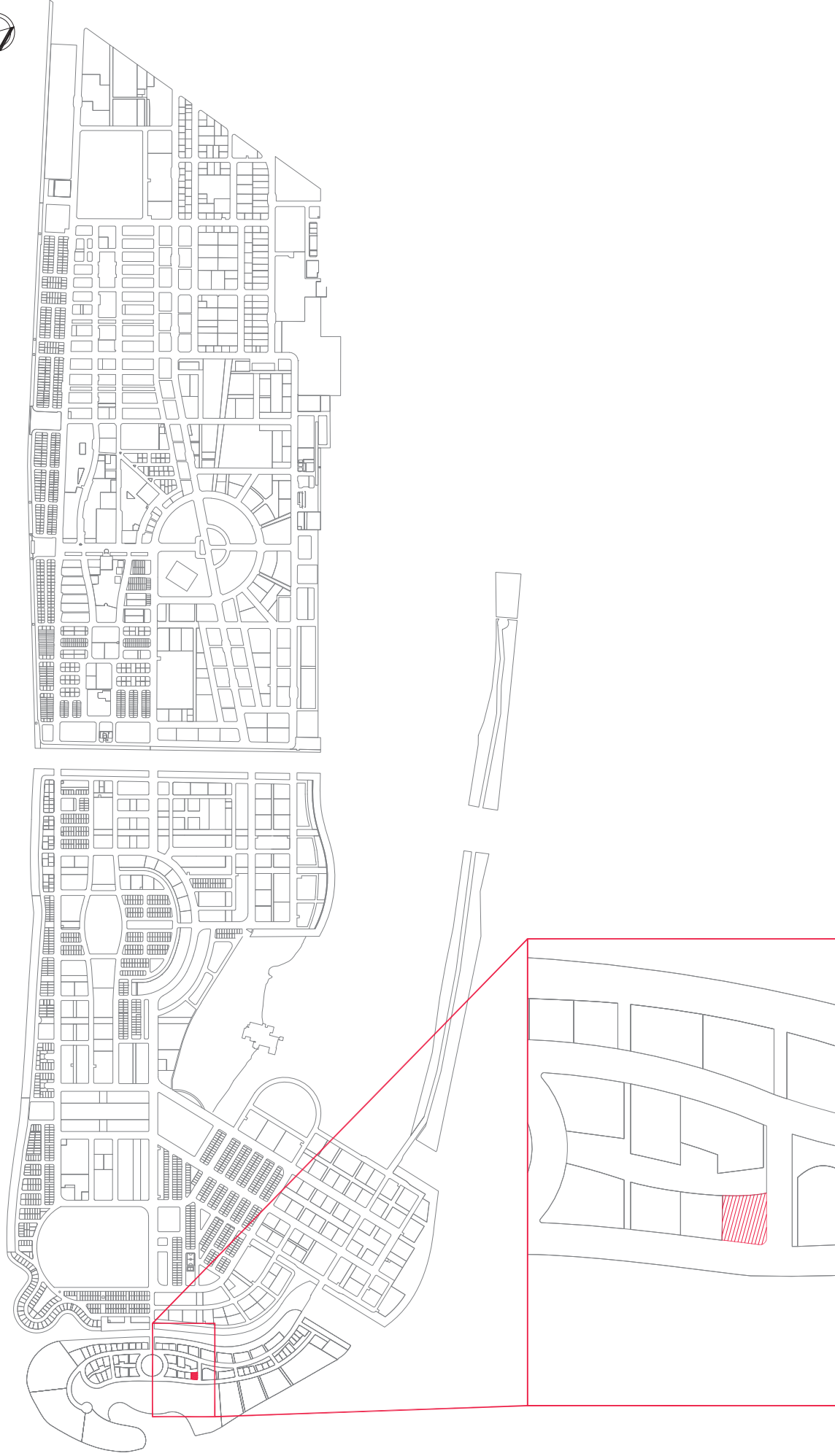
| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21737      | Guest House | Commercial | 399.88 SQM<br>4,304.27 SQFT | 279.92 SQM<br>3,012.99 SQFT | 1,819.45 SQM<br>19,584.42 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

PROJECT: LOT 21737 (GH-06) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022 Remarks:

Drawn by: Mauman Checked by:





PROJECT: LOT 21738 (GH-07) DRAWING: LOCATION MAP

Scale: N.T.S Date: 27th November 2022

Drawn by: Thorif Ibrahim Checked by: Mohamed Ibrahim

Remarks:





LEGEND:  
\* PROPOSED

PROJECT: LOT 21738 (GH-07)

Scale: N.T.S

Drawn by: Shadheen

Checked by: 

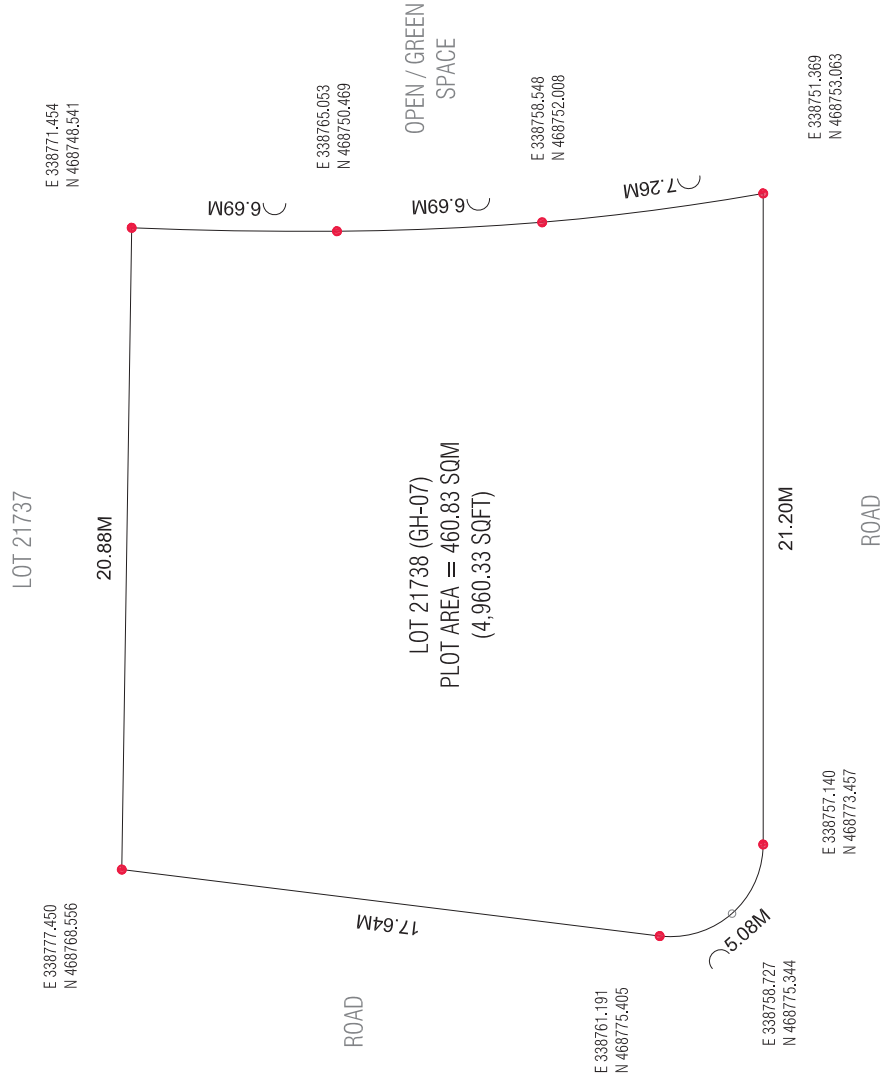
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



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EMAIL: [planning@hdc.com.nv](mailto:planning@hdc.com.nv)



PROJECT: LOT 21738 (GH-07)

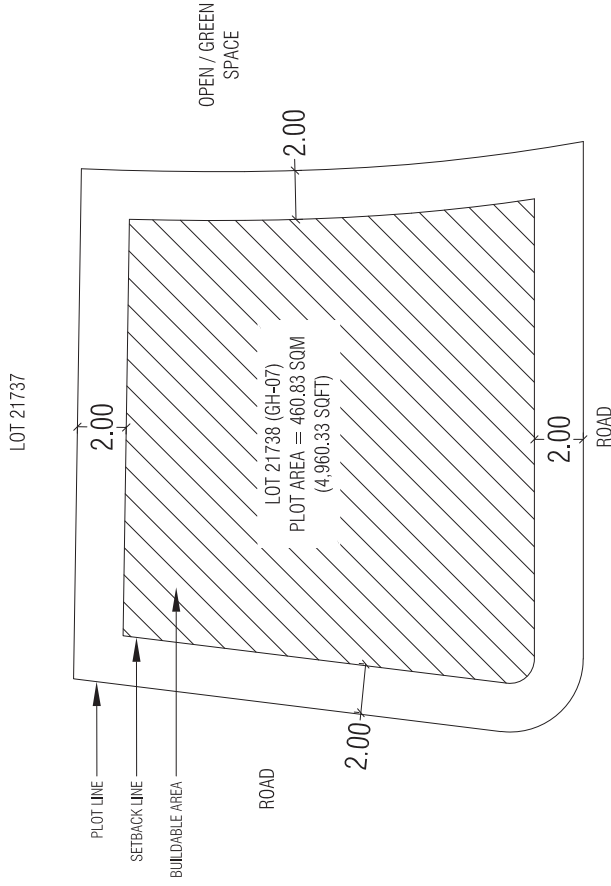
Drawn by: Thorif Ibrahim

Checked by: Mohamed Ibrahim

Date: 27th November 2022

Remarks:

DRAWING: PLOT MAP



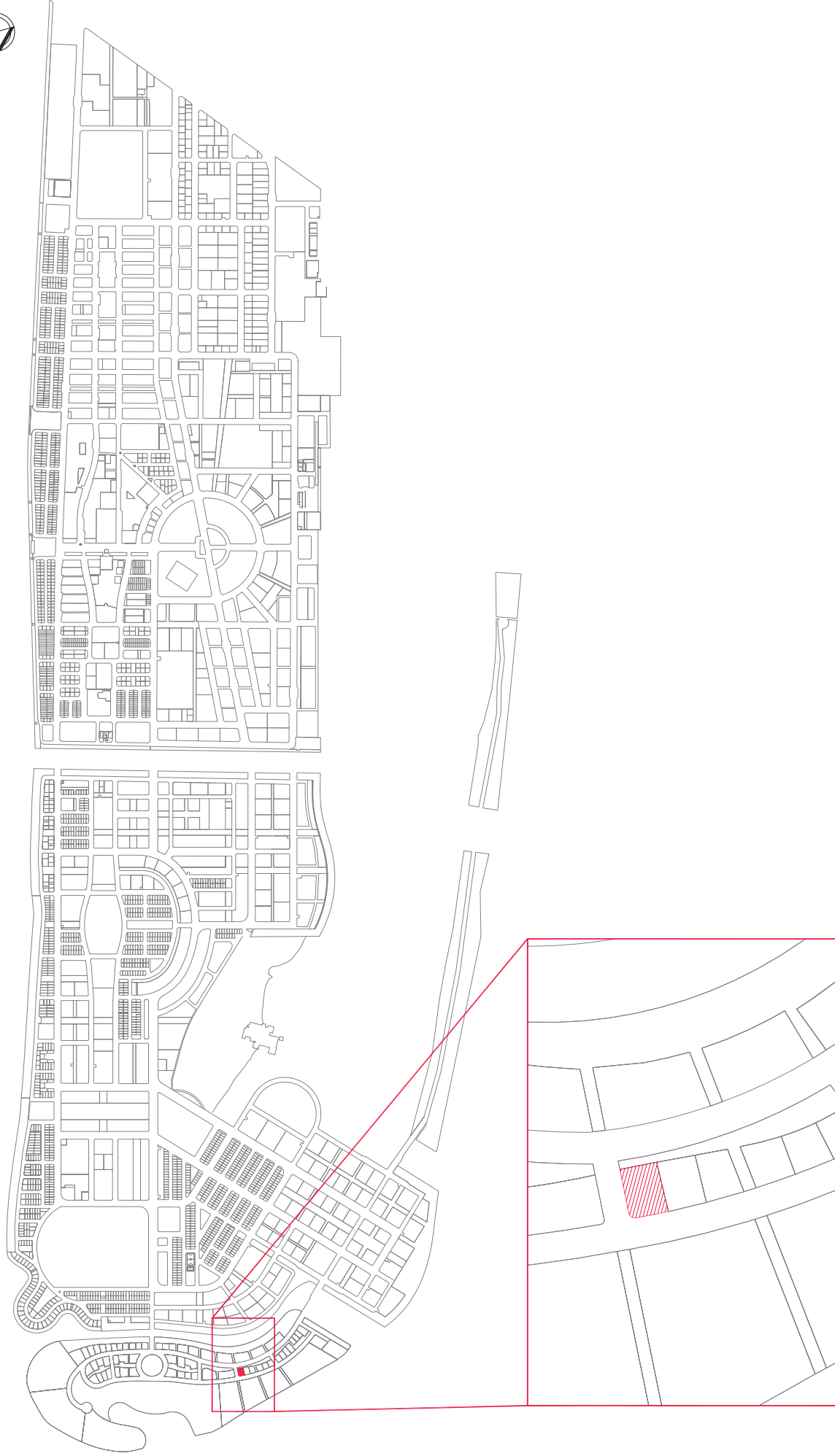
| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21738      | Guest House | Commercial | 460.83 SQM<br>4,960.33 SQFT | 322.58 SQM<br>3,472.23 SQFT | 2,096.78 SQM<br>22,569.49 SQFT | 4.6                | 70%           | 18.5 m bldg + 4m Lift Machine Room<br>6 Floors / 22.5 m |

PROJECT: LOT 21738 (GH-07) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022 Remarks:

Checked by:

Drawn by: Mauman



PROJECT: LOT 21739 (GH-08) DRAWING: LOCATION MAP

Scale: N.T.S Date: 27th November 2022

Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim

Remarks:





LEGEND:  
 \* PROPOSED

PROJECT: LOT 21739 (GH-08)

Scale: N.T.S

Drawn by: Shadheen

Checked by:

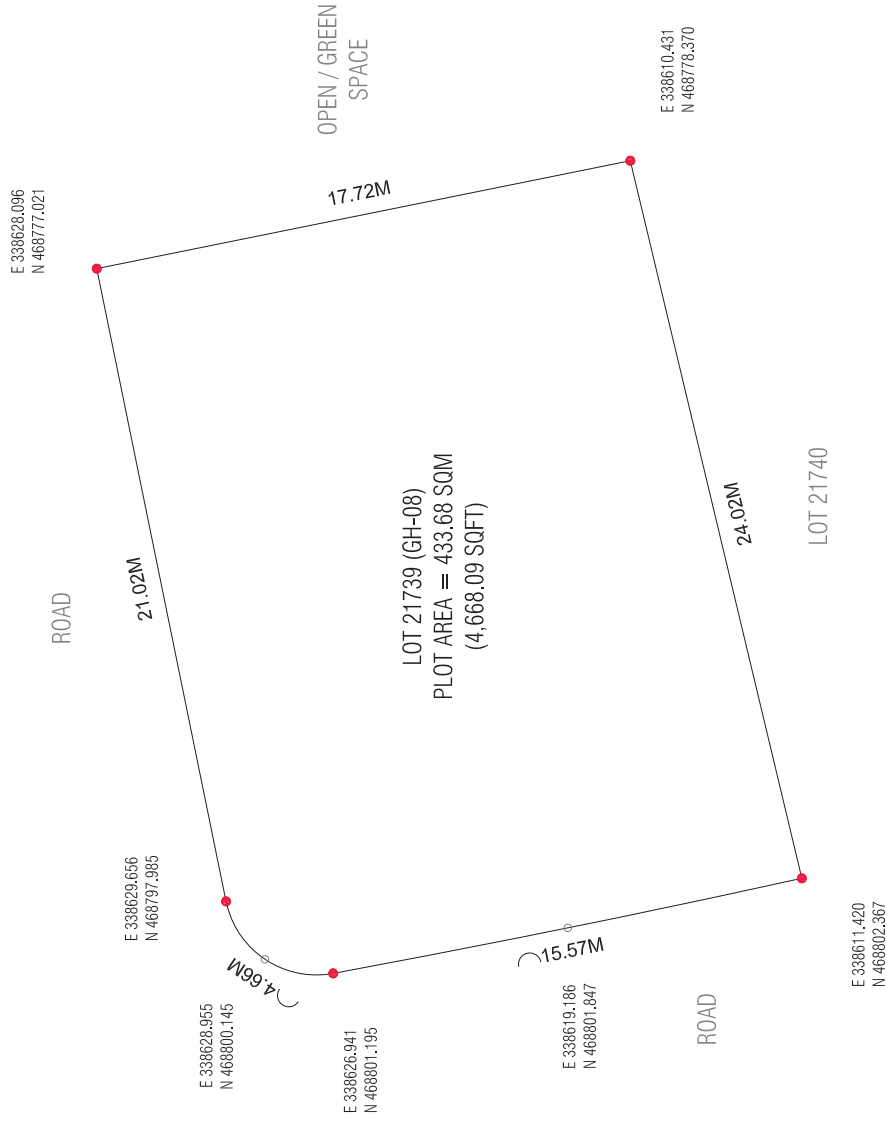
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



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PROJECT: LOT 21739 (GH-08)

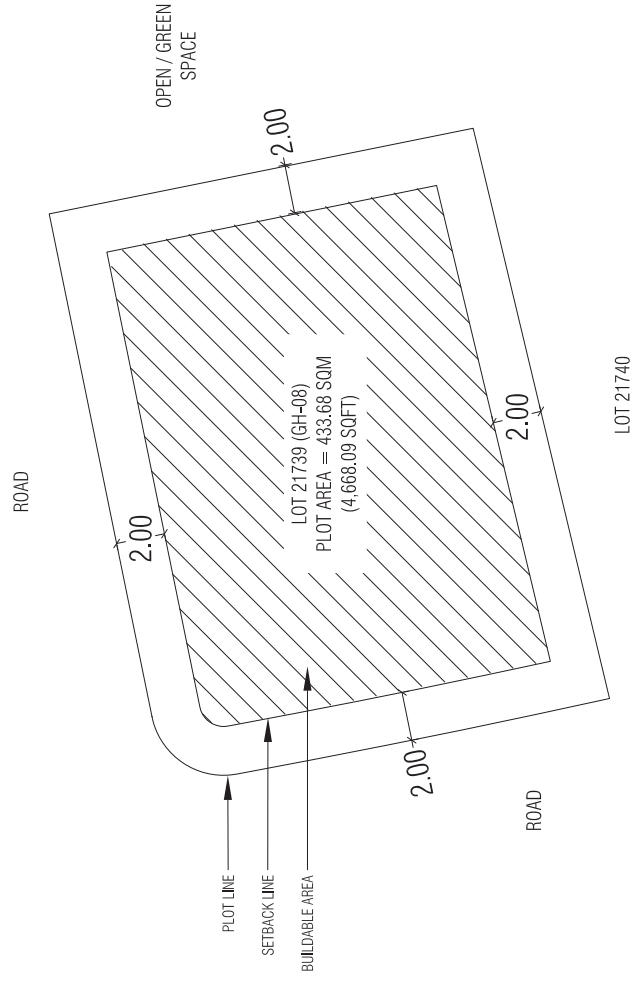
Scale: N.T.S

Drawn by: Thorif Ibrahim

Checked by: Mohamed Ibrahim

Date: 27th November 2022

Remarks:



| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21739      | Guest House | Commercial | 433.68 SQM<br>4,668.09 SQFT | 303.58 SQM<br>3,267.66 SQFT | 1,973.24 SQM<br>21,239.80 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

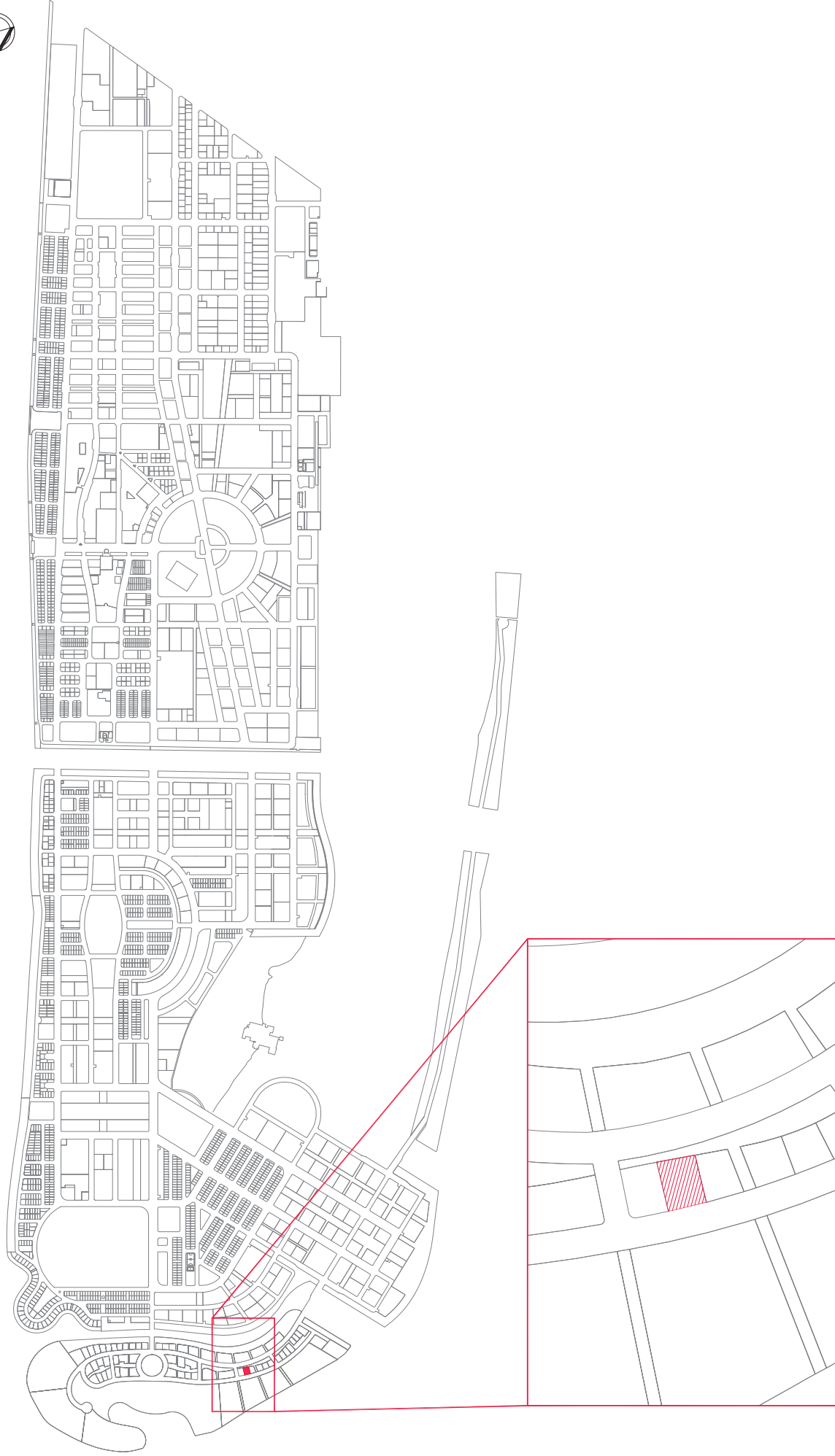
PROJECT: LOT 21739 (GH-08) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022 Remarks:

Drawn by: Mauman

Checked by: 



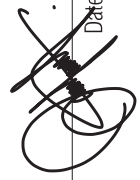


PROJECT: LOT 21740 (GH-09) DRAWING: LOCATION MAP

Scale: N.T.S Remarks:

Date: 27th November 2022

Drawn by: Thorif Ibrahim Checked by: Mohamed Ibrahim





LEGEND:  
 \* PROPOSED

PROJECT: LOT 21740 (GH-09)

Scale: N.T.S

Drawn by: Shadheen

Checked by:

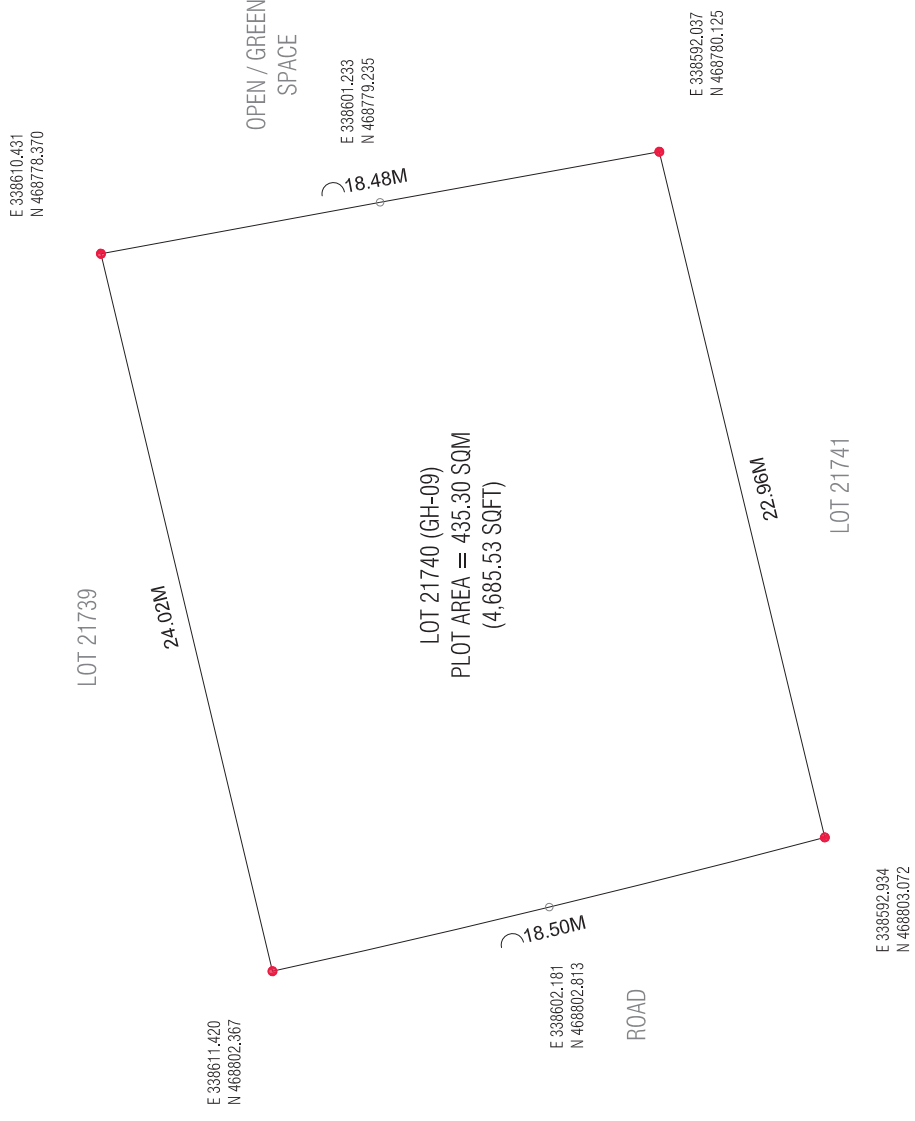
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



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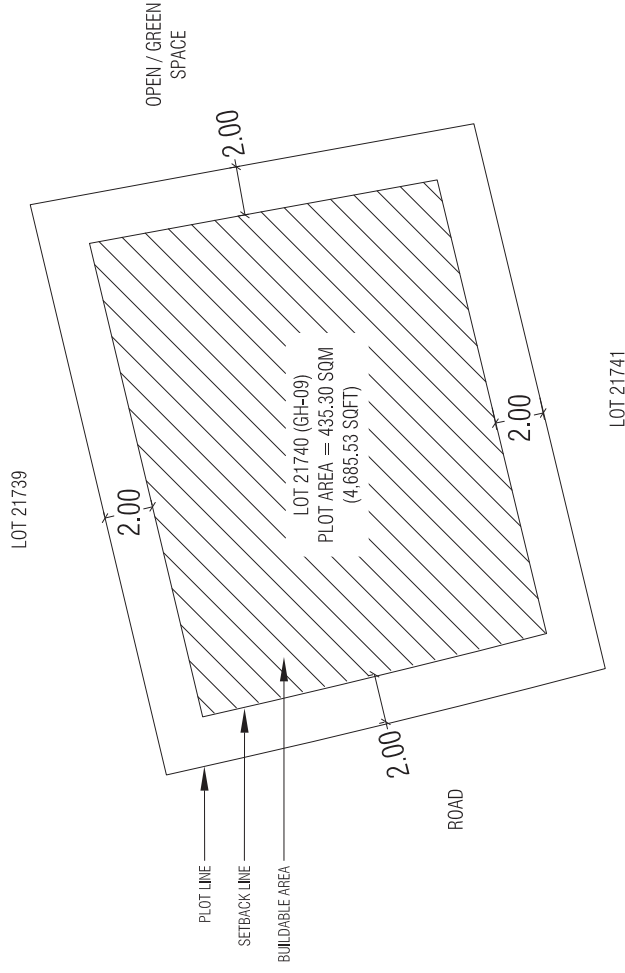
PROJECT: LOT 21740 (GH-09) DRAWING: PLOT MAP

Scale: N.T.S Drawn by: Thorif Ibrahim

Checked by: Mohamed Ibrahim

Date: 27th November 2022

Remarks:



| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21740      | Guest House | Commercial | 435.30 SQM<br>4,685.53 SQFT | 304.71 SQM<br>3,279.87 SQFT | 1,980.62 SQM<br>21,319.14 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

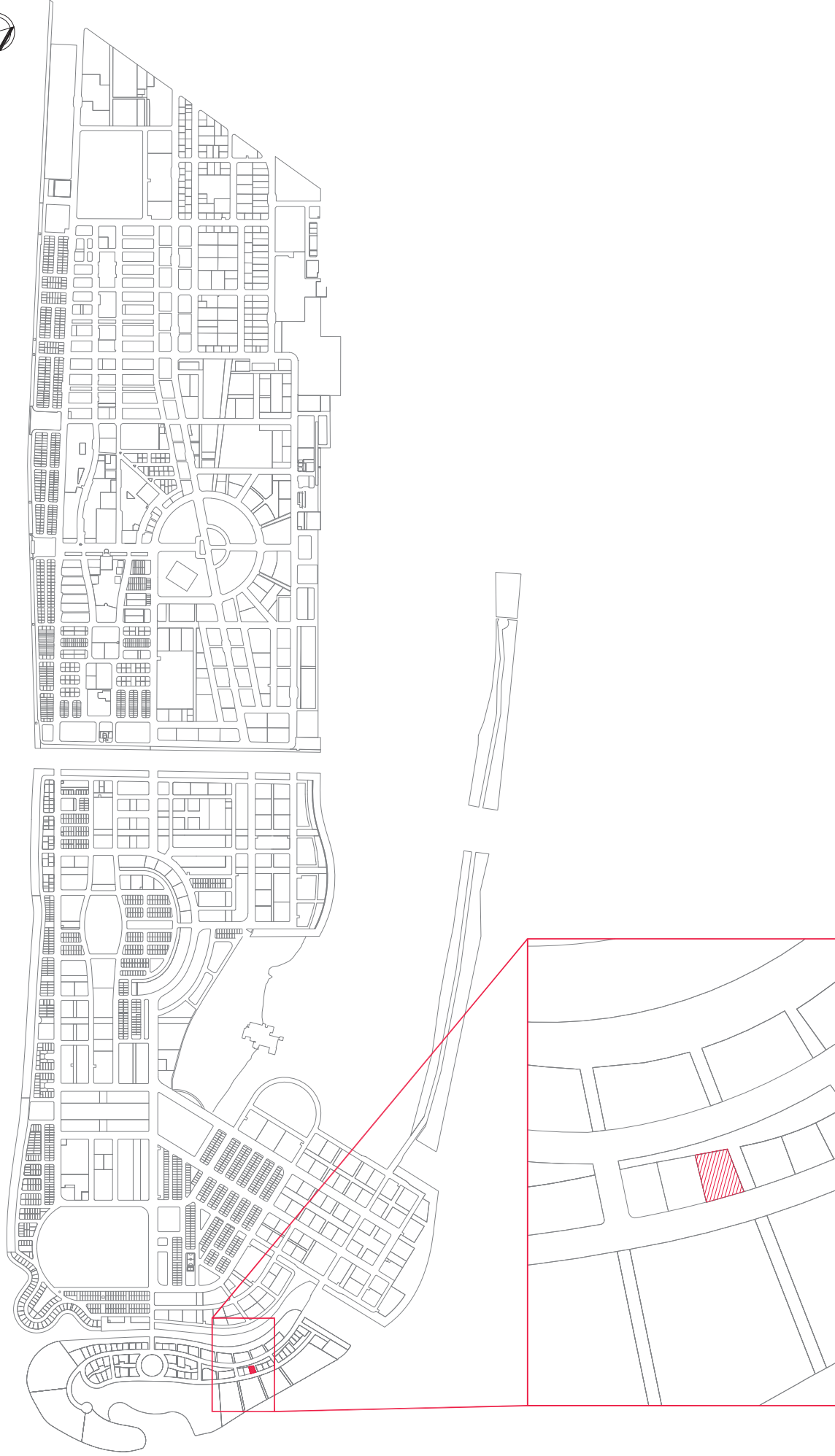
PROJECT: LOT 21740 (GH-09) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022

Checked by: 

Drawn by: Mauman

Remarks:



PROJECT: LOT 21741 (GH-10) DRAWING: LOCATION MAP

Scale: N.T.S Date: 27th November 2022



Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim

Remarks:



LEGEND:  
 \* PROPOSED

PROJECT: LOT 21741 (GH-10)

Scale: N.T.S

Drawn by: Shadheen

Checked by:

Date: 5th November 2022

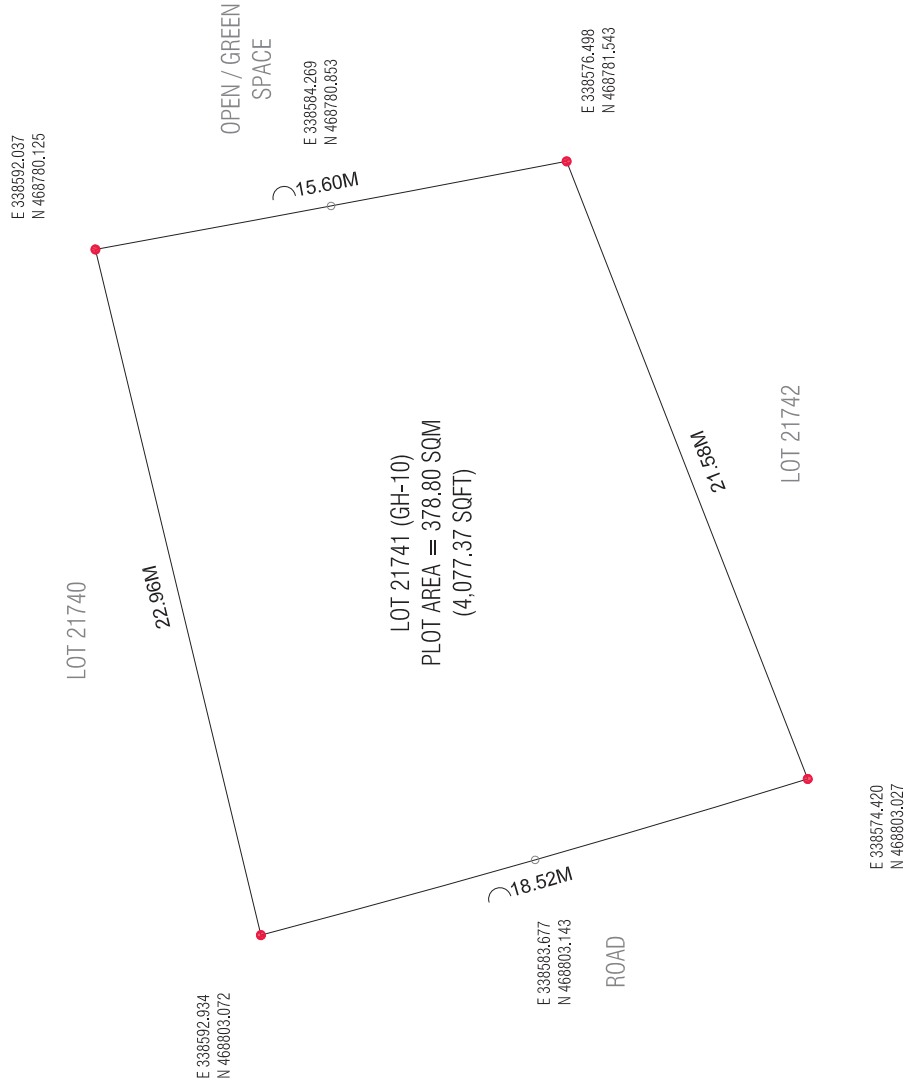
Remarks:

DRAWING: SITE CONTEXT PLAN



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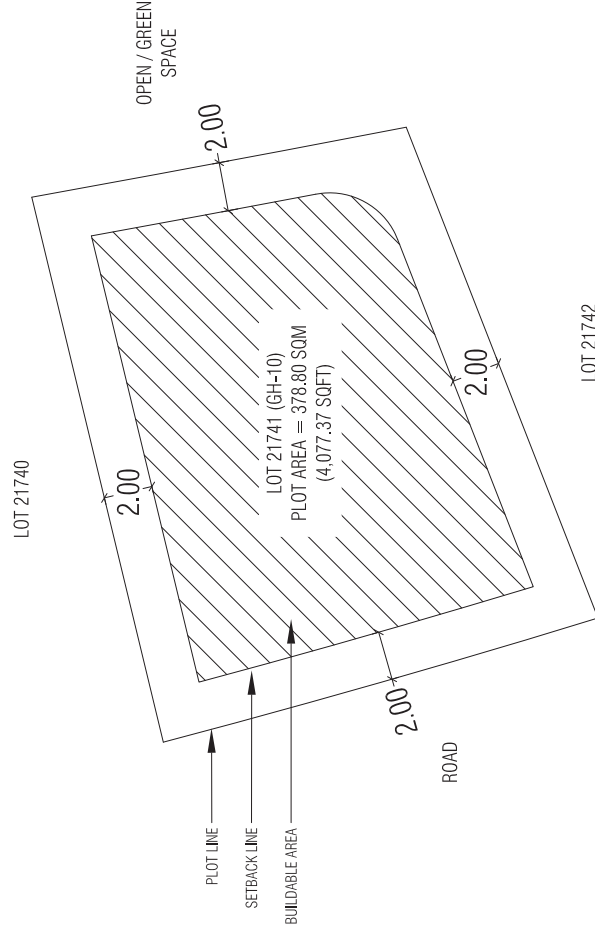
PROJECT: LOT 21741 (GH-10) DRAWING: PLOT MAP

Scale: N.T.S Remarks:

Date: 27th November 2022

Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim



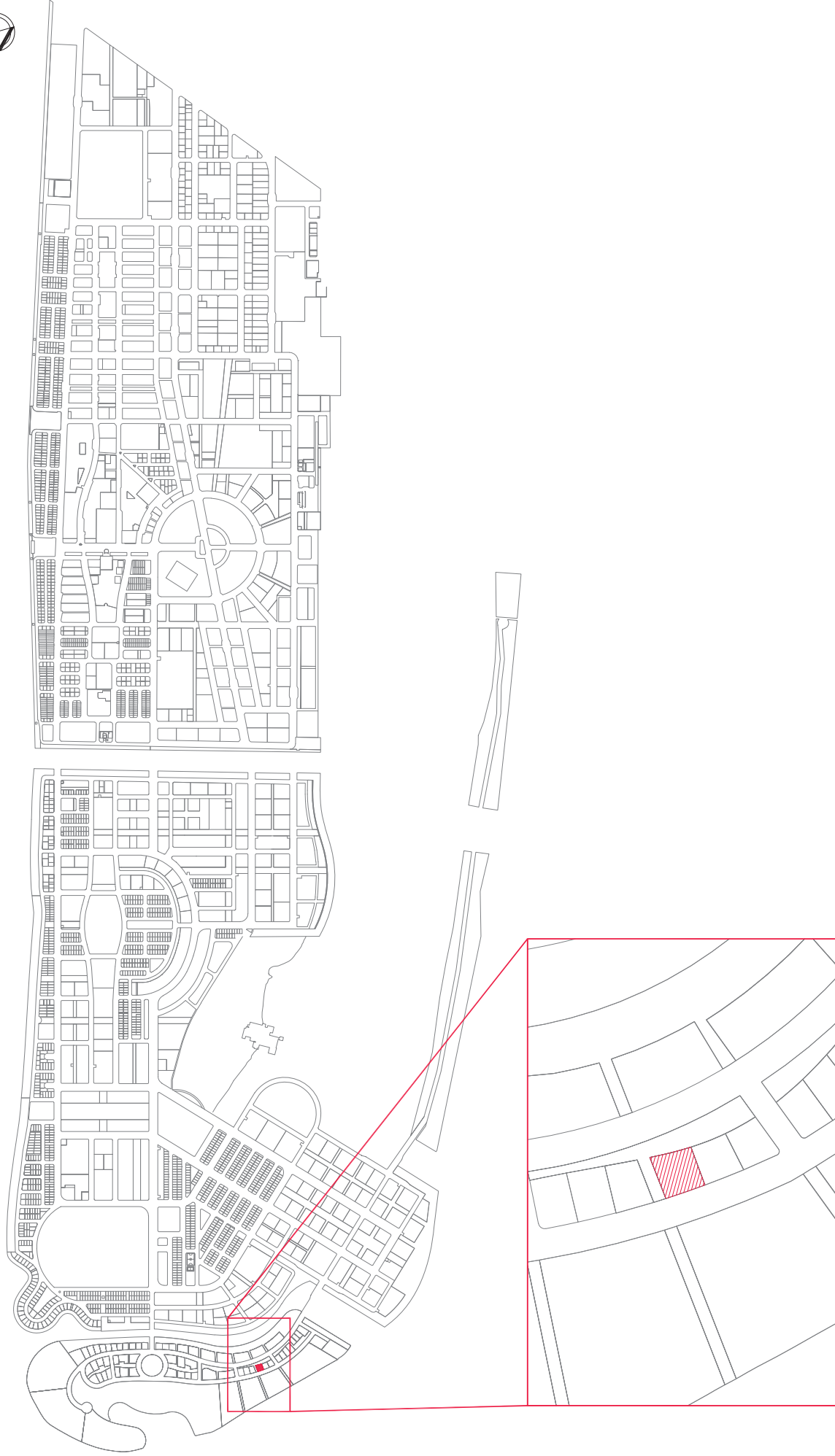
| Lot Number | Description | Land Use   | Plot Area     | Foot Print    | Gross Floor Area (G.F.A) |                                    | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors |
|------------|-------------|------------|---------------|---------------|--------------------------|------------------------------------|--------------------|---------------|---------------------|
|            |             |            |               |               | 378.80 SQM               | 1,723.54 SQM                       |                    |               |                     |
| 21741      | Guest House | Commercial | 4,077.37 SQFT | 2,854.16 SQFT | 18,552.01 SQFT           | 18.5 m bldg + 4m Lift Machine Room | 4.6                | 70%           | 6 Floors / 22.5 m   |

PROJECT: LOT 21741 (GH-10) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022 Remarks:

Drawn by: Mauman Checked by: 





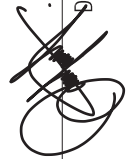
PROJECT: LOT 21742 (GH-11) DRAWING: LOCATION MAP

Scale: N.T.S Date: 27th November 2022

Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim

Remarks:





LEGEND:  
 \* PROPOSED

PROJECT: LOT 21742 (GH-11)

Scale: N.T.S

Drawn by: Shadheen

Checked by:

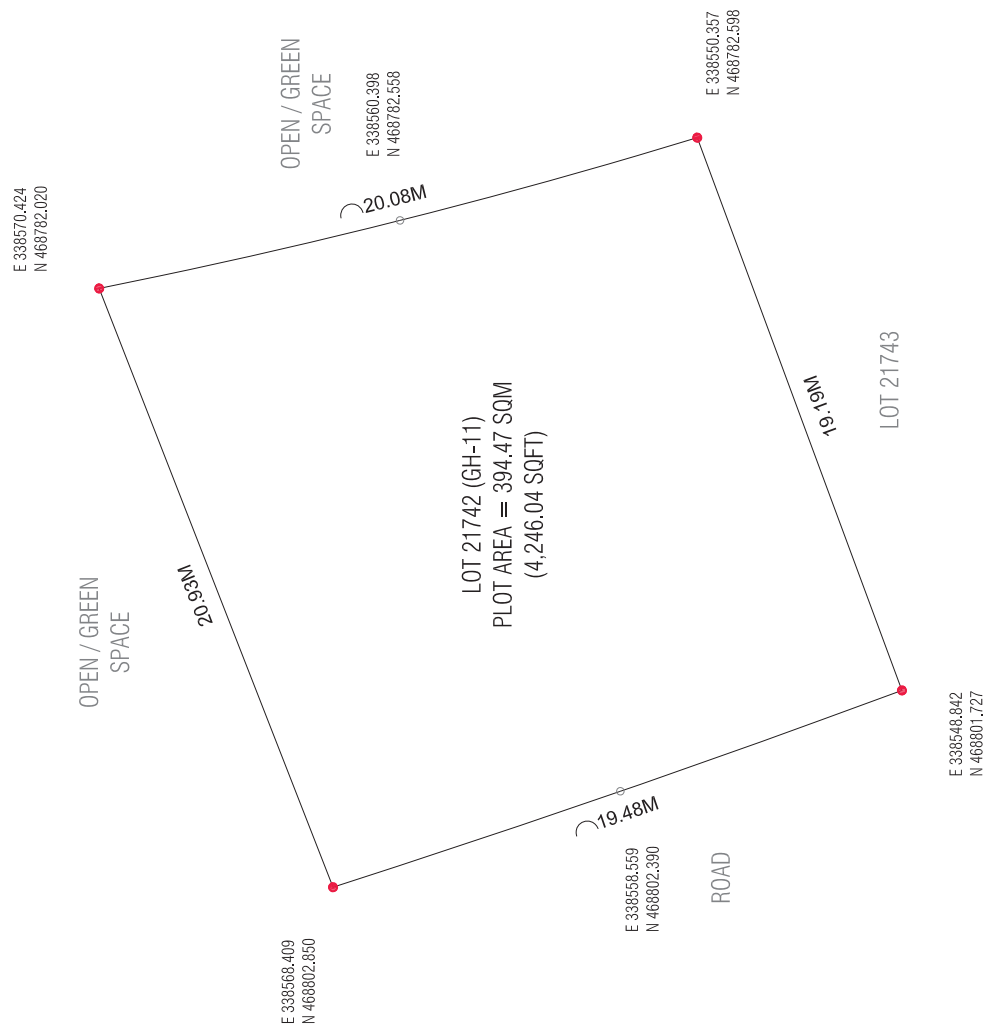
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



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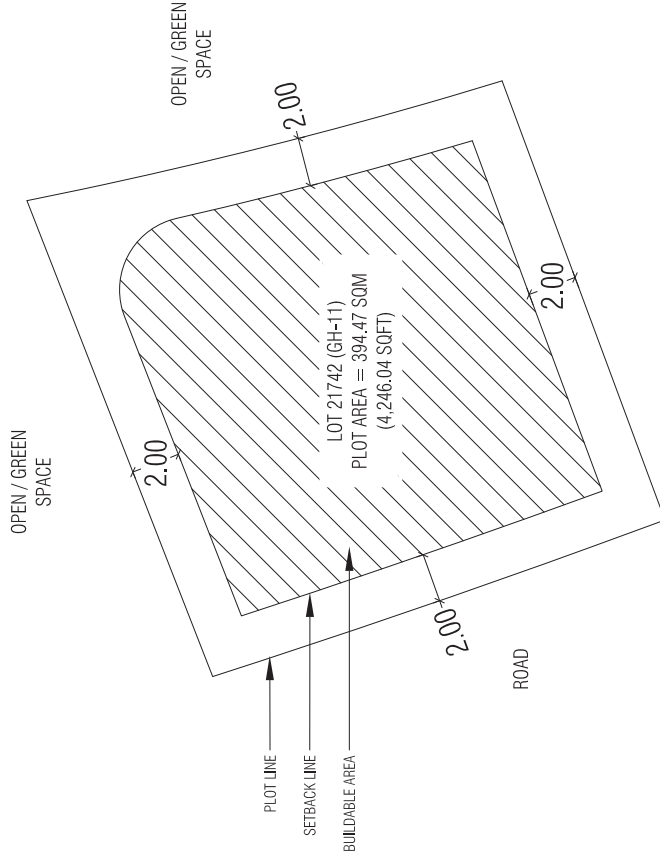


*(Signature)*

PROJECT: LOT 21742 (GH-11)      Drawn by: Thorif Ibrahim      Checked by: Mohamed Ibrahim      Date: 27th November 2022      Remarks:

Scale: N.T.S

DRAWING: PLOT MAP



LOT 21743

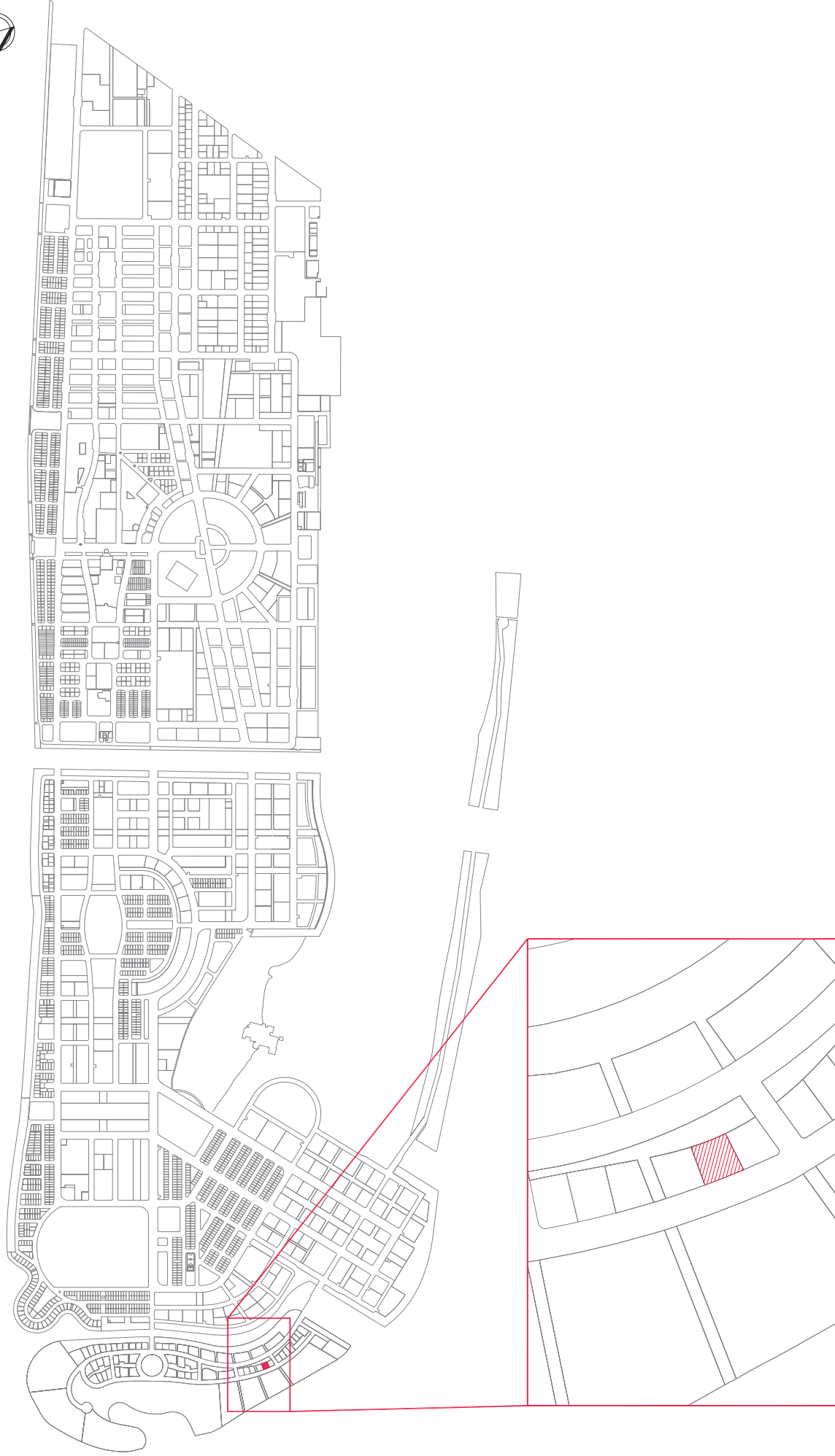
| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21742      | Guest House | Commercial | 394.47 SQM<br>4,246.04 SQFT | 276.13 SQM<br>2,972.22 SQFT | 1,794.84 SQM<br>19,319.46 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

PROJECT: LOT 21742 (GH-11) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022 Remarks:

Drawn by: Mauman

Checked by:



PROJECT: LOT 21743 (GH-12) DRAWING: LOCATION MAP

Scale: N.T.S Date: 27th November 2022

Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim

Remarks:





LEGEND:  
 \* PROPOSED

PROJECT: LOT 21743 (GH-12)

Scale: N.T.S

Drawn by: Shadheen

Checked by:

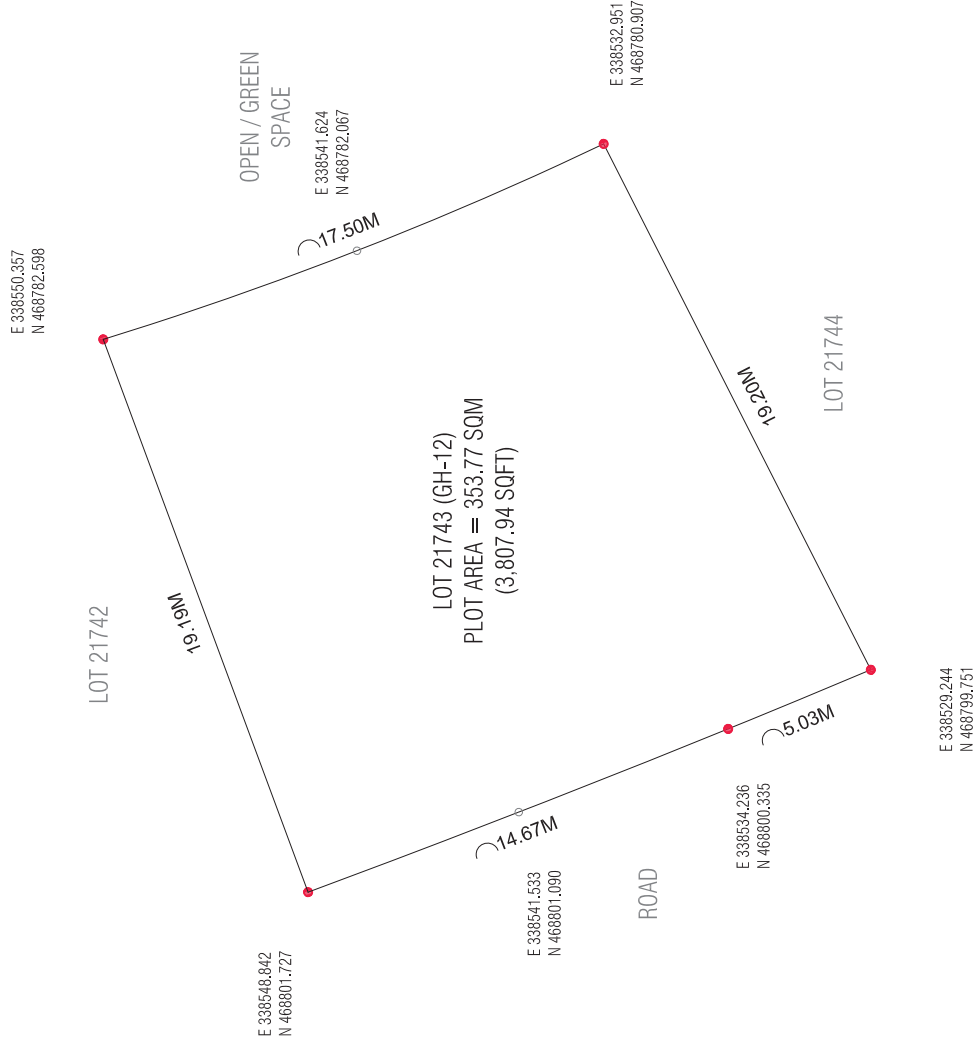
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



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PROJECT: LOT 21743 (GH-12)

Scale: N.T.S

Drawn by: Thorif Ibrahim

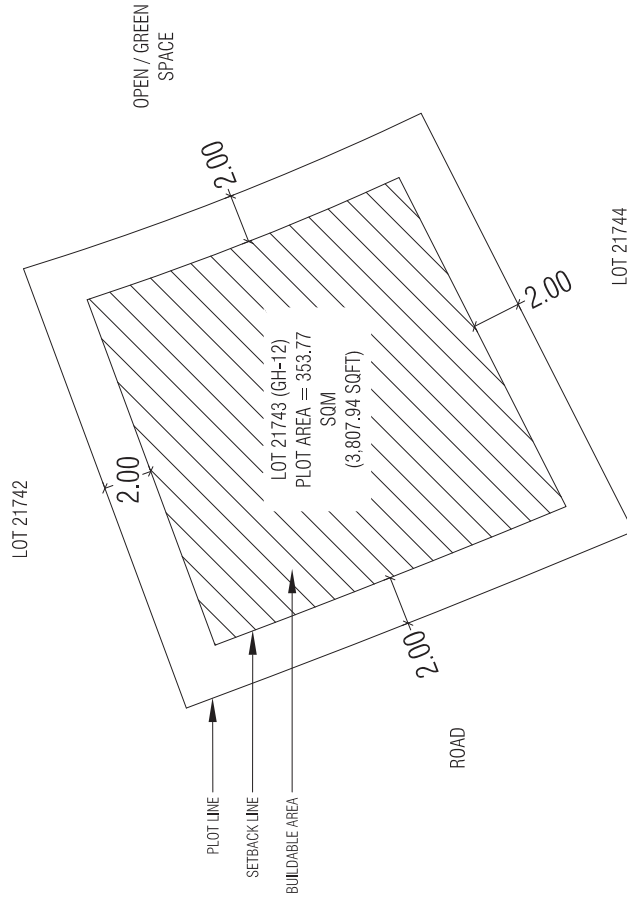
Checked by: Mohamed Ibrahim

Date: 27th November 2022

Remarks:

*[Handwritten Signature]*

DRAWING: PLOT MAP



| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21743      | Guest House | Commercial | 353.77 SQM<br>3,807.94 SQFT | 247.64 SQM<br>2,665.56 SQFT | 1,609.65 SQM<br>17,326.15 SQFT | 4.6                | 70%           | 18.5 m bldg + 4m Lift Machine Room<br>6 Floors / 22.5 m |

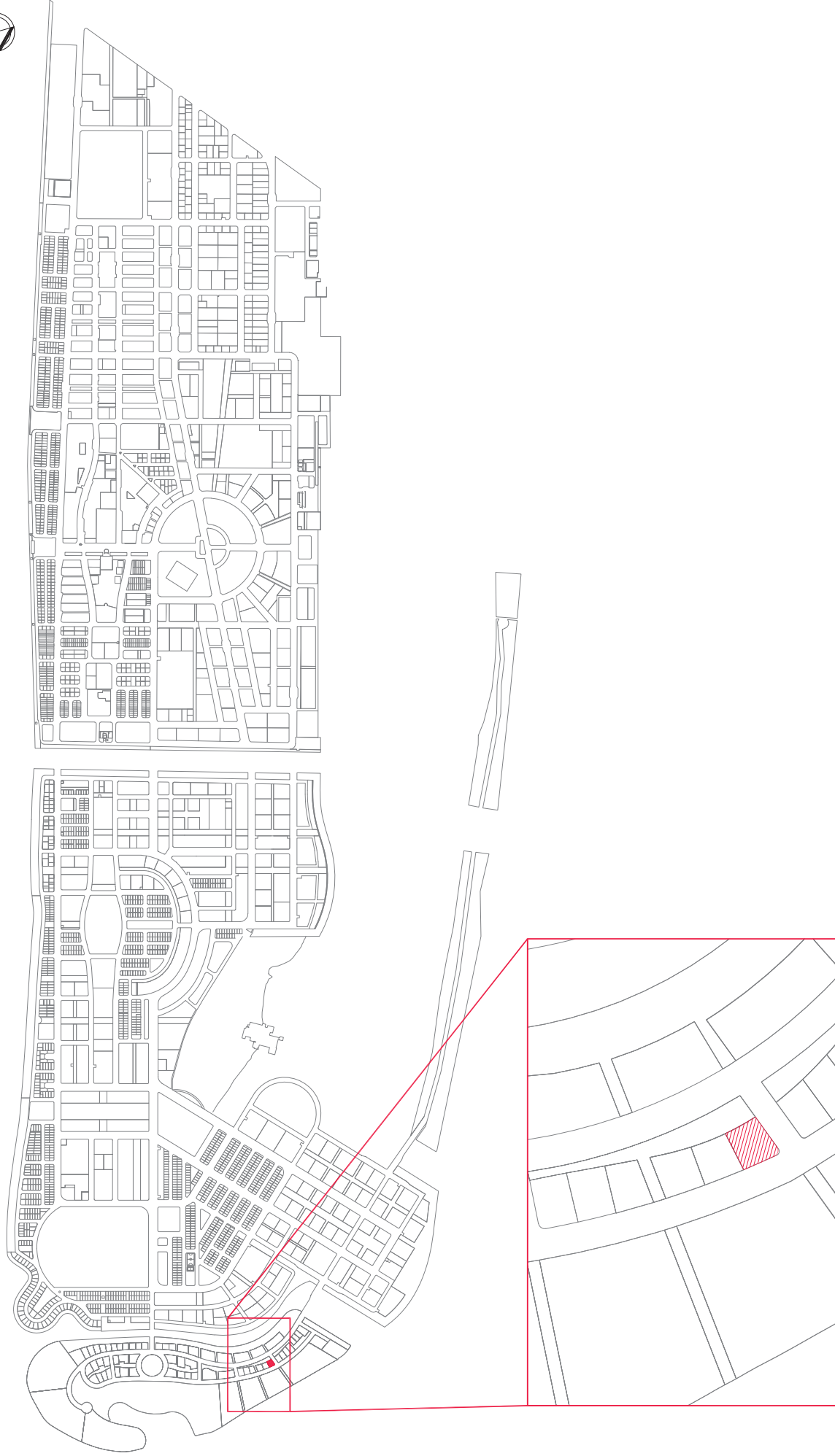
PROJECT: LOT 21743 (GH-12) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022 Remarks:

Checked by:

Drawn by: Mauman





PROJECT: LOT 21744 (GH-13) DRAWING: LOCATION MAP

Scale: N.T.S. Drawn by: Thorif Ibrahim Checked by: Mohamed Ibrahim Date: 27th November 2022 Remarks:





LEGEND:  
 \* PROPOSED

PROJECT: LOT 21744 (GH-13)

Scale: N.T.S

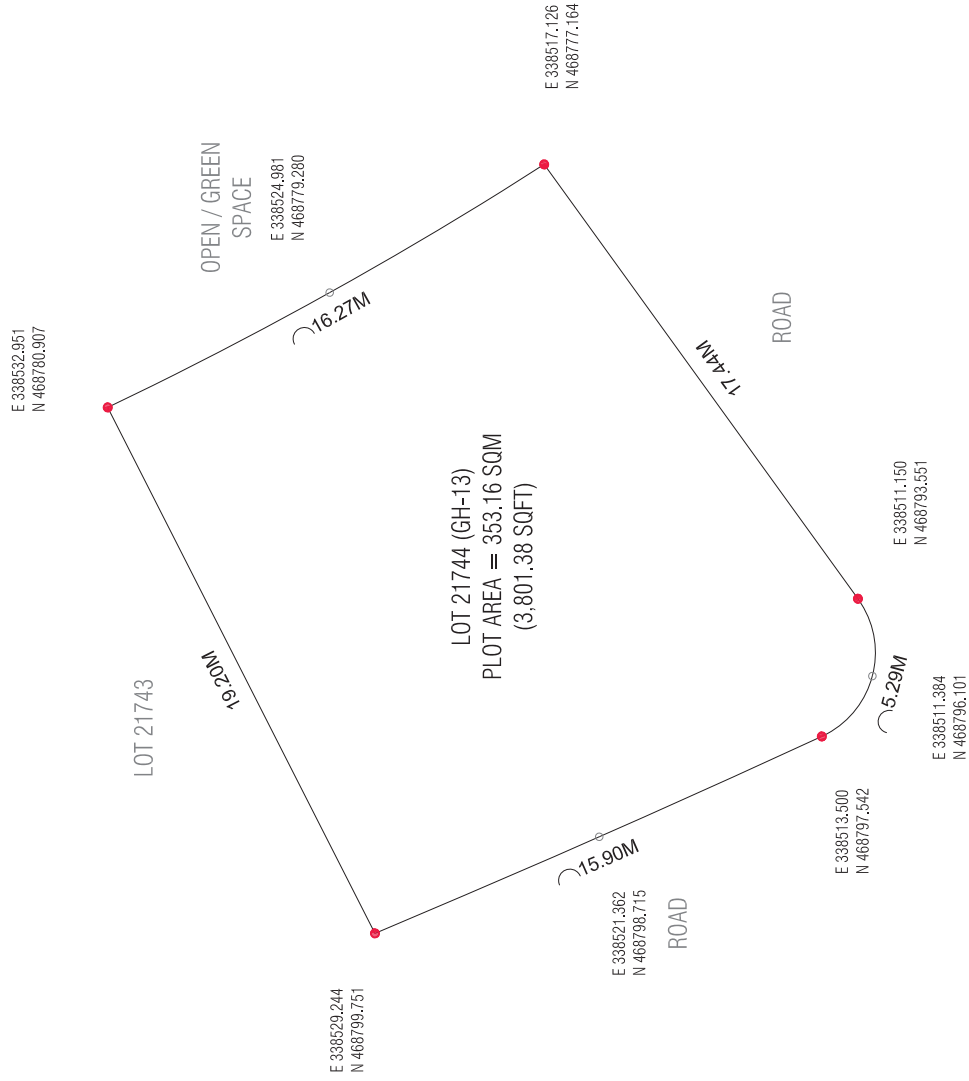
Drawn by: Shadheen

Checked by: 

Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



**DRAWING: PLOT MAP**

Remarks:

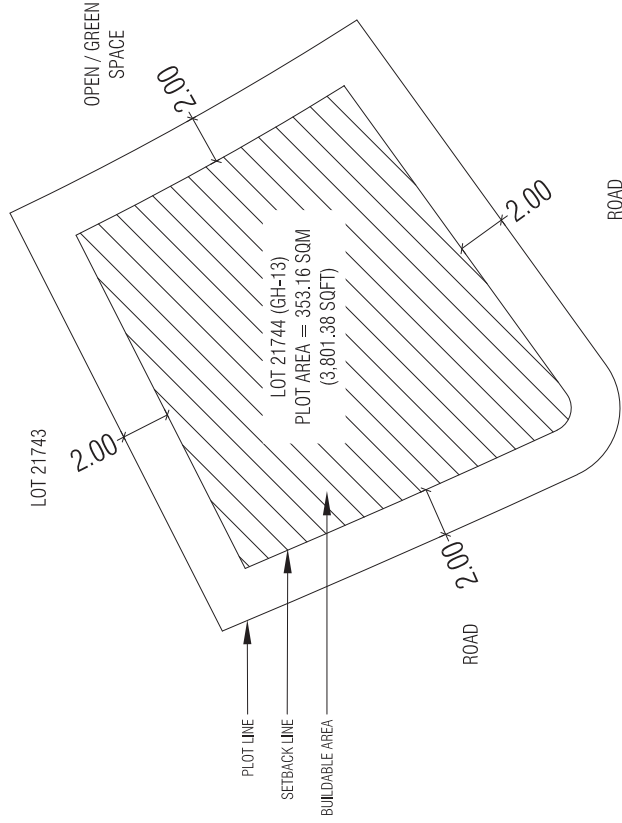
Date: 27th November 2022

Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim

PROJECT: LOT 21744 (GH-13)

Scale: N.T.S



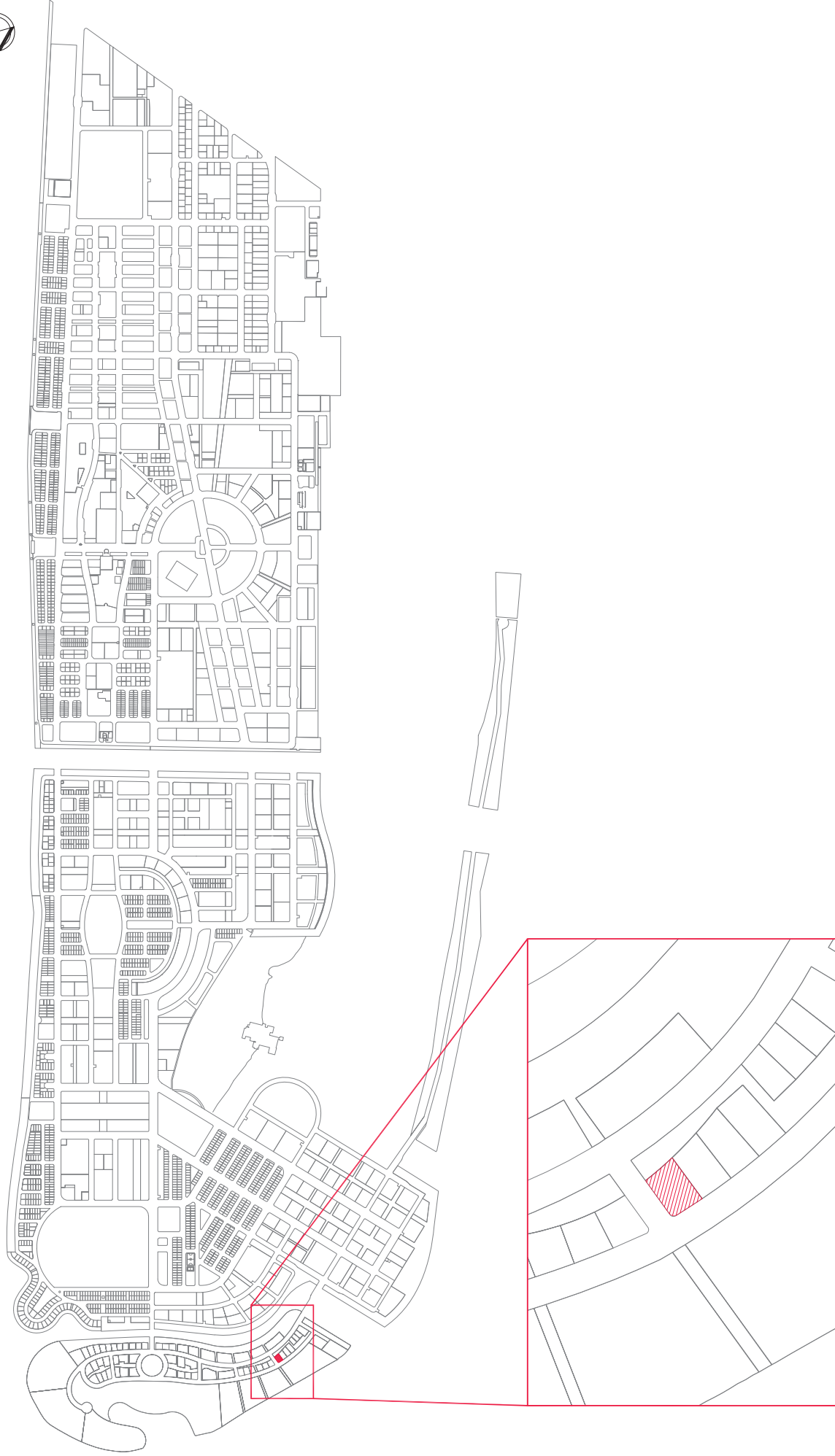
| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A.)      | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21744      | Guest House | Commercial | 353.16 SQM<br>3,801.38 SQFT | 247.21 SQM<br>2,660.97 SQFT | 1,606.88 SQM<br>17,296.27 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

PROJECT: LOT 21744 (GH-13) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022 Remarks:

Drawn by: Mauman

Checked by: 



PROJECT: LOT 21745 (GH-14) DRAWING: LOCATION MAP

Scale: N.T.S Remarks:

Date: 27th November 2022

Drawn by: Thorif Ibrahim

Checked by: Mohamed Ibrahim





LEGEND:  
 \* PROPOSED

PROJECT: LOT 21745 (GH-14)

Scale: N.T.S

Drawn by: Shadheen

Checked by: 

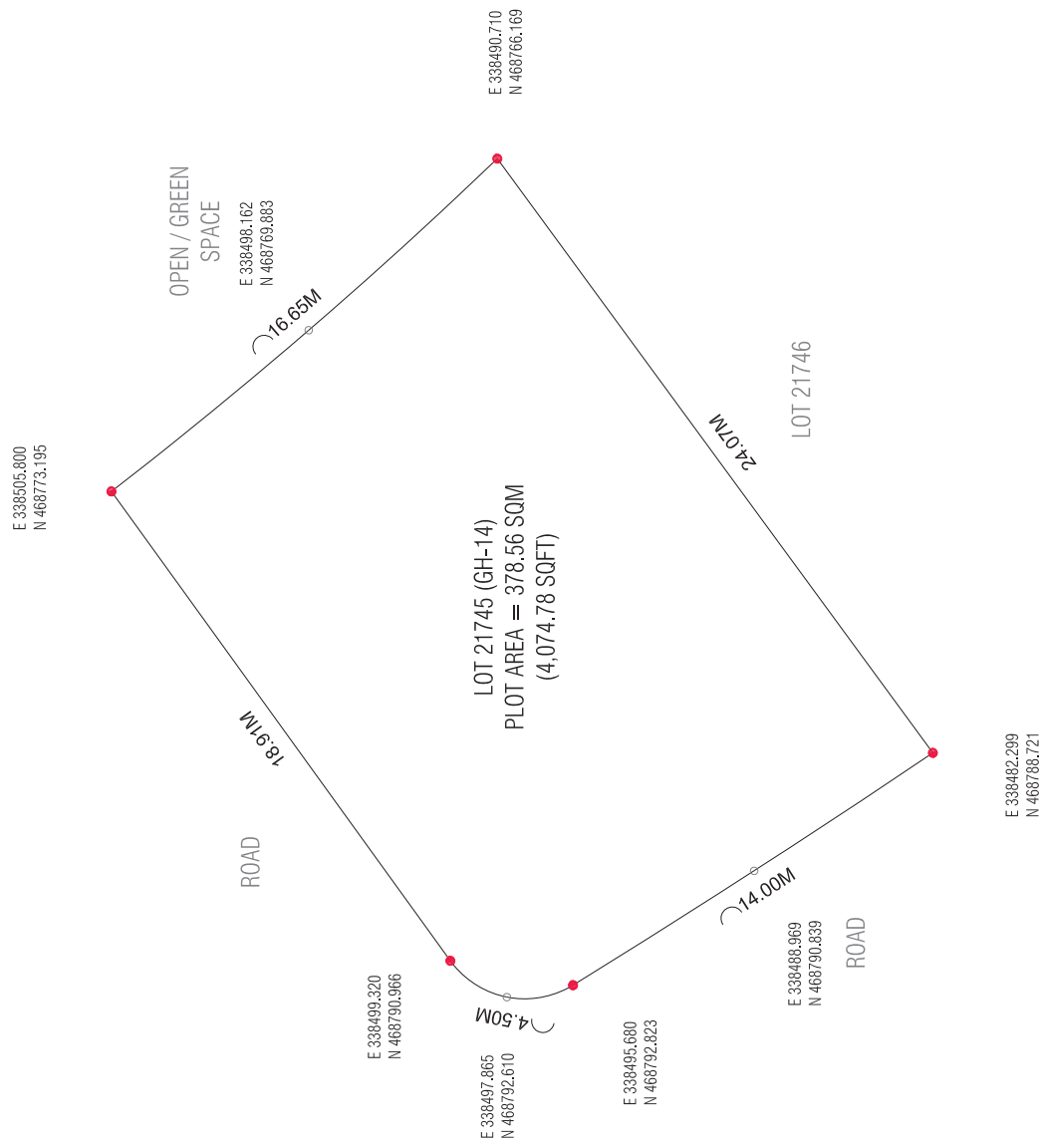
Date: 5th November 2022

Remarks:

DRAWING: SITE CONTEXT PLAN



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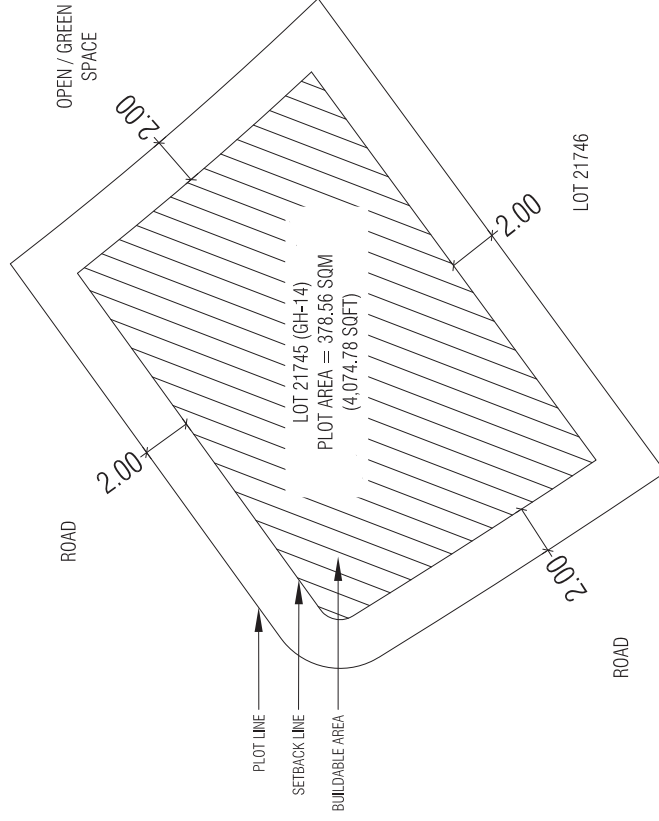


PROJECT: LOT 21745 (GH-14) DRAWING: PLOT MAP

Scale: N.T.S Checked by: Mohamed Ibrahim

Drawn by: Thorif Ibrahim Date: 27th November 2022

Remarks:



| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21745      | Guest House | Commercial | 378.56 SQM<br>4,074.78 SQFT | 264.99 SQM<br>2,852.35 SQFT | 1,722.45 SQM<br>18,540.26 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

PROJECT: LOT 21745 (GH-14) DRAWING: SETBACK PLAN

Scale: N.T.S

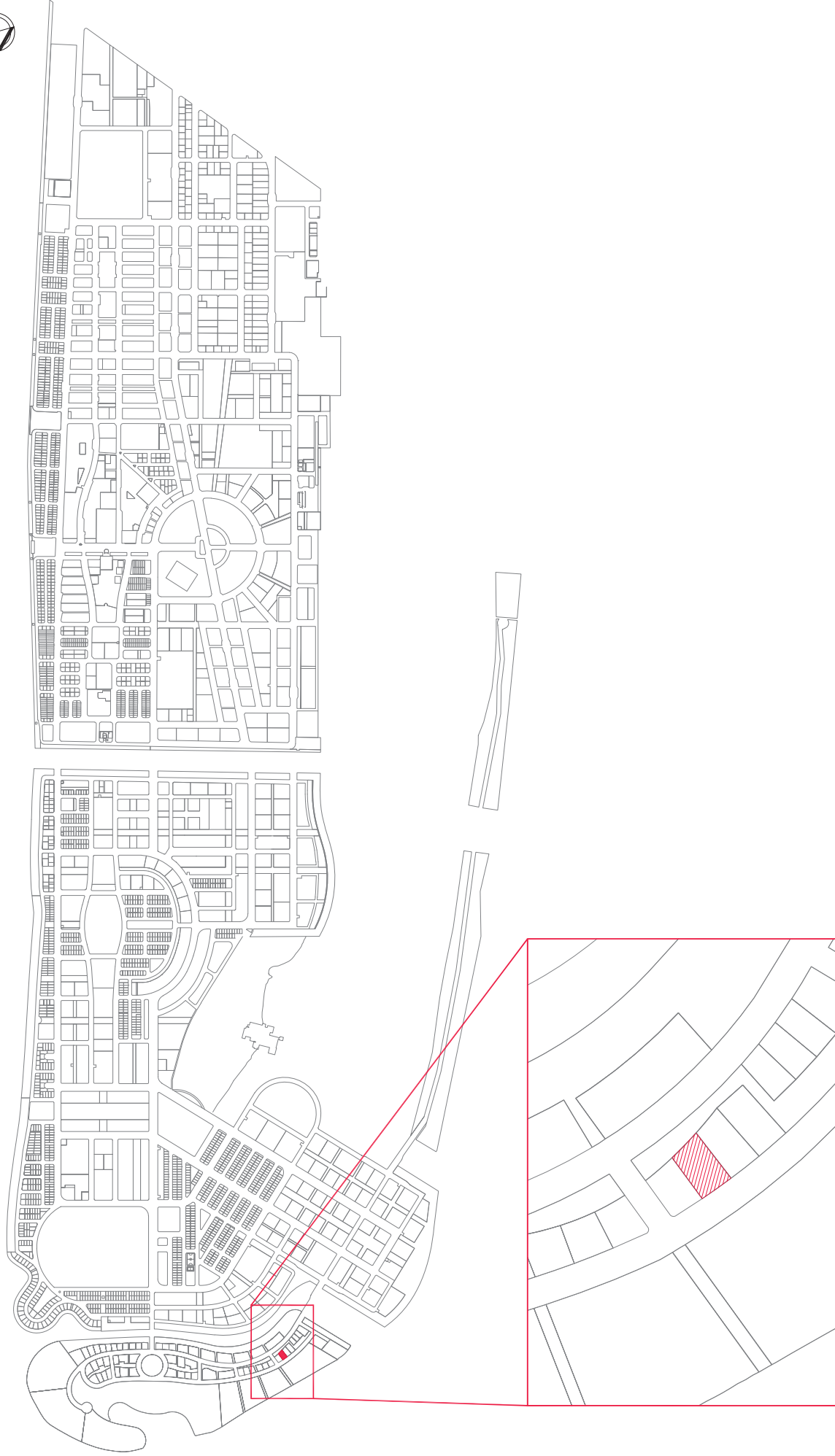
Drawn by: Mauman

Checked by: 

Date: 5th November 2022

Remarks:





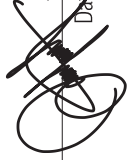
PROJECT: LOT 21746 (GH-15) DRAWING: LOCATION MAP

Scale: N.T.S Remarks:

Date: 27th November 2022

Drawn by: Thorif Ibrahim

Checked by: Mohamed Ibrahim





LEGEND:  
 \* PROPOSED

PROJECT: LOT 21746 (GH-15)

Scale: N.T.S

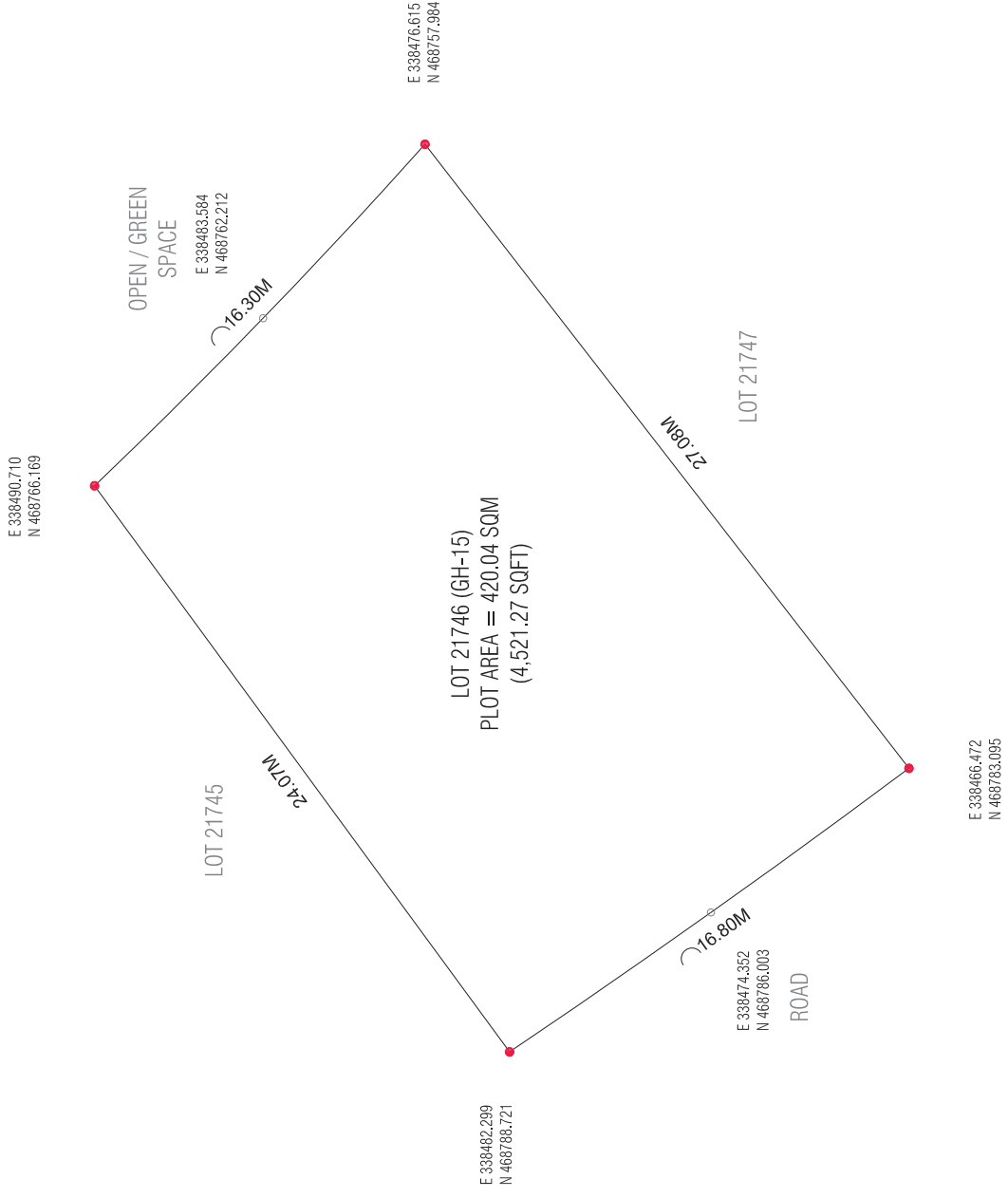
Drawn by: Shadheen

Checked by:

Date: 5th November 2022

Remarks:

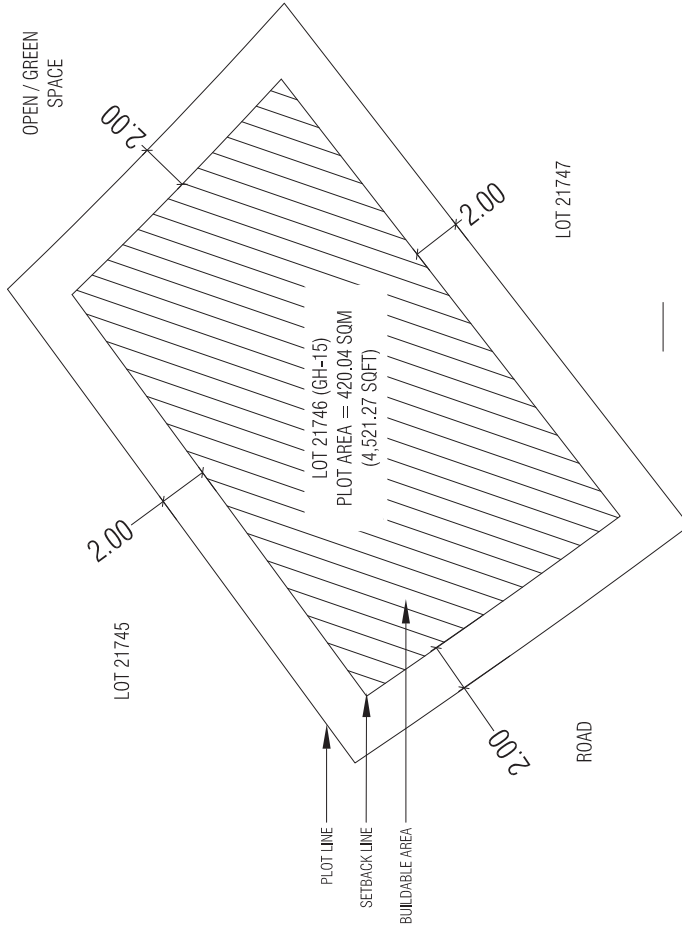
DRAWING: SITE CONTEXT PLAN



PROJECT: LOT 21746 (GH-15) DRAWING: PLOT MAP

Scale: N.T.S Date: 27th November 2022

Checked by: Mohamed Ibrahim Remarks:



| Lot Number | Description | Land Use   | Plot Area                   | Foot Print                  | Gross Floor Area (G.F.A)       | Plot Ratio (F.S.I) | Site Coverage | Max Height / Floors                                     |
|------------|-------------|------------|-----------------------------|-----------------------------|--------------------------------|--------------------|---------------|---|
| 21746      | Guest House | Commercial | 420.04 SQM<br>4,521.27 SQFT | 294.03 SQM<br>3,164.89 SQFT | 1,911.18 SQM<br>20,571.77 SQFT | 4.6                | 70%           | 6 Floors / 22.5 m<br>18.5 m bldg + 4m Lift Machine Room |

PROJECT: LOT 21746 (GH-15) DRAWING: SETBACK PLAN

Scale: N.T.S Date: 5th November 2022 Remarks:

Checked by:

Drawn by: Mauman