

- 3.2.4. Any Bid Security with a validity of less than 13 months from the date of Bid Security submission date will not be accepted.
- 3.2.5. The bid security shall be a demand guarantee in form of an unconditional guarantee issued by a locally registered Bank or financial institution (such as an insurance, bonding or surety company). The bid security shall be issued as per the bid security Format included in Annex 01.
- 3.2.6. Submission of EOI will be limited to the type of submitted Bid Security
- 3.2.7. Each Bid Security can only be used to submit 1 (one) EOI
- 3.2.8. A submitted Bid Security from an unsuccessful EOI can be used to submit a new EOI
- 3.2.9. The successful winners of an EOI/Bid can request to convert the Bid Security as part of the land payment
- 3.2.10. If an EOI/bid winner withdraws the EOI/bid or fails to fulfil the conditions set forth in the conditional offer the Bid Security will be claimed by HDC.

3.3. Sale Stage 1 – Submission of EOI

- 3.3.1. Upon approval of the submitted Bid Security, the interested parties can submit the EOI for the preferred available plot from the plot type a Bid Security has been approved for
- 3.3.2. Each applicant can submit EOIs to multiple plots at the same time. However, Bid Security shall be submitted and approved as per clause 3.2 of this information sheet
- 3.3.3. The proposed bid rate for the plot shall be equal or higher than the base rate as per clause 2 of this information sheet
- 3.3.4. Any submitted EOI(s) cannot be withdrawn or cancelled
- 3.3.5. Upon receiving the first EOI for a plot, that plot will be opened for a period of 10 (ten) calendar days for submission of EOI(s) from other interested parties.
- 3.3.6. If only 1 (one) EOI is received for a plot within the deadline, the EOI submitted applicant will win the sale of plot at the proposed bid rate without any further bidding process

3.4. Sale Stage 2 – Submission of Bid

- 3.4.1. If a plot receives more than 1 (one) EOI by the end of the 10th day, the plot(s) will be progressed for the Sale stage 2
- 3.4.2. An open bidding process will commence on the following weekday at 9am and will be open for a duration of 3 days.
 - Open Bidding process is whereby all the parties who submitted an EOI for the same plot will under go a bidding process where the proposed highest bid can be viewed by the bidders, and will be able to submit multiple bids then the current highest bidder in order to win the bid within the deadline.
- 3.4.3. The bid process will be carried out among the EOI submitted parties.
- 3.4.4. The highest bid rate will be displayed to the bid participants in real-time and the details of the bidder will be anonymous until the end of bidding stage.
- 3.4.5. All bid participants can resubmit multiple bids till the end of bid submission deadline, with a markup of MVR 1 for the highest bid rate at the time.
- 3.4.6. Highest bidder by the end of the deadline will win the sale of plot.

4. Payment Settlement

4.1. The successful winners shall settle the payment of land as per the following table

Payment	Payment Percentage	Accumulated Percentage
Advance payment (within 14 calendar days from conditional offer)	25%	25%
20% of the reclamation and shore protection is completed	15%	40%
40% of the reclamation and shore protection is completed	15%	55%
60% of the reclamation and shore protection is completed	15%	70%
80% of the reclamation and shore protection is completed	15%	85%
100% of the reclamation and shore protection is completed	15%	100%

4.2. The successful winners of an EOI/Bid can request to adjust the Bid Security as part of the land payment for the first installment

4.3. Tax will be charged as per MIRA requirement.

5. Awarding and Agreement Signing

5.1. A conditional award letter will be issued to the bid winner within 03 working days

5.2. The agreement will be signed upon receipt of 1st Payment to HDC as per the payment schedule.

5.3. The lands will be handover upon completion of the reclamation.

Annex 01

Bid Security Format

WHEREAS, (Name of Bidder, NID Number) (hereinafter called “the bidder”) has submitted their bid dated (date of submission of bid) to bid for a Land in Thilafushi (herein after) called the “Bid”.

KNOW ALL PEOPLE by these presents that We (name of bank) having our registered office at (address of bank) (here in after called “the bank”) are bound unto the Housing Development Corporation of the Republic of Maldives (here in after called “Land Owner” in the sum of MVR (amount) (amount in words) for which payment well and truly to be made to the said Land Owner, the Bank binds itself, its successors, and assigns by these presents.

Sealed with the Common Seal of the said Bank this (bid security issued date) day of 2023.

The condition of this obligation is:

- i. If the bidder withdraws the bid at any stage after winning the bid.
- ii. If the bidder fails or refuse to make the payment.
- iii. If the bidder requests to set this guarantee as part of the payment.
- iv. If the bidder gets disqualified

We undertake to pay to the Land Owner up to the above upon receipt of his first written demand, without the Land Owner having to substantiate his demand, provided that in his demand the Land Owner will note that the amount claimed by him is due to him owing to the occurrence of the above condition.

This Guarantee will remain in force up to including the date (13 months from the issuance date) after the deadline for submission of this Guarantee or as it may be extended by the Land Owner, notice of which extension(s) should be given to the Bank. The extension should be approved and accepted by the bank and duly acknowledged by the bidder.

Notwithstanding anything here above contained, our liability under this guarantee is restricted to of MVR (amount) (amount in words Maldivian Rufiyaa), and will expire from the date of issuance of this Guarantee on (13 months from the issuance date). Unless a claim is lodged against us in writing on or before that date, our liability under this Guarantee will cease without any further notice to you

(Seal and signature of the bank / financial institution)

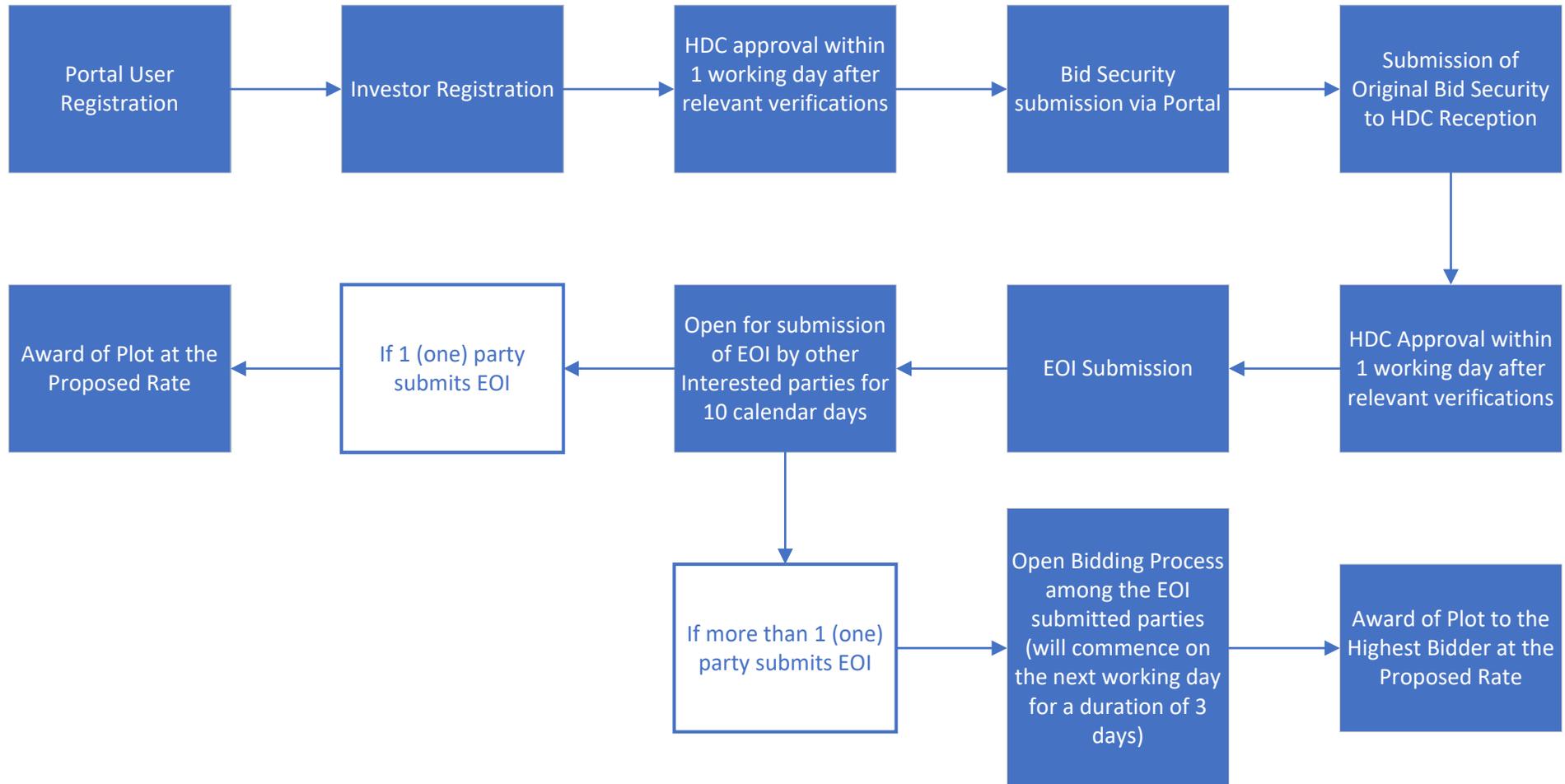
Annex 02

2 Sage Sales Process Flow



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2 Stage EOI Sales Process



Annex 03
Term Sheet



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TERM SHEET

SALE OF LAND FROM THILAFUSHI PHASE II FOR INDUSTRIAL PURPOSES.

1. Parties to the Agreement	<p>Housing Development Corporation Ltd HDC Building Hulhumalé</p> <p>(Hereinafter referred to as "HDC", which expression shall include its successors-in-title, liquidators, administrators and lawful assignees where the context so requires or admits).</p> <p>(Insert Name of Buyer). (Insert Identity Card Number)/(Business Reg No.) (Insert Permeant Address)/(Business Address) (Insert Contact No.)/(Business Contact No.) (Insert Email Address)/(Business Email Address)</p> <p>(Hereinafter referred to as "Buyer", which expression shall include its successors-in-title, liquidators, administrators and lawful assignees where the context so requires or admits)</p>
2. Objective	2.1. Sale of Land from Thilafushi Phase II
3. Land Plot	3.1. Lot number: XXXX 3.2. Plot Size (Area): XXXX sqft
4. Bid Winning Rate	4.1. MVR XXXX per sq.ft
5. Land Price (Bid Winning Rate x Area)	5.1. MVR XXXXX
6. GST 8%	6.1. MVR XXX
7. Total Sale Price inclusive of GST 8%	7.1. MVR XXXXXX
8. Condition Precedent	8.1. Settlement of Advance payment which is calculated as 25% inclusive of GST of Land Price within 14 (calendar) days from date of receipt of conditional offer letter. <ul style="list-style-type: none">• If buyer wishes to deduct the bid security amount from the 25% of Advance payment, Buyer shall inform HDC in writing within 7 (calendar) days from date of receipt of conditional offer letter.
9. Payment Terms	9.1. Buyer shall pay 25% of land price as per clause 8.1 under the agreement.

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	<p>9.2. Buyer Agrees to settle the balance 75% of Total Sale Price inclusive of GST 8% as per attached payment schedule annexed to the Agreement.</p> <p>9.3. Payment Schedule annexed is based on progress milestones of Thilafushi Phase II Reclamation and Shore Protection Project, hereinafter referred to as "Project".</p> <ul style="list-style-type: none"> ♦ HDC shall make a public announcement of progress of the "Project" at each milestone event. ♦ HDC shall inform buyers to settle the payment in relation to achieving the progress milestones of the "project". ♦ Buyer shall settle the payment within 30 (calendar) days from date of receipt of payment request letter from HDC.
10. Obligations of Buyer	<p>10.1. Buyer shall pay the total land price inclusive of GST 8% as per clauses 8.1 and 9.1.</p> <p>10.2. Buyer shall adhere to Planning and Development Guidelines of HDC.</p>
11. Obligations of HDC	<p>11.1. HDC shall inform the buyer of progress of the project.</p> <p>11.2. HDC shall handover land to Buyer upon completion of Reclamation and Shore Protection of Thilafushi Phase II within a maximum period of 02 (two) years.</p> <p>11.3. HDC shall not unreasonably withhold any request made by buyer in relation to their respective land.</p> <p>11.4. HDC shall handover the land to the Buyer upon the completion of the following:</p> <ul style="list-style-type: none"> ▪ The Project ▪ Settlement of all dues as per the Agreement <p>11.5. If Buyer is eligible for freehold title, HDC shall transfer title of the land to Buyer and in any other circumstance, buyer shall be granted a leasehold right of 99 years.</p>
12. Mortgage Rights	<p>12.1. Mortgage rights of the land shall be given to the Buyer upon request as per mortgage policy of HDC.</p>
13. Land Handover	<p>13.1. HDC shall handover land to Buyer as per clause 11.4.</p> <p>13.2. The land will be handed over on as it is basis, however HDC should ensure that the land is free from any legal encumbrances.</p>



14. Construction and Development	<p>14.1. Development of the land shall be carried out in accordance with the Planning and Development Guidelines of HDC.</p> <p>14.2. Concept Drawing followed by Detailed Drawings shall be submitted and approved by HDC prior to commencement of construction & development.</p> <p>14.3. Commencement of construction without prior approvals of HDC as mentioned in clause 14.1 will be considered as a breach of the Agreement.</p>
15. Concept Drawings	<p>15.1. Buyer shall submit Concept drawings as per Planning and Development Guideline of HDC.</p> <p>15.2. HDC shall review and provide approval or comments to the concept drawings within 14 (fourteen) working days from date of submission of concept.</p> <p>15.3. If required, Buyer shall rectify the concept drawing as per the review and comments by HDC, and the Buyer shall submit the revised Concept drawing for review.</p> <p>15.4. HDC must inform in writing to the Buyer of the approval or rejection of the revised concept drawings submitted.</p>
16. Detailed Drawings	<p>16.1. Buyer shall submit Detailed drawings as per approved Concept drawings and Planning and Development Guideline of HDC.</p> <p>16.2. HDC must review and provide if any comments within 14 (fourteen) working days of submission of the detailed drawings by the Buyer.</p> <p>16.3. If required, Buyer shall rectify the Detailed drawings as per the review and comments by HDC, and Buyer shall submit revised drawings for review.</p> <p>16.4. HDC must inform in writing to the Buyer of the approval or rejection of the revised Detailed drawings submitted.</p>
17. Operation & Management	<p>17.1. Buyer must ensure that the Land/Property is maintained up to safety standards specified by the relevant authorities such as, but not limited to, MNDF fire and safety standards.</p>
18. Fines	<p>18.1. If the buyer fails to perform any of its obligations under the Agreement, the Buyer shall be granted a period to rectify the breach along with a fine amount between MVR 5,000 and MVR 100,000 considering the degree of the breach, to be determined by the sole discretion of HDC.</p>



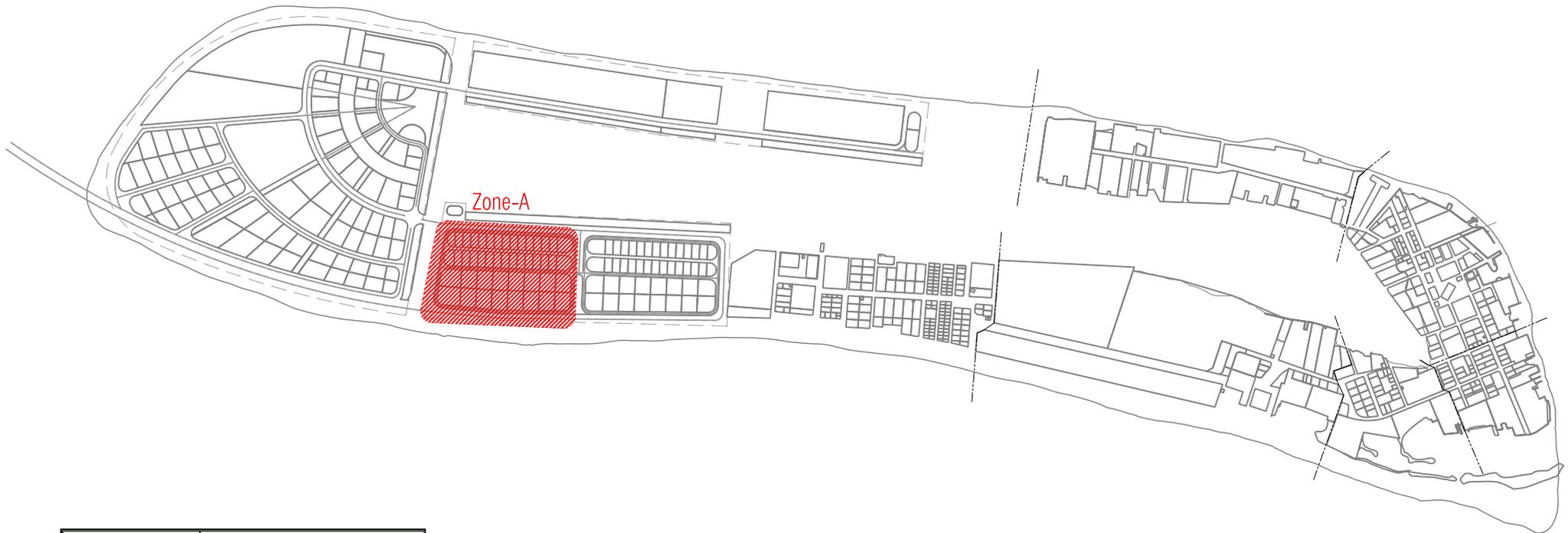
	18.2. If the Buyer fails to make payments as per the payment schedule and clause 9.3, HDC has the right to exercise a late payment fine charge not exceeding 10% of the payment due.
19. Termination Agreement of	<p>19.1. If Buyer fails to perform any of its obligation in relation to Section 9 (Payment Terms) under the agreement, HDC is within its rights to terminate the Agreement.</p> <p>19.2. If HDC fails to perform any of its obligations in relation to clause 11.2.</p> <ul style="list-style-type: none"> • Buyer has the right to terminate the agreement and request for a refund or compensation for loss of revenue and in such a circumstance the amount requested shall not exceed 120% of land price that has been paid to HDC to acquire the plot.
20. Process of Termination	<p>20.1. If HDC has terminated the Agreement the following process shall apply:</p> <ul style="list-style-type: none"> • HDC shall refund the buyer up to 80% of total land price paid toHDC. <p>20.2. If Buyer has requested for termination of the Agreement, the following process shall apply:</p> <ul style="list-style-type: none"> • Buyer can request for a refund or compensation as per clause 19.2 and HDC shall process the refund within a maximum period of 90 (ninety) calendar days from date of receipt of request for refund. • The buyer has to submit relevant documents to HDC to prove the damages claimed.

DISCLAIMER:

These contract terms only include the key points of the Agreement. The Agreement is not limited to the clauses included in these contract terms.



Annex 04
Proposed Location Drawings and
Planning & Development Guidelines for Industrial Lands Allocated in Thilafushi Phase 2



	Plot Type	Range	
	Type 1	2500	4999
	Type 2	5000	9999
	Type 3	10000	14999
	Type 4	15000	20999
	Type 5	21000	29999
	Type 6	30000	35000



ZONE - A



PLANNING AND DEVELOPMENT DEPARTMENT
 3RD FLOOR, HDC BUILDING HULHUMALE'
 REPUBLIC OF MALDIVES
 TEL. +(960)3353535, FAX +(960)3358892
 EMAIL : planning@hdc.com.mv

PROJECT: THILAFUSHI - PRE SALE - OPTION 1

Scale: N.T.S. Drawn by: Mauman Checked by: Date: 2nd February 2023 Remarks:



PLANNING AND DEVELOPMENT GUIDELINES FOR INDUSTRIAL LANDS ALLOCATED IN THILAFUSHI PHASE 2

Document Control

Document Name	Planning and development guidelines for Industrial lands allocated in Thilafushi phase 2		
Document ID	PLD-2022-PRC042	Version	1.0
Reviewed by	HoD, CPO	Reviewed Date	-
Approved by	Chief Planning Officer (CPO), Planning Division	Approved Date	7 th February 2023

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Revision History

#	Revised on	Version	Changes	Approved by
		1.0	Initial Document	Chief Planning Officer, Planning Division

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|--|-----------|---|
| INTRODUCTION | 1. | <p>1.1. Housing Development Corporation, formed under Act 10/96 is the master developer of Thilafushi, and is committed to developing, monitoring and setting the development controls of all the infrastructure-related projects.</p> <p>1.2. This guideline comprises planning and development controls of the plots (Annex 1) for various industrial usage in Thilafushi Phase 2., Zone A.</p> |
| OBJECTIVE | 2. | <p>2.1. This guideline aims to set the planning and development controls in construction works with a major focus on the growing industrial usage in Thilafushi.</p> |
| DEFINITIONS & ABBREVIATIONS | 3. | <p>3.1. HDC: Housing Development Corporation</p> <p>3.2. MNDF: Maldives National Defense Force</p> <p>3.3. “Building”: a constructed dwelling that is not movable/portable within a given plot, and one that is finished using different materials and is constructed to a certain standard that is acceptable to HDC.</p> <p>3.4. “Corporation”: Corporation in this guideline refers to Housing Development Corporation Limited.</p> <p>3.5. “Website”: The website in this guideline refers to www.hdc.com.mv</p> <p>3.6. “Industrial Use”: The industrial uses are all building usages listed in this guideline.</p> <p>3.7. “Developer”: A developer in this guideline is identified as the owner of the land and develops the acquired land through construction.</p> |
| DRAWING AND BUILDING APPROVALS | 4. | <p>4.1. The developer shall submit the intended usage in writing to HDC and get approval for the specified use, before commencing any construction-related works.</p> <p>4.2. Concept-level drawings (site plan showing the surrounding context, floor plans, conceptual sections) and spatial layout, showing the overall classifications and requirements of the development, must be submitted to HDC for concept approval before proceeding to the final detailed architectural and structural drawings.</p> <p>4.3. Before submitting concept drawing to HDC, the building concept should be submitted to MNDF if the building is designed for the uses mentioned in clause 5.2. The purpose of this approval is to check for the fire and safety standards of the building to store hazardous and flammable materials. The developer shall submit the approved concept drawing to HDC for further approvals.</p> <p>4.4. The final architectural and structural drawings shall be stamped by a local architectural checker and structural checker, registered as a professional in MNPHI.</p> <p>4.5. To approve a drawing set or any changes related to the drawing, the developer must submit the form “H1 Application for approval of drawing in Hulhumalé, Gulhifalhu and Thilafushi” to HDC. A sample of the form is attached in Annex 6 of this guideline.</p> <p>4.6. Prior to the construction, all the related approvals for the purpose must be obtained from HDC.</p> <p>4.7. The developer must ensure the demarcation and plot measurements of the leased land before construction.</p> <p>4.8. The developer shall be responsible for taking any required approvals from EPA and conducting environmental assessment screening as needed.</p> |

- 4.9. A copy of the mentioned approvals in 4.7 shall be submitted to HDC.
- 4.10. Use of the building must be commenced after obtaining building usage approval from HDC once the construction is completed.
- 4.11. The building must be constructed and provide the intended services within 2 years of drawing approval.

LAND USE

- 5. 5.1. The plots from Thilafushi Phase 2, Zone A, are allocated for industrial uses.
- 5.2. The following uses in the allocated plots are only allowed if the plot area is more than 10,000 SQFT.
 - 5.2.1. Storage of highly flammable liquids and gases
 - 5.2.2. Petroleum storage
 - 5.2.3. Storage of chemicals
- 5.3. Before the submission of concept drawing to HDC, the building concept should be submitted to MNDF for the uses mentioned in clause 5.2 to check for fire and safety standards. The developer shall submit the approved concept drawing to HDC for further approval.

SETBACK PLAN

- 6. 6.1. All the buildings shall be constructed per the setback plan provided by HDC.
- 6.2. The setback plan should be provided as follows:

Plot Area (SQFT)	Front Setback (M)	Other setbacks (M)
Plot area 2000-5000	2	1
Plot area 5000-10000	3	1
Plot area 10000-20000	4	2
Plot area >20000	4	3

- 6.3. All the buildings should provide the setback as shown in Annex 2 and 3.
- 6.4. No part of the building, such as roof eaves, gutters and door/window panels, etc. should be projected out beyond the plot line.
- 6.5. The setback area at ground level can be utilized for circulation but should not be covered above at any level.

BUILDING HEIGHT

- 7. 7.1. The developer must ensure that the building does not exceed the height limit allocated for the plots.
- 7.2. Habitable spaces should have a minimum clear height of 2.7m from the lower surface of the sheet/deck to the floor surface level. All the other spaces should have a minimum clear height of 2.4m from the lower surface of the sheet/deck to the floor surface level.
- 7.3. A lift is required if the building height exceeds 15m. The upper surface of the lift hoistway slab should not exceed 4.5m. However, a maximum height of 7m for a lift to accommodate the machine room is allowable with the submission of lift specification detail.
- 7.4. The maximum height for the covered area in terrace should not exceed 4.5m.
- 7.5. If the building has a lift, the highest point of the roof (sloped roof or roof slab) must not exceed 4.5m from the terrace floor level.
- 7.6. If the building height is lower than 15m and does not have a lift, the highest point of the roof slab must not exceed 3m from the terrace floor level. If the building

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has a sloped roof, the highest point of the slope should not exceed 1.2m from the roof beam level.

- 7.7. If the development has a basement, the minimum clear height between the floor level and ceiling shall be 2.4m.
- 7.8. Regardless of the ground floor level in a building, the starting point to calculate the height of the building will be taken from the pavement level to the upper surface of the highest slab/roof beam.
- 7.9. The following table shows the building height limit with regard to the plot area.

Plot Area (SQFT)	Building Height (meters)
2,000-5,000	24.5
5,001 and above	30.5

ROOF AREA AND LIFT MACHINE ROOM

- 8. 8.1. The roof slab or the covered area for stair void/lift machine room should not be extruded into the setback area.
- 8.2. The number of stairs and lifts should be determined in compliance with the fire safety standards, depending on the size of the plot.
- 8.3. A shaded walkway of not more than 2m should be provided from the entrance of the lift and stairs.
- 8.4. The maximum coverage area for the lift and stairs will be the covered area in clause 8.3, including the covered walkway area.
- 8.5. The covered 50% area of the terrace will be calculated excluding the area covered for the lift and stair in clause 8.4.
- 8.3. If the building has a sloped roof, the awning or gutter can be extruded towards the setback up to a maximum limit of 0.45m into the setback area.
- 8.4. The terrace can be covered under the following circumstances:
 - 8.4.1. The total covered area for the terrace is considered without the area mentioned in clause 8.4. This area should not exceed 50% of the terrace area.
 - 8.4.2. The area covered should not exceed the maximum height of the lift or stair void.
 - 8.4.3. If the height of a lift exceeds 4.5m, 50% of the terrace area covered should not exceed the maximum height of 4.5m.

PARKING AND LOADING/UNLOADING

- 9. 9.1. The parking and loading/unloading requirements based on the usage are identified in Annex 5 of this guideline.
- 9.2. If the developer opts for a mechanical parking system, the manufacturers' specifications for the cause shall be submitted to HDC.
- 9.3. Vehicular pathways within the plot should be designed efficiently, with minimum interruption during ingress and egress.

BOUNDARY WALL

- 10. 10.1. A boundary wall or a fence must be constructed within 3 months from the agreement signing date for Thilafushi plots. The boundary wall or fence should be constructed (where it is mandatory) as follows:

Plots developed using shoreline access should have a boundary wall from all sides except the side facing the sea.

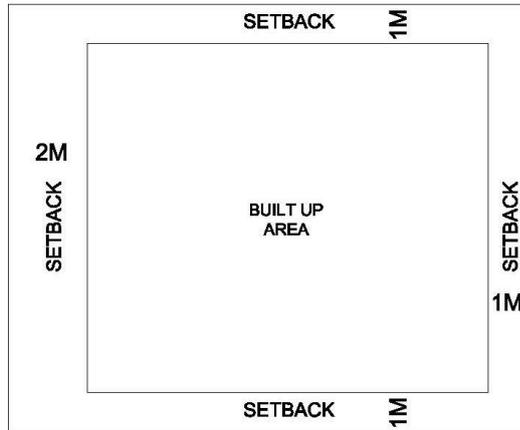
The boundary wall or fence should be constructed as follows:

- | | | | |
|--|------------|---------|---|
| | | 10.1.1. | Should either be a solid wall or a fence. |
| | | 10.1.2. | The height of the wall should be 2m from natural ground level (This is including the capping beam height). |
| | | 10.1.3. | Drawing of the placement of main gate in the boundary should be approved by HDC prior to installation. |
| | | 10.1.4. | Maximum 6m will be allowable for gate installation in plots where the wall length (in which the gate is to be installed) is 40m and more. If the wall in which the gate is to be installed is less than 40m, 50% of the wall can be used for the purpose. |
| | | 10.1.5. | Placement of the gate in the corner of the plots is not allowed. |
| | | 10.1.6. | The address board can be placed on the boundary wall, on the right side of the main entrance. The maximum height to install the address board is 1.2m from the ground level. |
| | | 10.1.7. | No parts of the boundary wall should exceed the plot line. |
| BALCONY AND TERRACE (RAILING/PARAPET) | 11. | 11.1. | The minimum height of the parapet wall or the railing of the balcony and the terrace should be 1.2m from the floor level. |
| VOIDS, DOORS AND WINDOWS | 12. | 12.1. | No doors/windows should exceed the plot line when opened. |
| | | 12.2. | Doors/windows should not be placed on the wall towards the adjacent building. However, glass blocks and fixed frosted glass for light penetration are allowable. |
| | | 12.3. | The voids of the building shall be as shown in Annex 4. Any void along the plot line should have a minimum of 0.75m inwards with a minimum clear width of 0.6m. Voids within the plot shall have a minimum clear dimension of 0.6m on all sides. |
| | | 12.4. | Ventilation is measured up to 6m from the opening. If the opening is not less than 15% of the floor area, ventilation is measured up to 7.5 from the opening. In both of these cases, ventilation of an opening is measured up to 4m from both sides of the opening. |
| SUPPORT FACILITIES | 13. | 13.1. | A maximum of 40% can be used to accommodate supporting facilities for the intended use, within the given plot. For habitable spaces, an opening of 10% of the floor area towards a void/open space shall be provided for ventilation. The opening can be a door or a window. Glass blocks and non-openable parts of doors and windows are not considered as means to provide ventilation. |
| | | 13.2. | The support facilities for industrial plots should be as follows: |
| | | 13.2.1. | Staff accommodation |
| | | 13.2.2. | Utilities and maintenance |
| | | 13.2.3. | Office |
| | | 13.2.4. | Security Room |
| | | 13.2.5. | Toilets |
| | | 13.2.6. | Staff Kitchen/Mess room |
| | | 13.3. | 10% of building GFA can be used for accommodation purposes. This 10% will be deducted from the 40% (Clause 14.1) used for supporting facilities. |

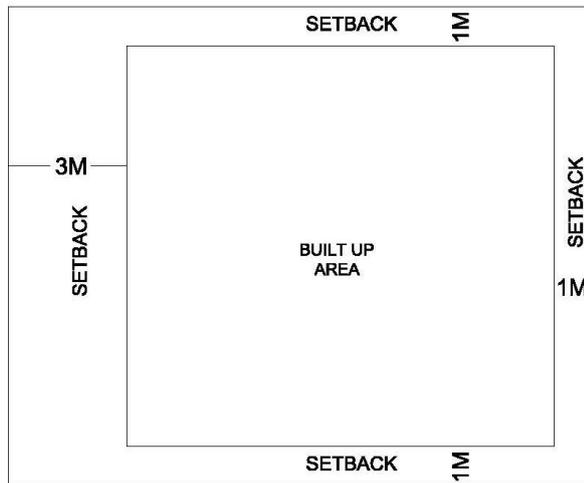
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- 13.4. Accommodation of staff shall be provided in compliance with this guideline and any other guidelines set forth by the relevant authorities.
- FOUNDATION DEPTH** 14. 14.1. The structural engineer of the development shall determine the depth of the foundation for each building.
- 14.2. The foundation protection method should be submitted with the final detailed drawings.
- 14.3. The foundation system shall be approved before commencing the construction works of the building if the structure's foundation is deeper than 2m below the natural ground level.
- GUTTER PIPELINE** 15. 15.1. If the building is constructed with a roof, provision for a gutter should be sufficient in the roof awning.
- 15.2. The gutter should be connected to a soak pit through a pipeline, within the plot area.
- 15.3. The soak pit locations should be identified in the floor plans during the submission of the final detailed drawing.
- DRAINAGE** 16. 16.1. Provision to drain the water collected from rain or other means must be provided within the plot area.
- 16.2. The mechanism to collect the rainwater (either from terrace drainage or gutter pipeline) must be shown in the drawing during the submission of the final detailed drawing.
- 16.3. In case of maintenance or blockage of drainage, a mechanism to discharge the water to the sea must be established.
- SEWERAGE** 17. 17.1. If the area does not have a proper sewerage system, the waste discharge should be disposed to a septic tank within the plot area.
- FIRE SAFETY** 18. 18.1. Buildings designed for industrial usage shall be approved by MNDF to ensure that the building is in compliance with the fire and safety standards set by the authority.
- 18.2. Prior to construction, the drawing shall be checked and approved by MNDF for fire safety standards and should be submitted to HDC within 30 days of detail drawing approval.
- SUSTAINABILITY** 19. 19.1. In accordance with the URA guidelines, it is required to have adequate water storage (if possible, with integrated rainwater harvesting systems) within the development for firefighting, emergency usage and also to minimize water demands on site.
- 19.2. 50% of the terrace area (Clause 7) will only be allowed on the basis that the covered area is used entirely for the purpose of installing solar panels. (The structure shall accommodate installing solar panels to produce renewable energy).
- 19.3. The developer must obtain approval from the relevant authorities to install solar panels.
- 19.4. A copy of the obtained approvals in clause 20.3 shall be submitted to HDC.
- 19.5. The permit to use the terrace floor will only be issued after the installation of solar panels.
- 19.6. All the work related to the installation of the solar panel is the sole responsibility of the developer.

ANNEX 2



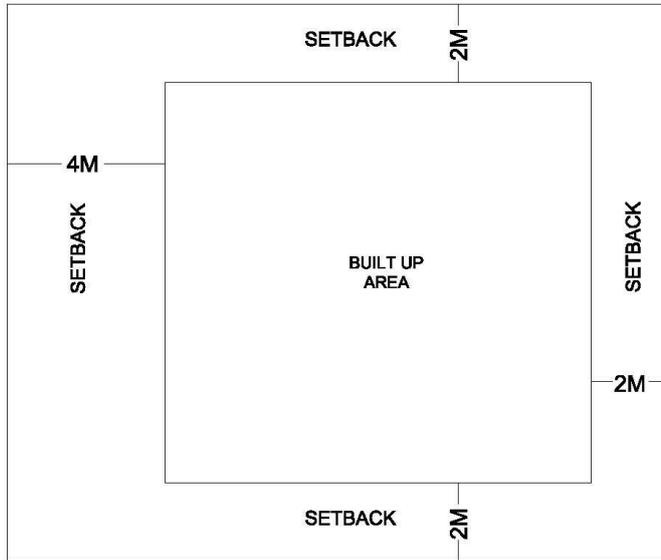
All plot area above 2,000 sqft and below 5,000 sqft.



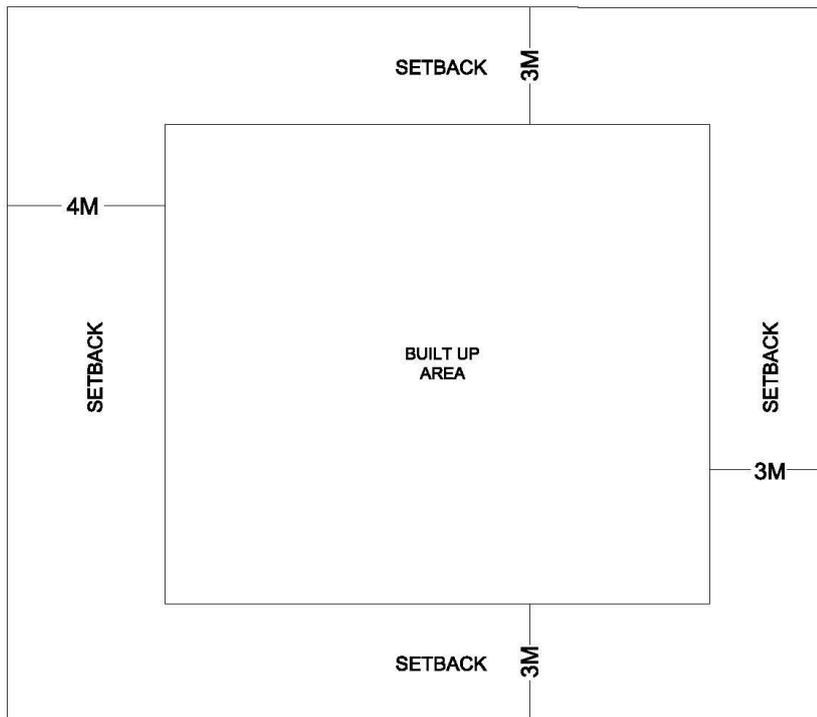
All plot area above 5,000 sqft and below 10,000 sqft.

d-2-t

ANNEX 3



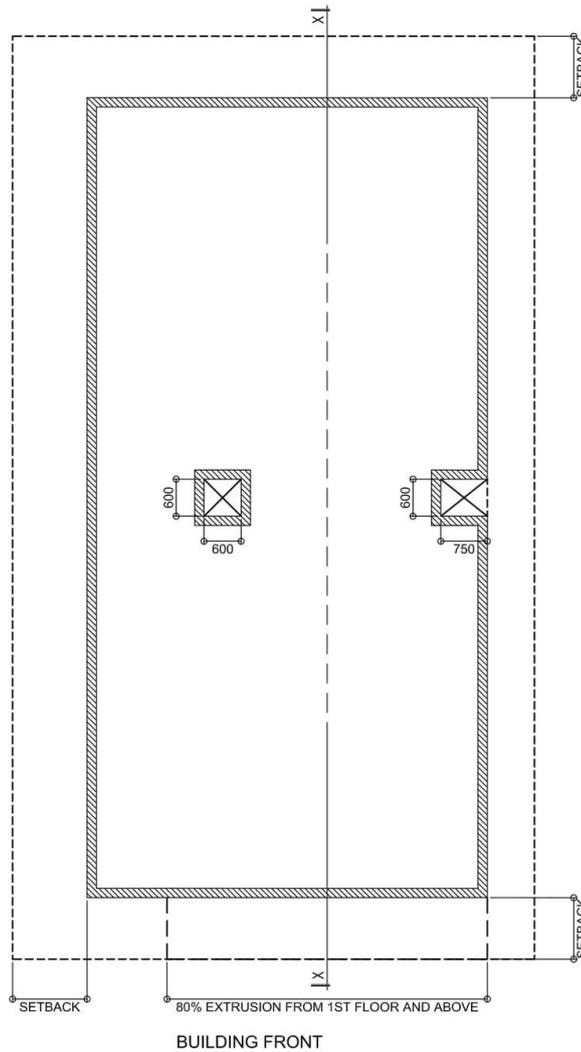
All plot area above 10,000 sqft and below 20,000 sqft.



All plot area above 20,000 sqft and above.

d-2-t

ANNEX 4



TYPICAL FLOOR PLAN

SCALE: N.T.S

- VOIDS SHOULD HAVE A MINIMUM OF THE DIMENSIONS GIVEN ABOVE TO BE USED FOR VENTILATION.
- 80% EXTRUSION FROM 1ST FLOOR AND ABOVE IS NOT APPLICABLE FOR INDUSTRIAL PLOTS.

DRAWING : VOIDS

d-2-1

ANNEX 5

THILAFUSHI PHASE 2 (ZONE A) PARKING REQUIREMENTS		
CATEGORY	MINIMUM PARKING (BASED ON UNIT/GFA)	
WAREHOUSE/STORAGE FACILITIES AND FACTORIES	HV	1 slot for (Loading/Unloading) 0-2500 SQM and 1 slot for every additional 5000 SQM
	MOTORCYCLE	1 Motorbike per every 200 SQM
GARAGES AND WORKSHOPS	MOTORCYCLE	1 Motorbike per every 100 SQM
	HV	1 slot for (Loading/Unloading) 0-2500 SQM and 1 slot for every additional 5000 SQM
Space required for 1 HV: 24m ² (4m x 6m)		
Space required for 1 motorcycle: 2m ² (1m x 2m)		
HV = HEAVY VEHICLE		
GFA = GROSS FLOOR AREA		

d-2-1

