



Reference No: HDC(161)-REM/IU/2023/396

Date: 22nd July 2023

ADDENDUM 1

Project Name: Development and Sale of Luxury Residential Building in Hulhumalé

Proposal Reference Number: HDC (161)-REM/IU/2023/382

Announced Date: 16th July 2023

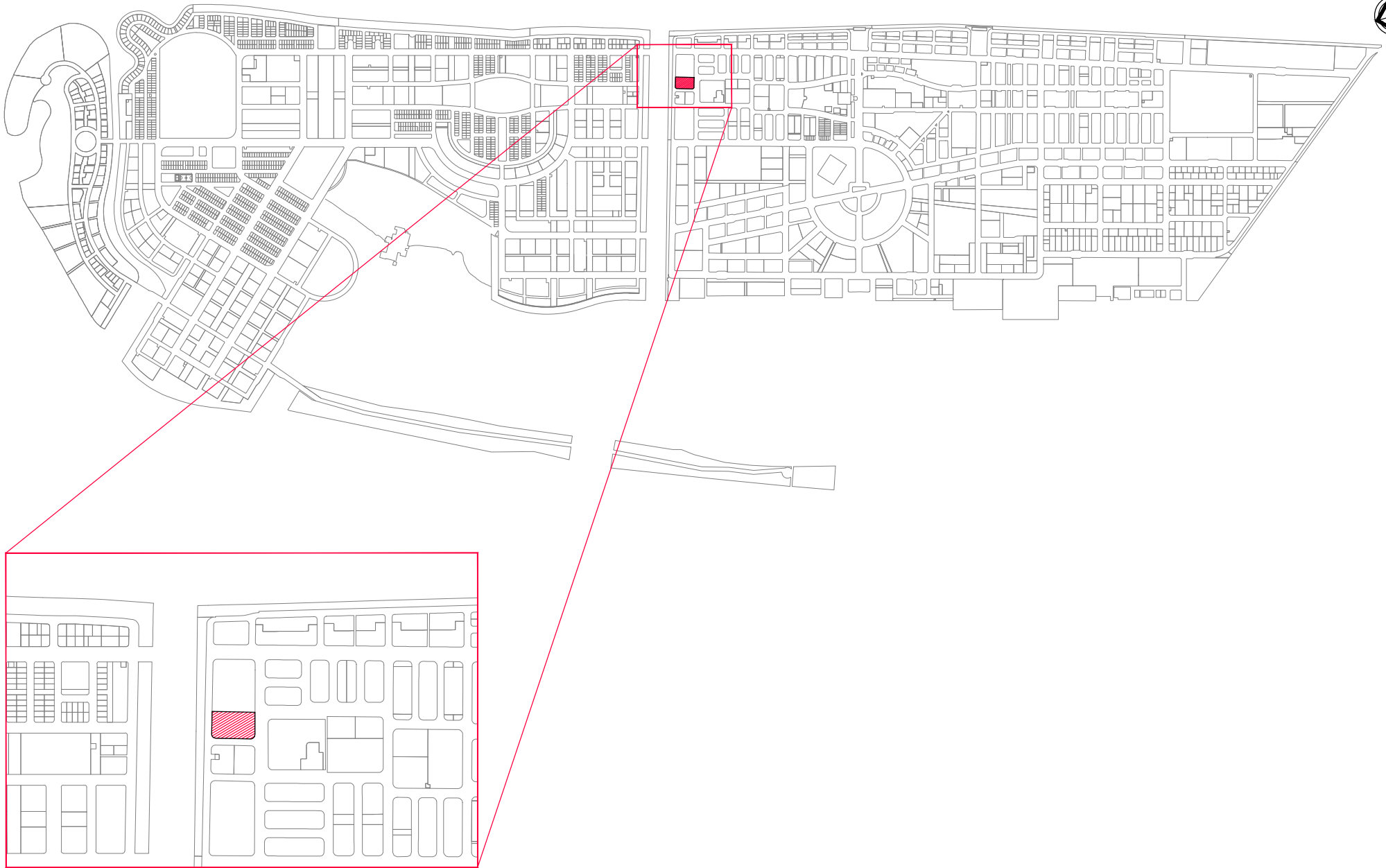
The following change(s) has been made to the RFP.

Section III. Lessor's Requirement, 4. Development and Sale Rights Consideration & Project Cost Estimated by Lessor	Change:				
	Lot No	Lot Area (Sqft)	Development and Sale Right Consideration Rate (MVR / Sqft)	Development and Sale Right Consideration (Inclusive of 8% GST) (MVR)	Estimated Project Cost by Lessor (MVR)
	10322	25,660.00	3,120.00	86,463,936.00	394,612,200.00
	11808	24,961.00	3,300.00	88,961,004.00	409,118,400.00
	11809	24,652.00	3,300.00	87,859,728.00	412,549,200.00
	11828	20,727.00	3,740.00	83,720,498.40	303,030,000.00
	11829	23,229.00	3,740.00	93,826,576.80	347,317,200.00
Section V. Business Proposal Requirement, 6. Experience	Add: 6.4. Commitment letter from the proposed contractor including the Proponent(s) name and name of the proposed work (RFP Name) (if Proponent is proposing a contractor).				
Section VII. Drawings and Guidelines	Change: 6.3 Drawings Revised Drawings has been attached to this addendum. (Refer to Next Page)				

Please include this addendum when submitting the proposal.

PHASE 2

PHASE 1



LOT 10322


Drawing Name : Location map

Drawing Stage: Final map

Scale: N.T.S


PLANNERS

Drawn by: Revised by:

Drawn date: 
Checked by:

SURVEYORS

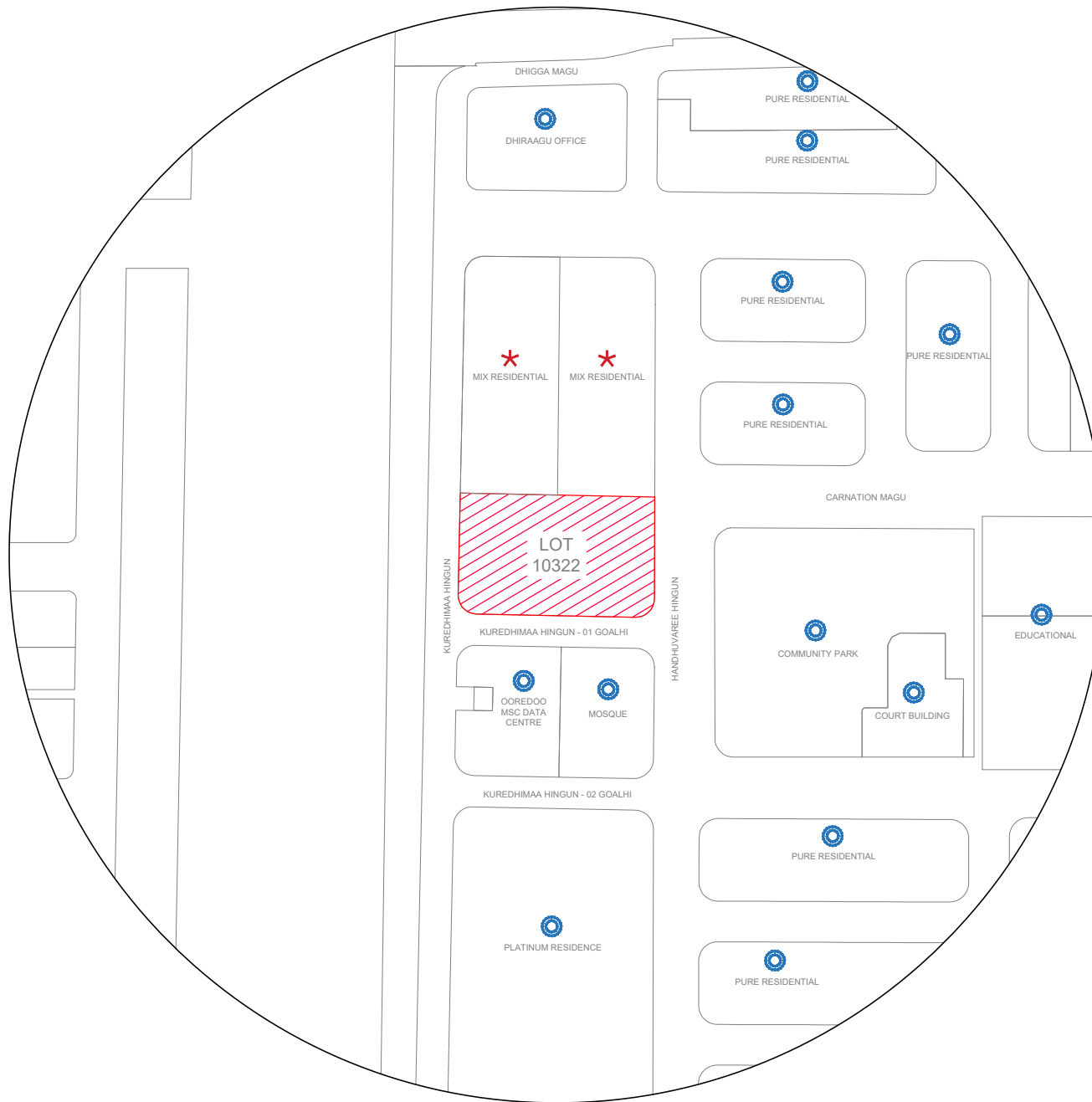
Surveyed by: Revised by: Basith

Surveyed date: Revised Date: 07th June 2023 

Checked by: Ali Sujau

Approved by: Muhammad Ibraahim





LEGEND:

COMPLETED

PROPOSED

LOT 10322

Drawing Name : Site Context Map

Drawing Stage: Final map

Scale: N.T.S

PLANNERS

Drawn by: Manha

Revised by:

Drawn date: 05th July 2023

Checked by: Mohamed Razzan Abdulla

SURVEYORS

Surveyed by:

Revised by:

Surveyed date:

Revised Date:

Checked by:

Approved by:



MIX - RESIDENTIAL



E 338555.290

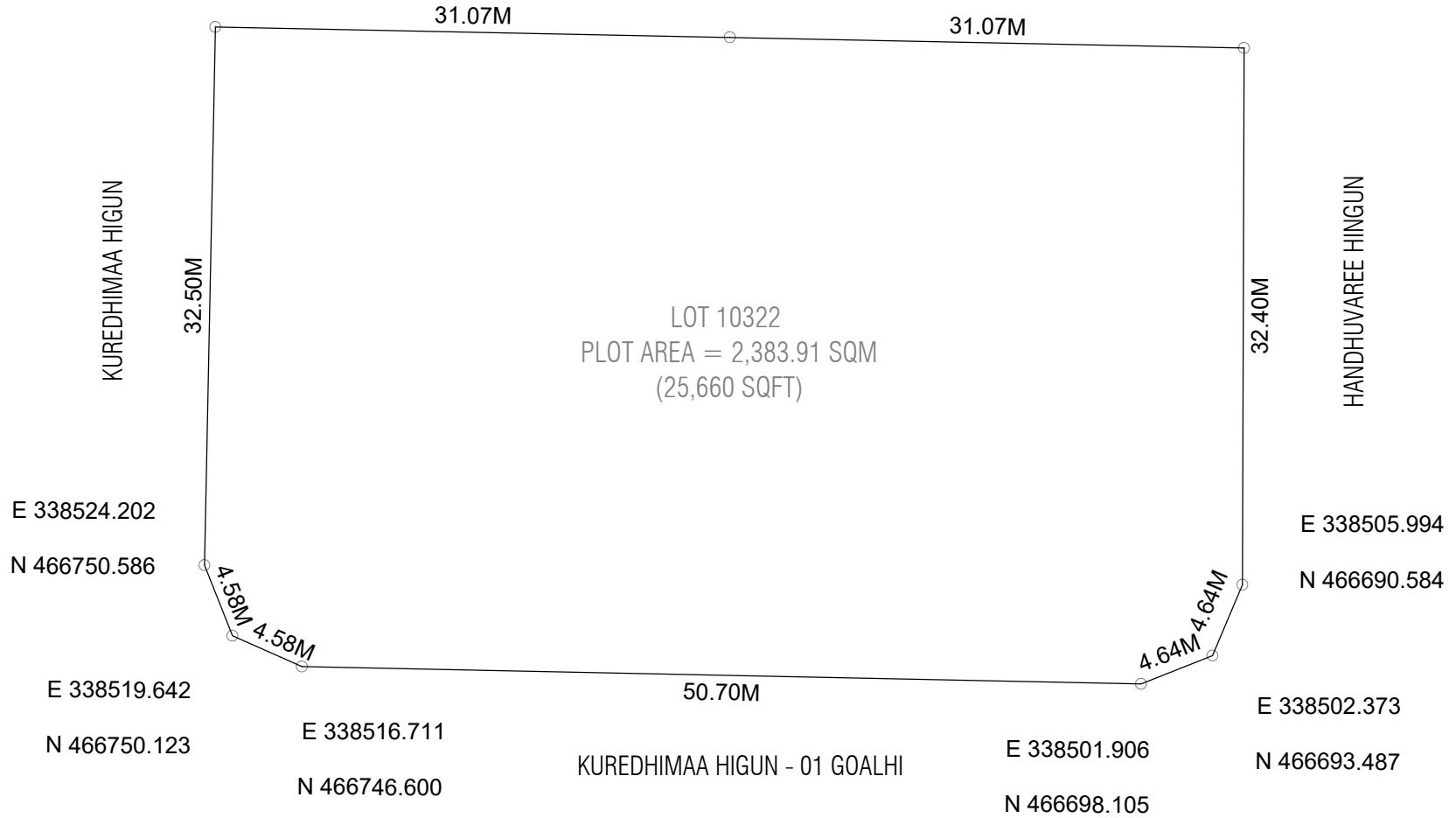
E 338546.219

E 338537.147

N 466741.095

N 466711.382

N 466681.668



LOT 10322

Drawing Name : Plot map

Drawing Stage: Final map

Scale: N.T.S

PLANNERS

Drawn by: _____ Revised by: _____

Drawn date: _____

Checked by:

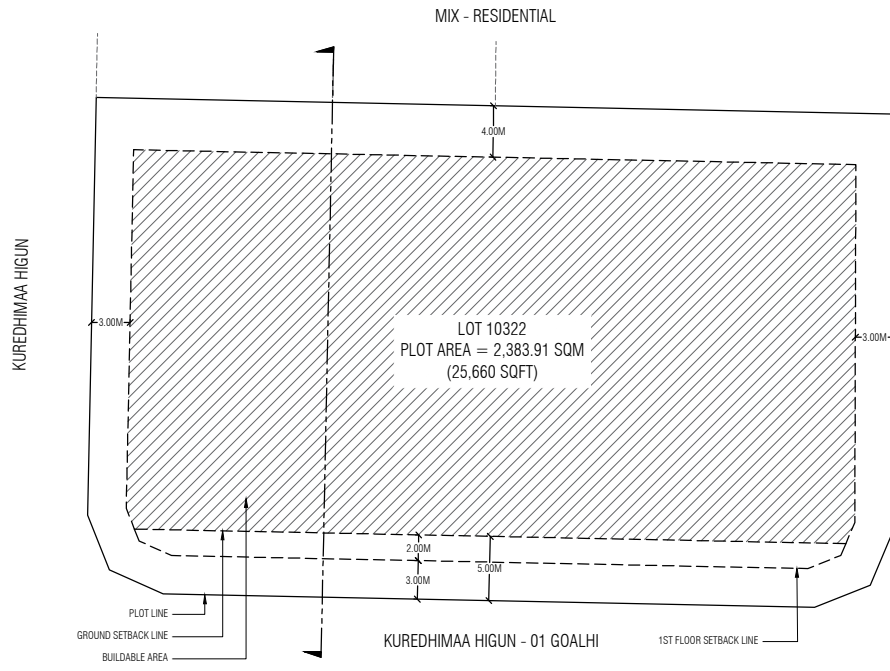
SURVEYORS

Surveyed by: _____ Revised by: Basith

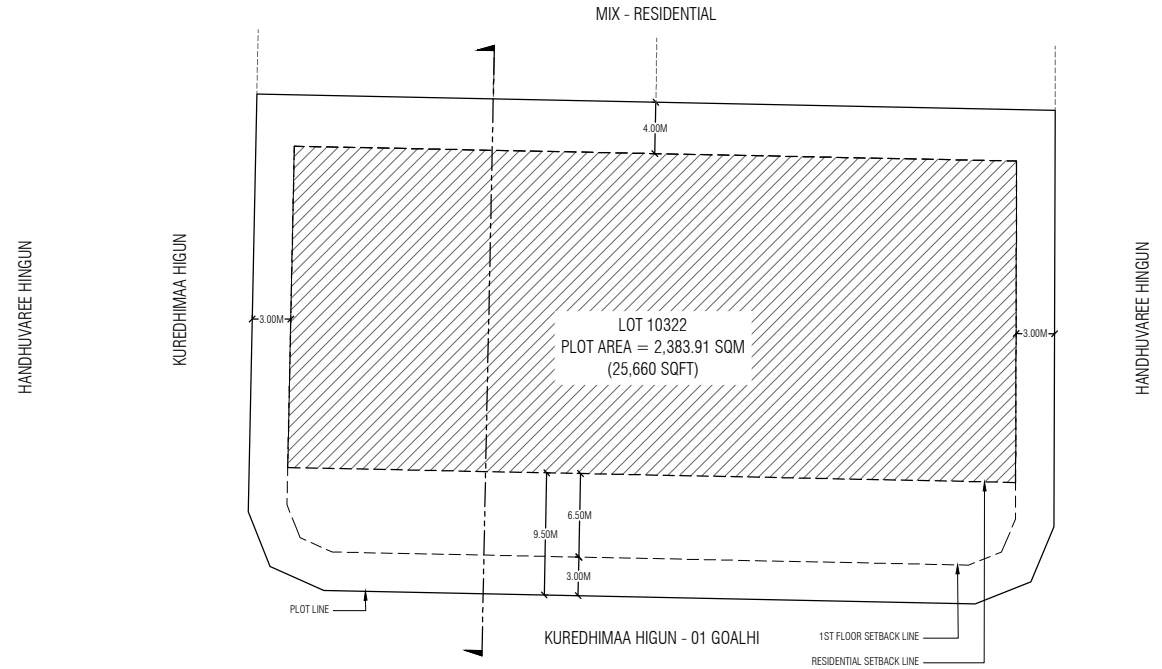
Surveyed date: _____ Revised Date: 07th June 2023

Checked by: Ali Sujau Approved by: Muhammad Ibraahim





GROUND AND FIRST FLOOR SETBACK



RESIDENTIAL SETBACK

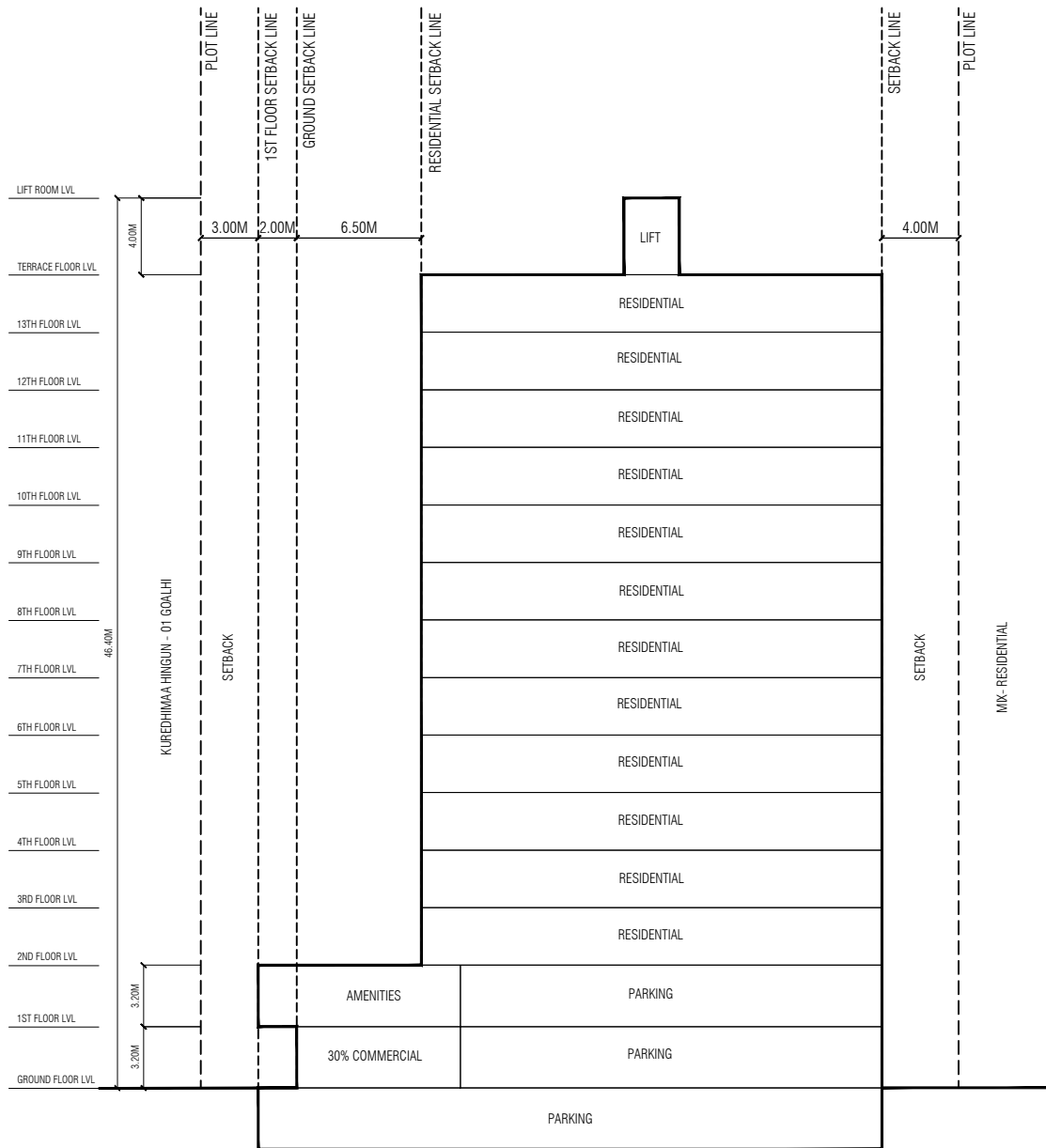
Lot Number	Description	Land Use	Plot Area	Foot Print	Gross Floor Area (G.F.A)	Commercial, Parking & Amenities G.F.A	Residential G.F.A	Plot Ratio (F.S.I)	Site Coverage	Floors / Max Height	Expected No. of Apartments
10322	Luxury Housing	Mix-Residential	2,383.91 SQM	1,664.84 SQM	20,367.06 SQM	3,436.50 SQM	16,930.56 SQM	8.54	70%	14 Floors / 47m	128
			25,660 SQFT	17,920 SQFT	219,229 SQFT	36,990 SQFT	182,239 SQFT			43m bldg + 4m Lift Machine Room	

LOT 10322		
Drawing Name : Setback Plan	Drawing Stage: Final map	Scale: N.T.S


PLANNERS	
Drawn by: Manha	Revised by: Hananu
Drawn date: 20th July 2023	
Checked by: Shahid Ahmed Waheed	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised Date:
Checked by:	Approved by:



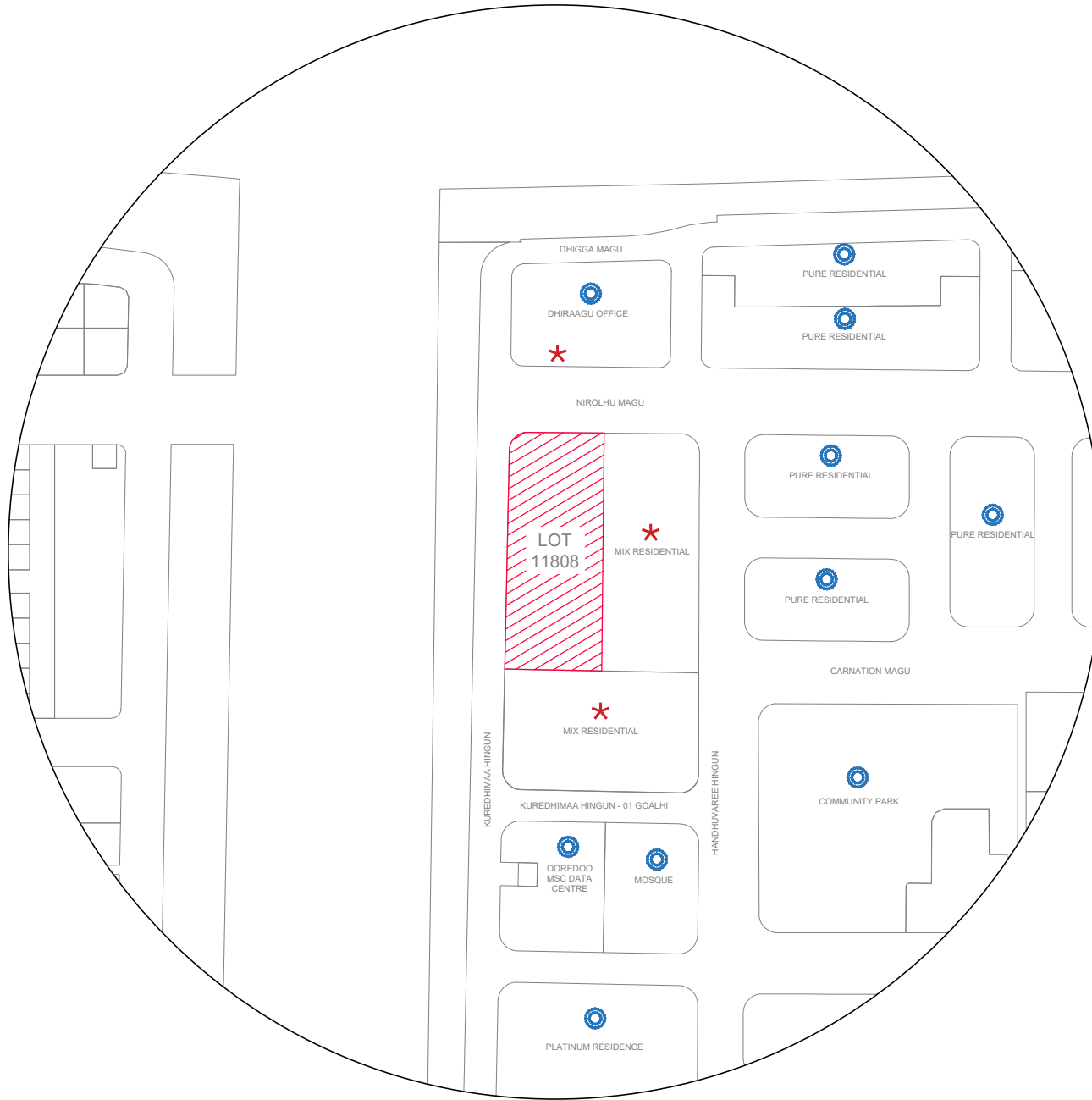


LOT 10322		
Drawing Name : Conceptual Section	Drawing Stage: Final map	Scale: N.T.S

PLANNERS	
Drawn by: Manha	Revised by: Hananu
Drawn date: 20th July 2023	
Checked by: Shahid Ahmed Waheed 	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised Date:
Checked by:	Approved by:





LEGEND:

COMPLETED

PROPOSED

LOT 11808

Drawing Name : Site Context Map

Drawing Stage: Final map

Scale: N.T.S

PLANNERS

Drawn by: Manha

Revised by:

Drawn date: 03rd July 2023

Checked by: Mohamed Razzan Abdulla

SURVEYORS

Surveyed by:

Revised by:

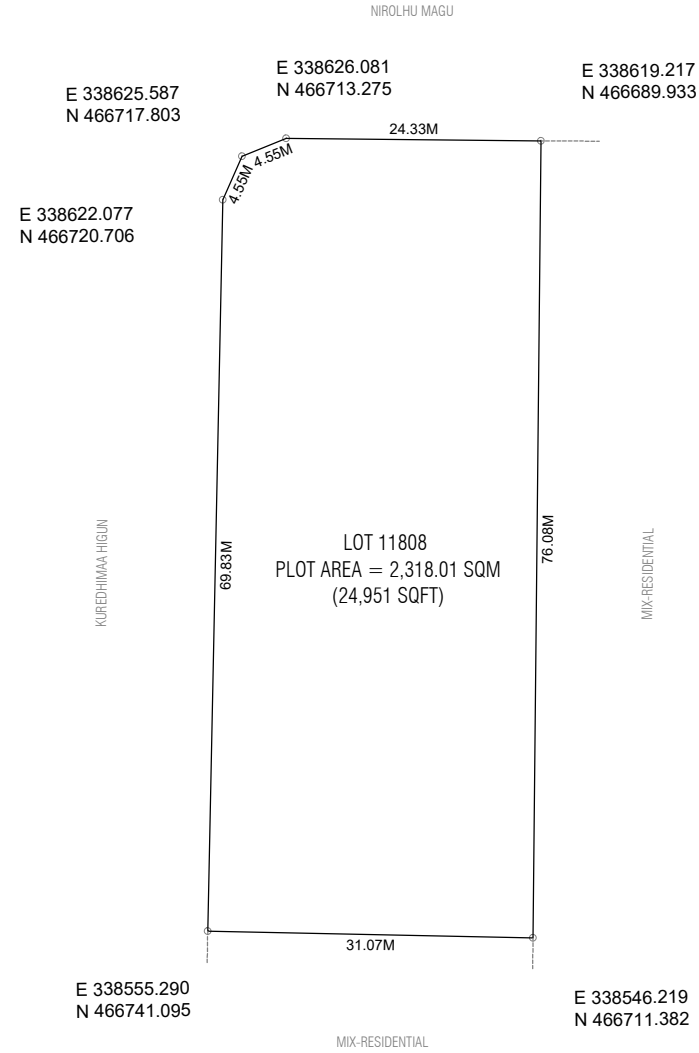
Surveyed date:

Revised Date:

Checked by:

Approved by:





LOT 11808

Drawing Name : Plot map

Drawing Stage: Final map

Scale: N.T.S

PLANNERS

Drawn by: Ziya Revised by:

Drawn date:

Checked by:

SURVEYORS

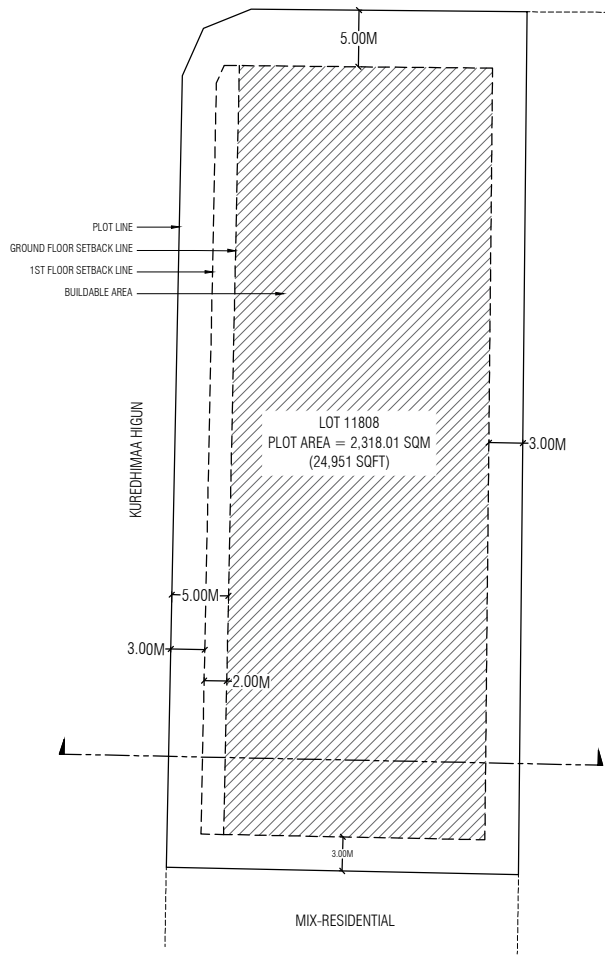
Surveyed by: Revised by: Basith

Surveyed date: Revised Date: 07th June 2023

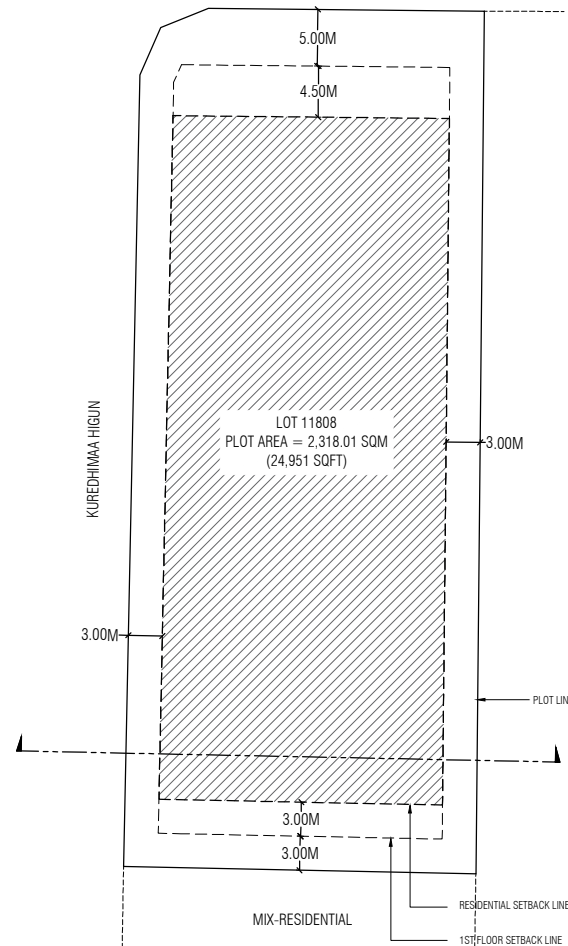
Checked by: Ali Sujau

Approved by: Muhammad Ibraahim





GROUND AND FIRST FLOOR SETBACK



RESIDENTIAL SETBACK



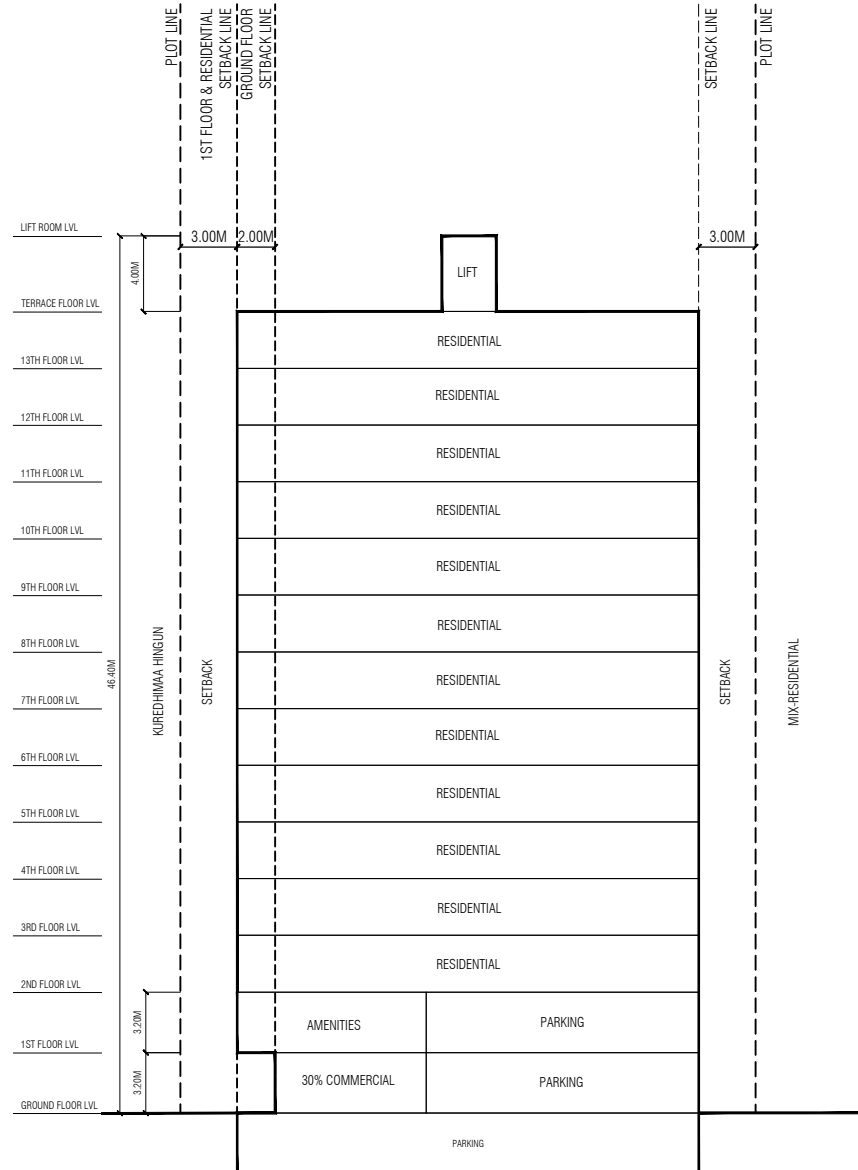
Lot Number	Description	Land Use	Plot Area	Foot Print	Gross Floor Area (G.F.A)	Commercial, Parking & Amenities G.F.A	Residential G.F.A	Plot Ratio (F.S.I)	Site Coverage	Floors / Max Height	Expected No. of Apartments
11808	Luxury Housing	Mix-Residential	2,318.01 SQM	1,540.62 SQM	21,115.78 SQM	3,216.34 SQM	17,899.44 SQM	9.11	66%	14 Floors / 47m	136
			24,951 SQFT	16,583 SQFT	227,288 SQFT	34,620 SQFT	192,668 SQFT			43m bldg + 4m Lift Machine Room	

LOT 11808		
Drawing Name : Setback Plan	Drawing Stage: Final map	Scale: N.T.S

PLANNERS	
Drawn by: Manha	Revised by: Hananu
Drawn date: 20th July 2023	
Checked by: Shahid Ahmed Waheed	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised Date:
Checked by:	Approved by:





LOT 11808		
Drawing Name : Conceptual Section	Drawing Stage: Final map	Scale: N.T.S

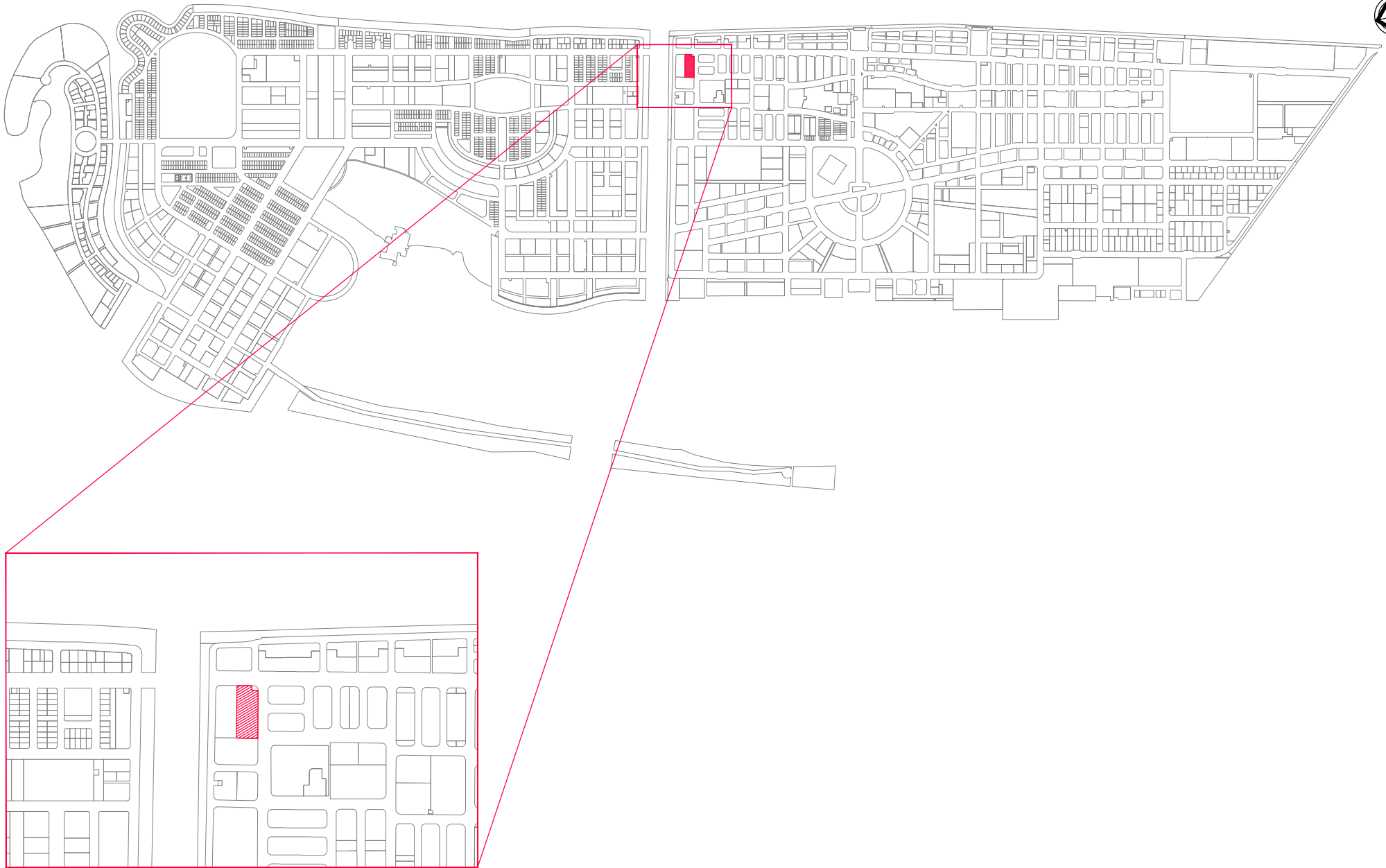
PLANNERS	
Drawn by: Manha	Revised by: Hananu
Drawn date: 20th July 2023	
Checked by: Shahid Ahmed Waheed	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised Date:
Checked by:	Approved by:



PHASE 2

PHASE 1



LOT 11809

Drawing Name : Location map

Drawing Stage: Final map

Scale: N.T.S

PLANNERS

Drawn by: _____ Revised by: _____

Drawn date: _____

Checked by: 

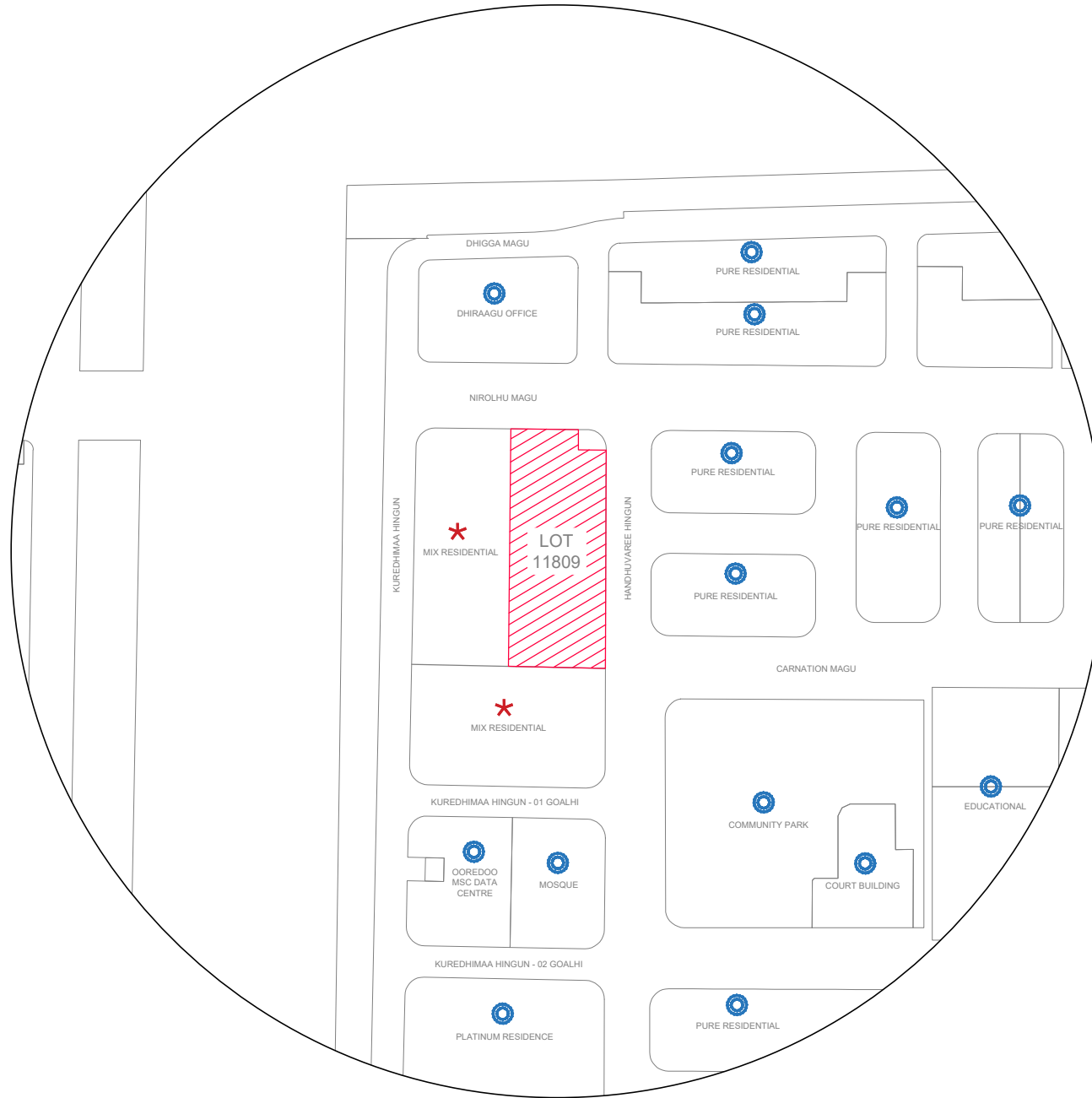
SURVEYORS

Surveyed by: _____ Revised by: Basith

Surveyed date: _____ Revised Date: 07th June 2023

Checked by: Ali Sujau Approved by: Muhammad Ibraahim 





LEGEND:

COMPLETED

PROPOSED

LOT 11809

Drawing Name : Site Context Map

Drawing Stage: Final map

Scale: N.T.S

PLANNERS

Drawn by: Manha

Revised by:

Drawn date: 05th July 2023

Checked by: Mohamed Razzan Abdulla

SURVEYORS

Surveyed by:

Revised by:

Surveyed date:

Revised Date:

Checked by:

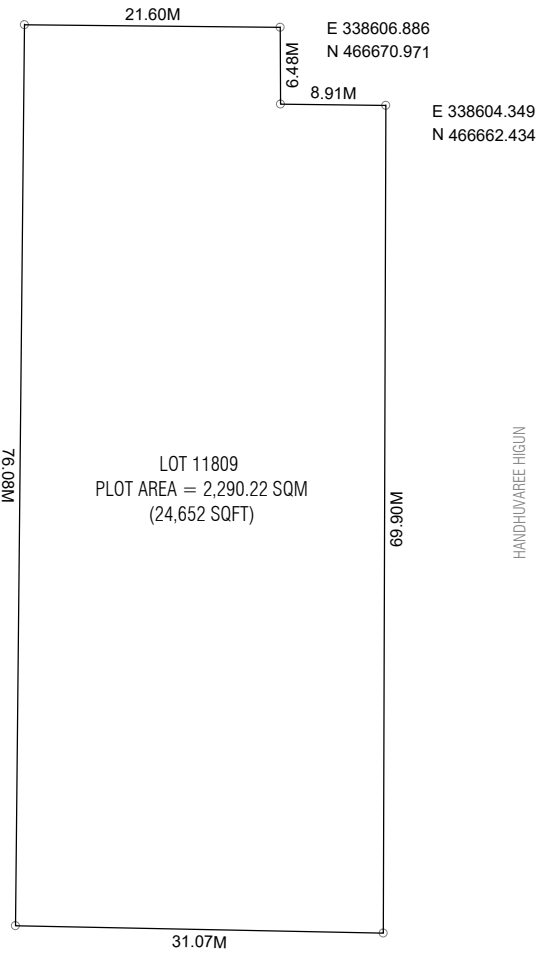
Approved by:





E 338619.217
N 466689.933

E 338613.124
N 466669.210



LOT 11809
PLOT AREA = 2,290.22 SQM
(24,652 SQFT)

LOT 11808

180.9M

HANDHUVAREE HIGUN

69.90M

E 338546.219
N 466711.382

E 338537.147
N 466681.668

LOT 10322

LOT 11809

Drawing Name : Plot map

Drawing Stage: Final map

Scale: N.T.S

PLANNERS

Drawn by: _____ Revised by: _____

Drawn date: _____

Checked by: 

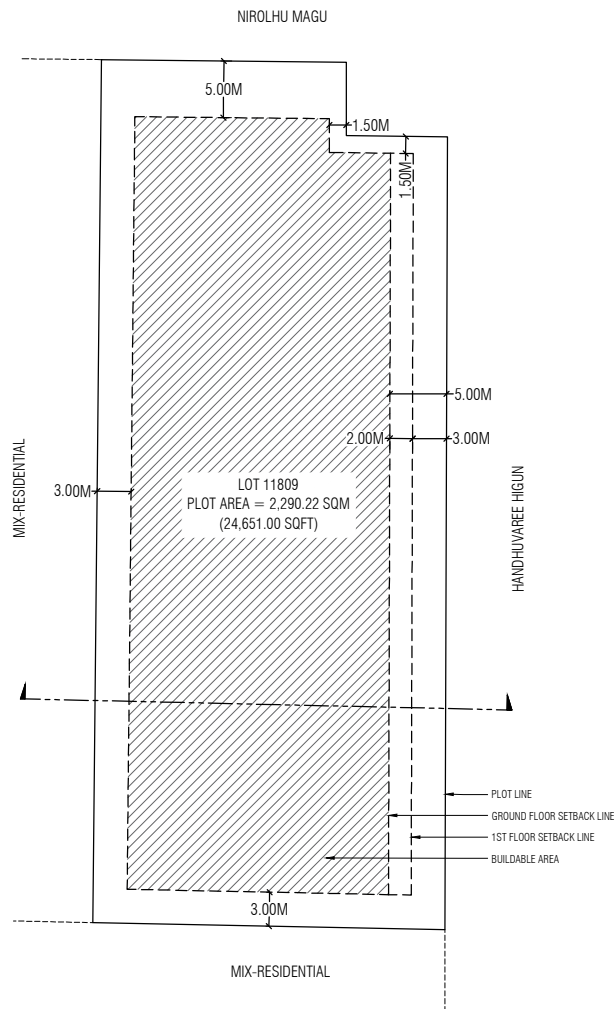
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Surveyed by: _____ Revised by: Basith

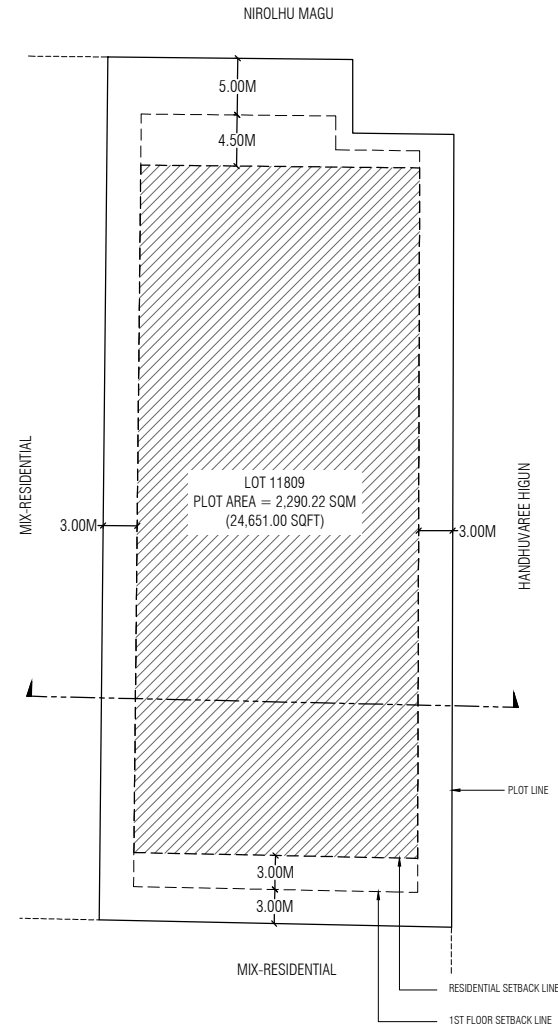
Surveyed date: _____ Revised Date: 07th June 2023 

Checked by: Ali Sujau Approved by: Muhammad Ibraahim





GROUND AND FIRST FLOOR SETBACK



RESIDENTIAL SETBACK

Lot Number	Description	Land Use	Plot Area	Foot Print	Gross Floor Area (G.F.A)	Commercial, Parking & Amenities G.F.A	Residential G.F.A	Plot Ratio (F.S.I)	Site Coverage	Floors / Max Height	Expected No. of Apartments
11809	Luxury Housing	Mix-Residential	2,290.22 SQM	1,539.73 SQM	21,292.88 SQM	3,210.20 SQM	18,082.68 SQM	9.30	67%	14 Floors / 47m	137
			24,652 SQFT	16,573 SQFT	229,194 SQFT	34,554 SQFT	194,640 SQFT			43m bldg + 4m Lift Machine Room	

LOT 11809

Drawing Name : Setback Plan

Drawing Stage: Final map

Scale: N.T.S

PLANNERS

Drawn by: Manha Revised by: Hananu

Drawn date: 20th July 2023

Checked by: Shahid Ahmed Waheed

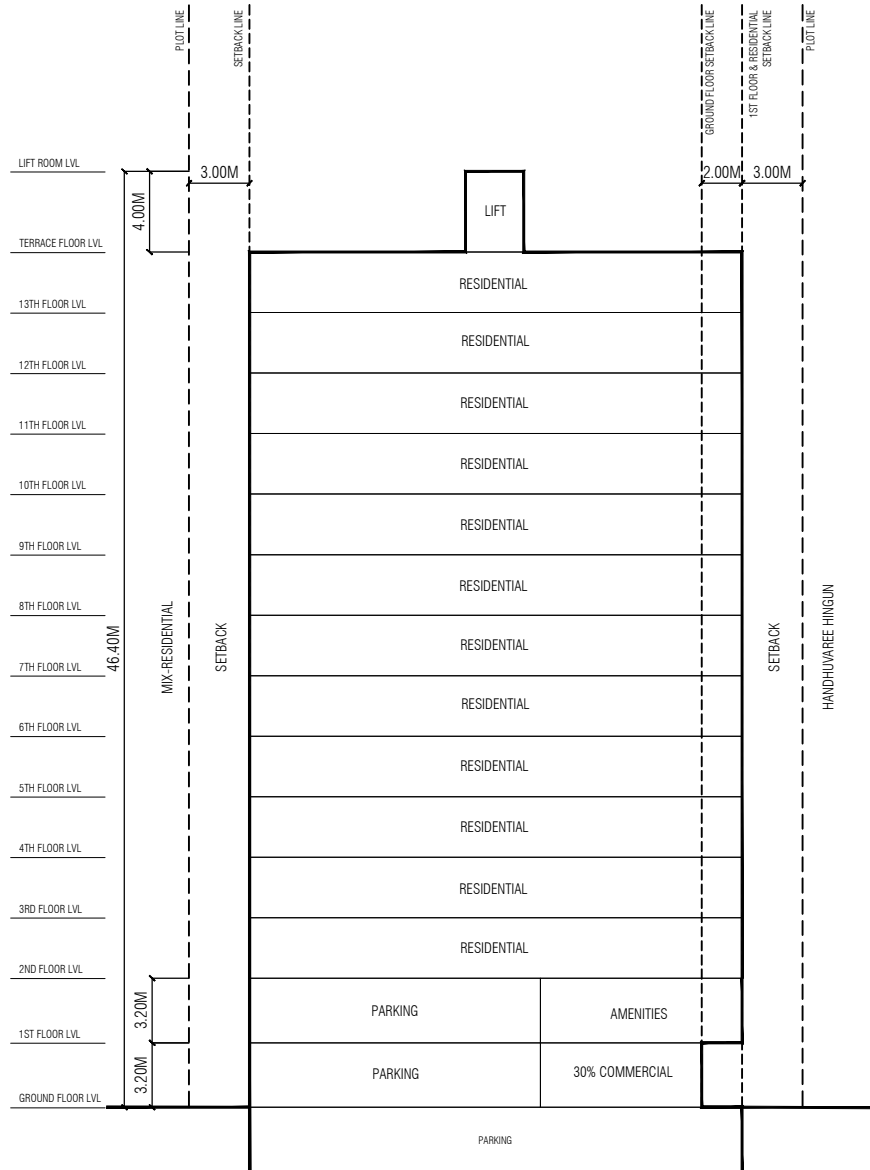
SURVEYORS

Surveyed by: Revised by:

Surveyed date: Revised Date:

Checked by: Approved by:



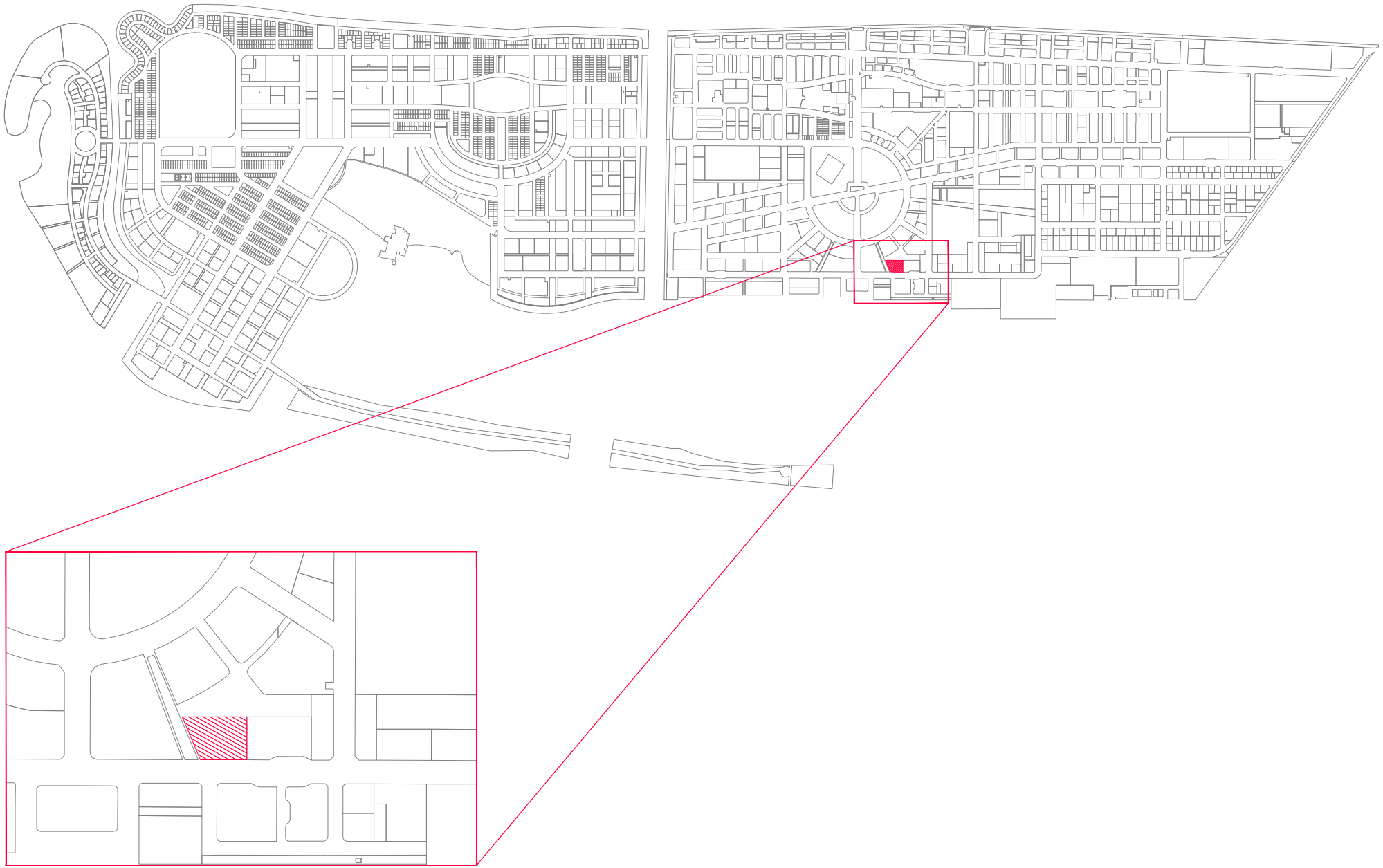


LOT 11809		
Drawing Name : Conceptual Section	Drawing Stage: Final map	Scale: N.T.S

PLANNERS	
Drawn by: Manha	Revised by: Hananu
Drawn date: 20th July 2023	
Checked by: Shahid Ahmed Waheed	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised Date:
Checked by:	Approved by:










LOT 11828		
Drawing Name : Location map	Drawing Stage: Final map	Scale: N.T.S

PLANNERS	
Drawn by: Naushad	Revised by:
Drawn date: 12th July 2023	
Checked by: Shahid Ahmed Waheed	


SURVEYORS	
Surveyed by:	Revised by: Hassan Nadheem
Surveyed date:	Revised Date: 12th July 2023
Checked by: Ali Sujau	Approved by: Muhammad Ibraahim



LEGEND:

-  COMPLETED
-  ONGOING
-  ALLOCATED
-  PROPOSED
-  GREEN/ OPEN SPACES

LOT 11828		
Drawing Name: Site Context Plan	Drawing Stage: Final Map	Scale: N.T.S

PLANNERS	
Drawn by: Hananu	Revised by:
Drawn date: 12th July 2023	
Checked by: Shahid Ahmed Waheed 	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised date:
Checked by:	Approved by:

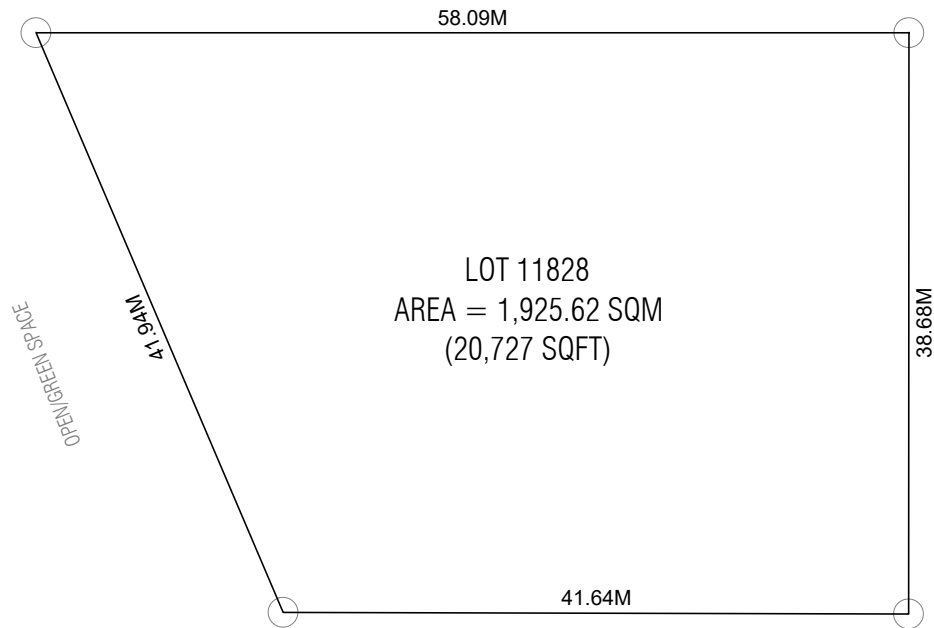




E 337771.618
N 466227.546

OPEN/GREEN SPACE

E 337755.800
N 466171.648



LOT 11828
AREA = 1,925.62 SQM
(20,727 SQFT)

OPEN/GREEN SPACE

MIXED-USE

E 337730.021
N 466222.222

FITHUROANU MAGU

E 337718.588
N 466182.187

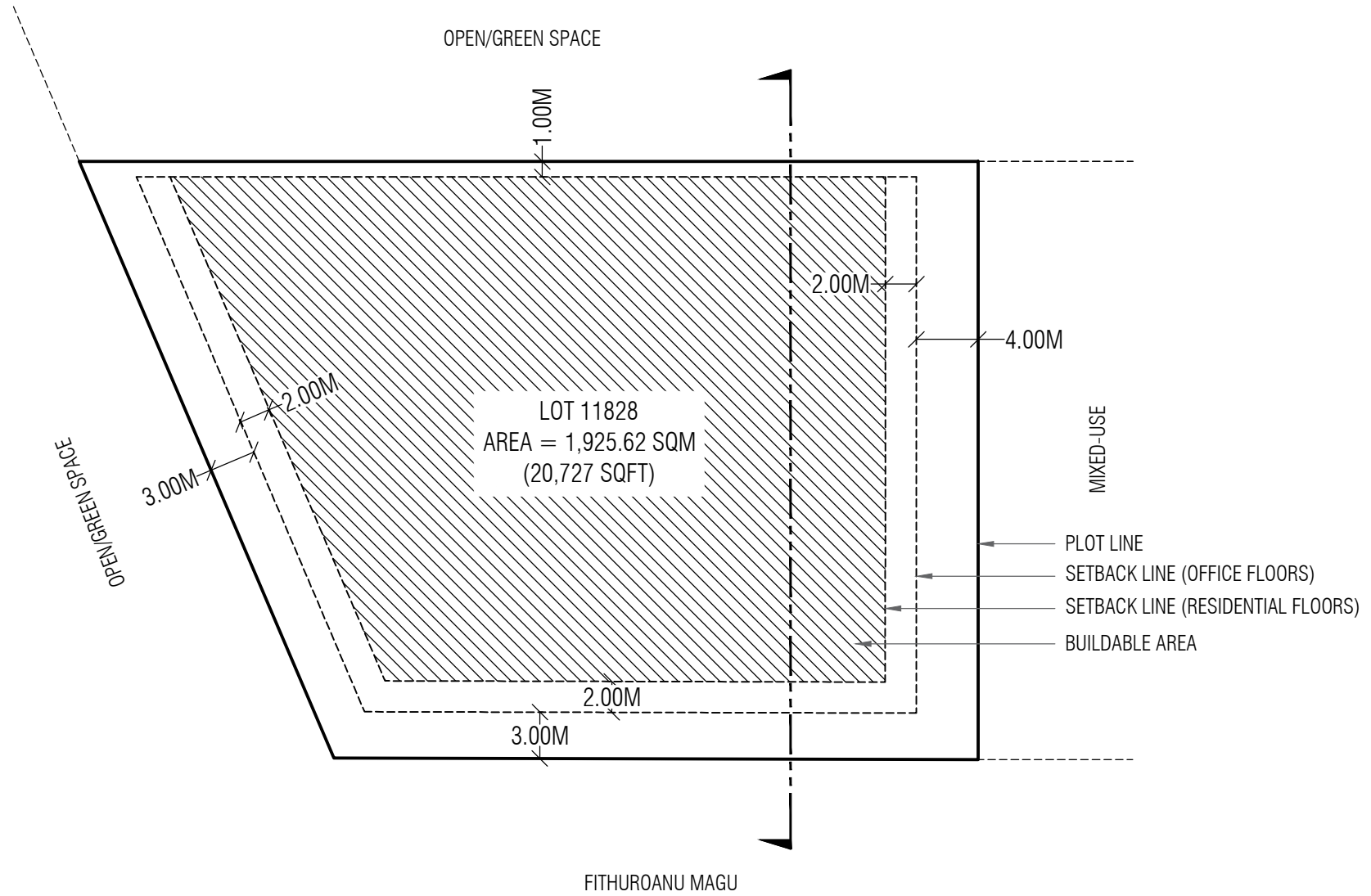
LOT 11828		
Drawing Name : Plot Map	Drawing Stage: Final map	Scale: N.T.S

PLANNERS	
Drawn by: Naushad	Revised by:
Drawn date: 12th July 2023	
Checked by: Shahid Ahmed Waheed	

SURVEYORS	
Surveyed by:	Revised by: Hassan Nadheem
Surveyed date:	Revised Date: 12th July 2023
Checked by: Ali Sujau	Approved by: Muhammad Ibrahim



نیشنل رہنمائی اور تنظیمی کارپوریشن برائے پاکستان
urbanco
 Housing Development Corporation Limited



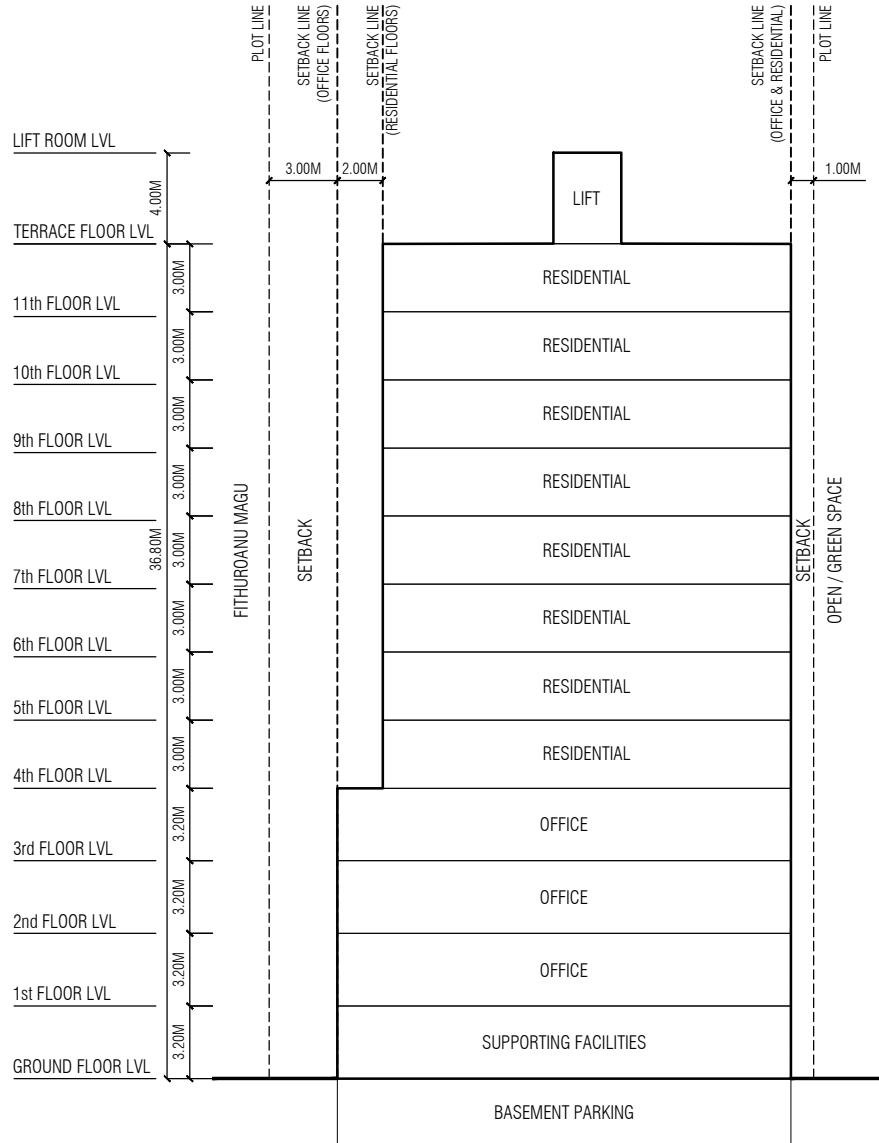
Lot Number	Description	Land Use	Plot Area	Foot Print	Gross Floor Area (G.F.A)	Supporting Facilities G.F.A	Office G.F.A	Residential G.F.A	Plot Ratio (F.S.I)	Site Coverage	Floors / Max Height	Expected No. of Apartments
11828	Luxury Housing	Mixed-Use	1,925.62 SQM	1,347.93 SQM	15,640.28 SQM	1,347.93 SQM	4,043.79 SQM	10,248.56 SQM	8.12	70%	12 Floors / 40.8m	74
			20,727 SQFT	14,509 SQFT	168,350 SQFT	14,509 SQFT	43,527 SQFT	110,314 SQFT			36.8m bldg + 4m Lift Machine Room	

LOT 11828		
Drawing Name: Setback Plan	Drawing Stage: Final Map	Scale: N.T.S

PLANNERS	
Drawn by: Hananu	Revised by:
Drawn date: 20th July 2023	
Checked by: Shahid Ahmed Waheed	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised date:
Checked by:	Approved by:





LOT 11828

Drawing Name: Conceptual Section

Drawing Stage: Final Map

Scale: N.T.S

PLANNERS

Drawn by: Hananu

Revised by:

Drawn date: 20th July 2023

Checked by: Shahid Ahmed Waheed

SURVEYORS

Surveyed by:

Revised by:

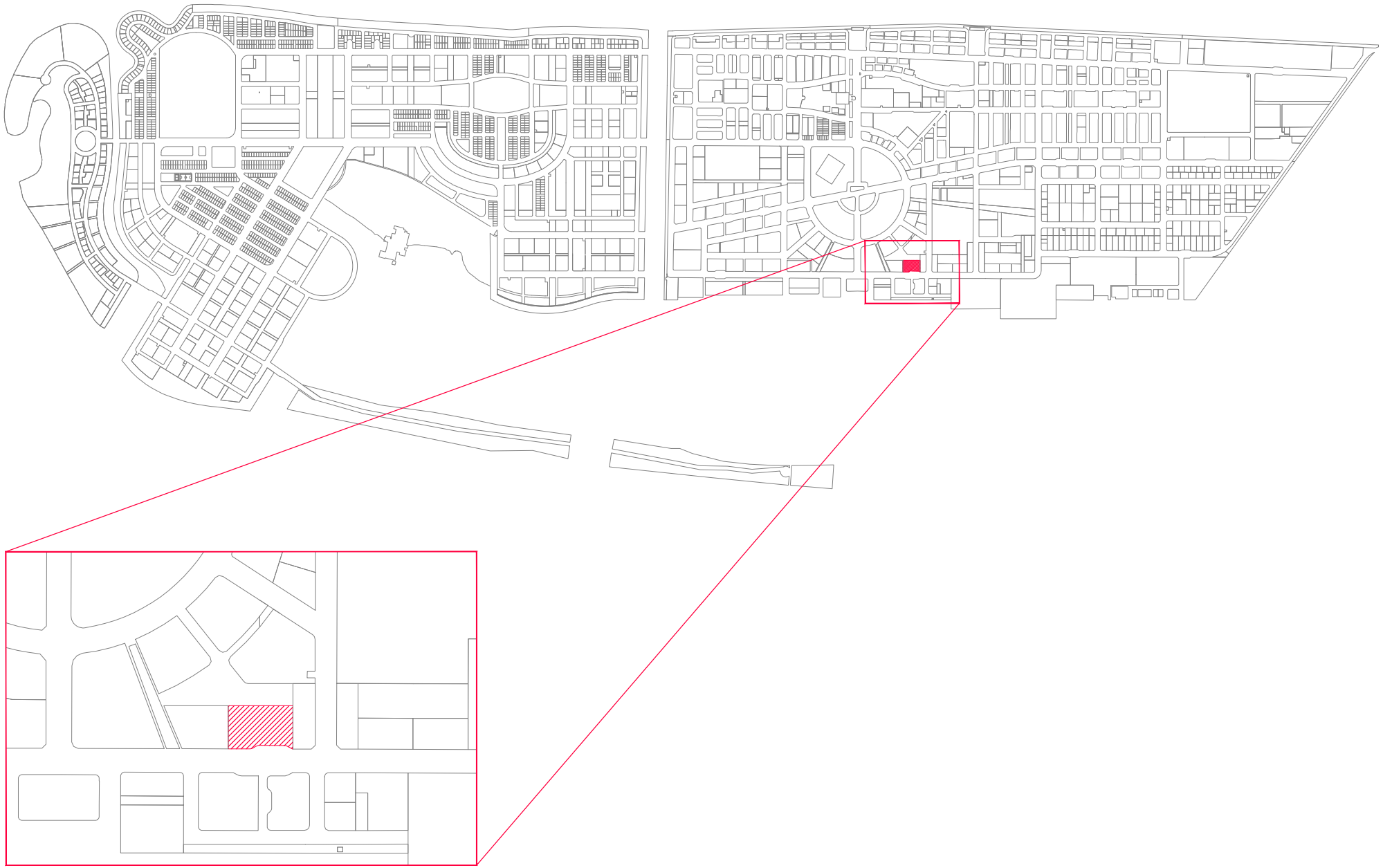
Surveyed date:

Revised date:

Checked by:

Approved by:



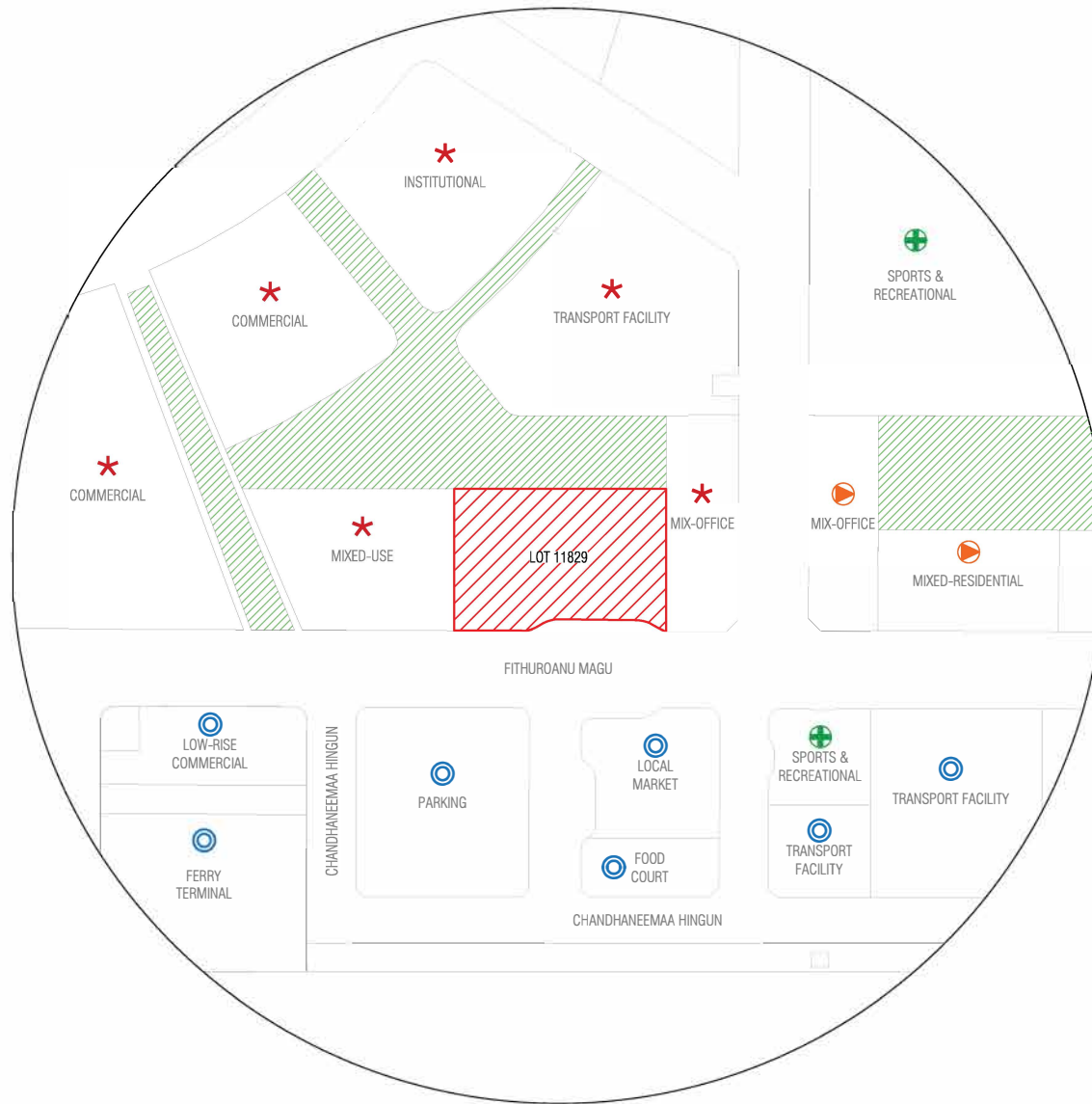


LOT 11829		
Drawing Name : Location map	Drawing Stage: Final map	Scale: N.T.S






PLANNERS	
Drawn by: Naushad	Revised by:
Drawn date: 12th July 2023	
Checked by: Shahid Ahmed Waheed	

SURVEYORS	
Surveyed by:	Revised by: Hassan Nadheem
Surveyed date:	Revised Date: 12th July 2023
Checked by: Ali Sujau	Approved by: Muhammad Ibraahim






LEGEND:

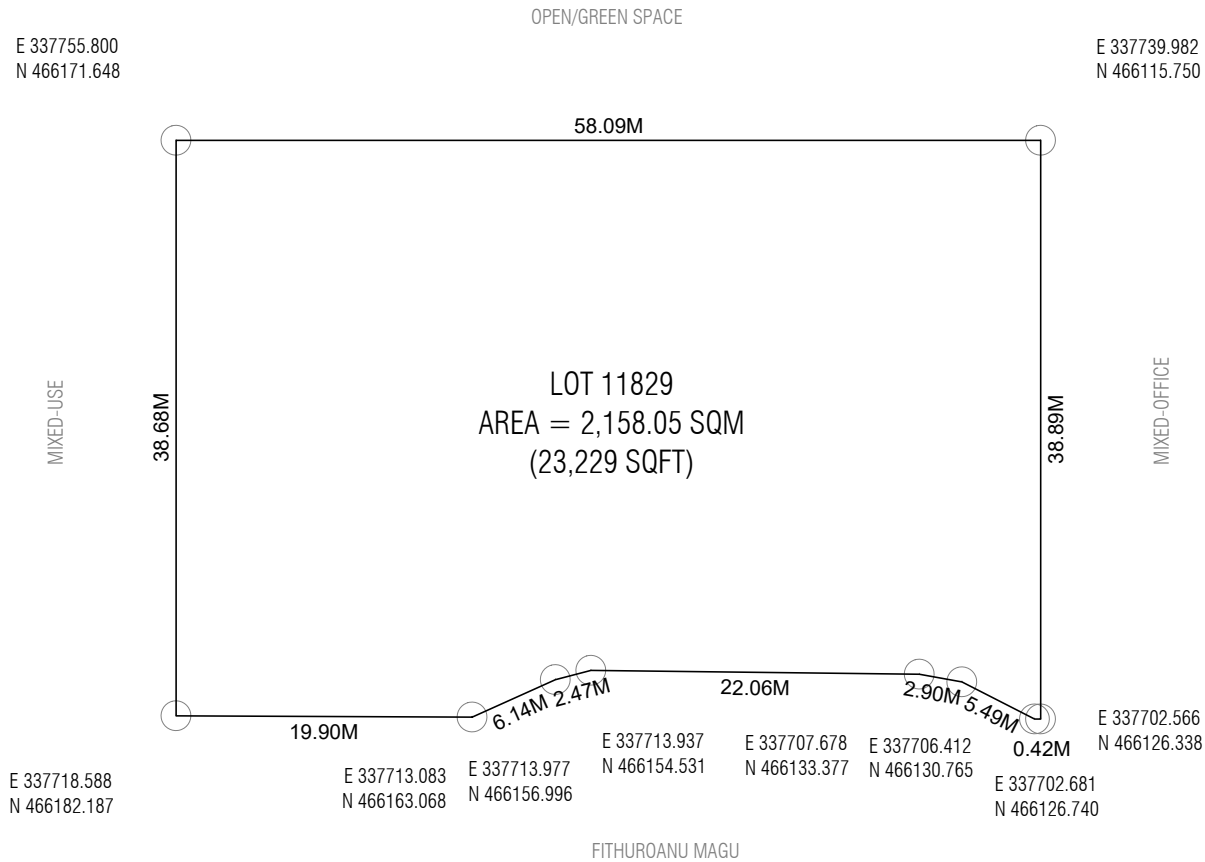
-  COMPLETED
-  ONGOING
-  ALLOCATED
-  PROPOSED
-  GREEN / OPEN SPACES

LOT 11829		
Drawing Name: Site Context Plan	Drawing Stage: Final Map	Scale: N.T.S

PLANNERS	
Drawn by: Naushad	Revised by:
Drawn date: 12th July 2023	
Checked by: Shahid Ahmed Waheed 	

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised date:
Checked by:	Approved by:





LOT 11829		
Drawing Name : Plot Map	Drawing Stage: Final map	Scale: N.T.S

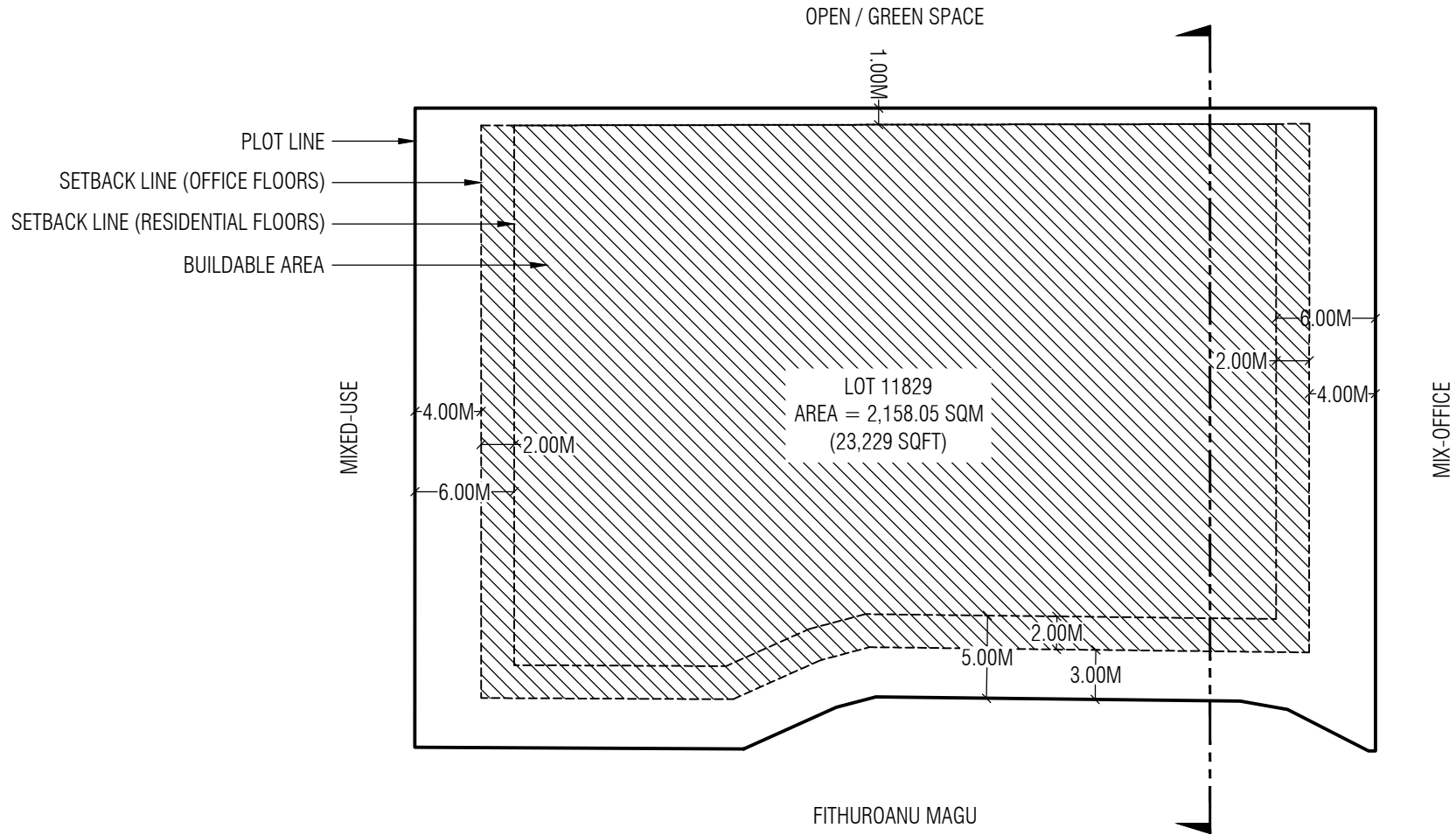
PLANNERS	
Drawn by: Naushad	Revised by:
Drawn date: 12th July 2023	
Checked by: Shahid Ahmed Waheed	

SURVEYORS	
Surveyed by:	Revised by: Hassan Nadheem
Surveyed date:	Revised Date: 12th July 2023
Checked by: Ali Sujau	Approved by: Muhammad Ibraahim



urbanco
Housing Development Corporation Limited

قسطور و ترقى و ترقى كازم ستر بر دج



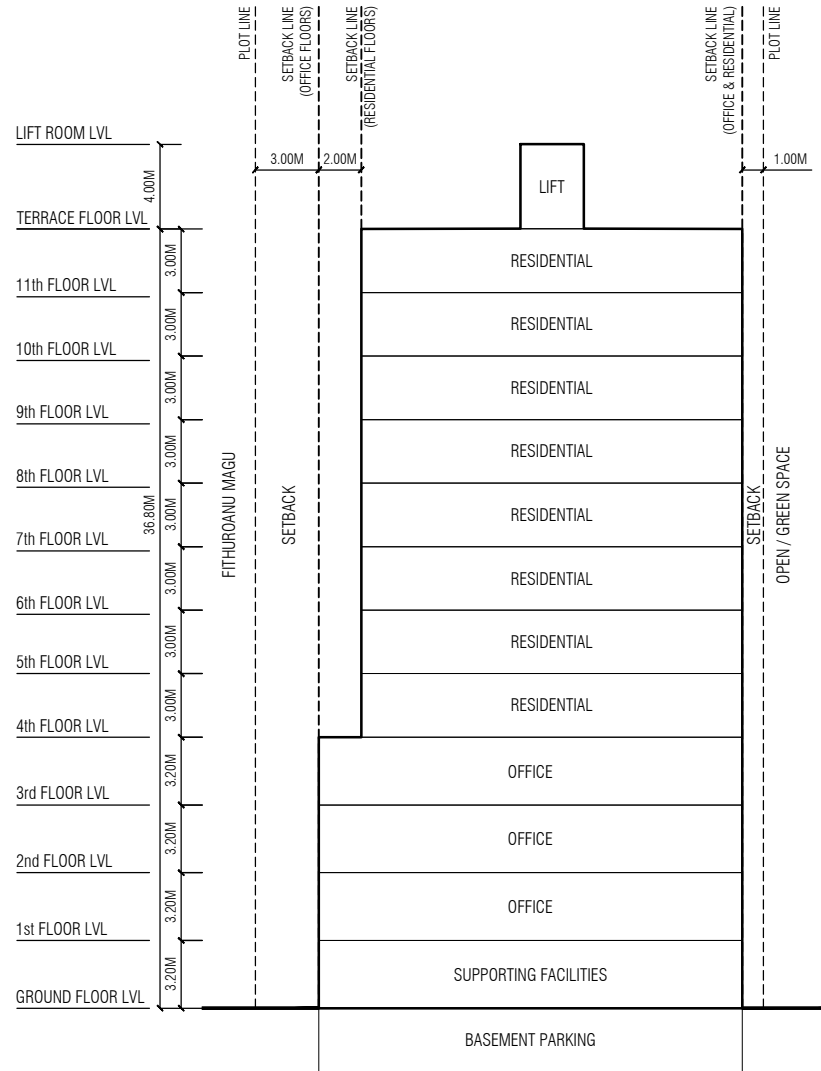
Lot Number	Description	Land Use	Plot Area	Foot Print	Gross Floor Area (G.F.A)	Supporting Facilities G.F.A	Office G.F.A	Residential G.F.A	Plot Ratio (F.S.I)	Site Coverage	Floors / Max Height	Expected No. of Apartments
11829	Luxury Housing	Mixed-Use	2,158.05 SQM	1,640.12 SQM	17,926.07 SQM	1,640.12 SQM	4,920.35 SQM	11,365.60 SQM	8.31	76%	12 Floors / 40.8m	86
			23,229 SQFT	17,654 SQFT	192,954 SQFT	17,654 SQFT	52,962 SQFT	122,338 SQFT			36.8m bldg + 4m Lift Machine Room	

LOT 11829		
Drawing Name: Setback Plan	Drawing Stage: Final Map	Scale: N.T.S

PLANNERS	
Drawn by: Naushad	Revised by: Hananu
Drawn date: 20th July 2023	
Checked by: Shahid Ahmed Waheed	<i>[Signature]</i>

SURVEYORS	
Surveyed by:	Revised by:
Surveyed date:	Revised date:
Checked by:	Approved by:





LOT 11829

Drawing Name: Conceptual Section

Drawing Stage: Final Map

Scale: N.T.S

PLANNERS

Drawn by: Naushad

Revised by: Ziya

Drawn date: 20th July 2023

Checked by: Shahid Ahmed Waheed

SURVEYORS

Surveyed by:

Revised by:

Surveyed date:

Revised date:

Checked by:

Approved by:

