

## Development Regulation for the Commercial plots of Birkat Al Awamer Logistics Park

### First Option: Commercial and Offices

<b>Land uses:</b>	<ul style="list-style-type: none"> <li>- Ground and Mezzanine floors (Commercial).</li> <li>- First Floor (Offices).</li> </ul>
<b>Setbacks:</b>	<ul style="list-style-type: none"> <li>- Front (10m).</li> <li>- Sides (0m) neighbor or sekkah and (3m) road.</li> <li>- Back (7m).</li> </ul>
<b>Coverage Area:</b>	<ul style="list-style-type: none"> <li>- Maximum 75% of plot area considering setbacks regulations.</li> </ul>
<b>Mezzanine Area:</b>	<ul style="list-style-type: none"> <li>- 80% of ground floor area.</li> </ul>
<b>Number of floors:</b>	<ul style="list-style-type: none"> <li>- (G+M+1) as per attached sketch</li> </ul>
<b>Parking:</b>	<ul style="list-style-type: none"> <li>- Commercial (building front).</li> <li>- Offices (building rear), 1 space per 65 m2.</li> <li>- Front Plot can be utilized for parking, Considering Manateq approved design with no objection letter.</li> </ul>
<b>General Terms</b>	<ol style="list-style-type: none"> <li>1. (3 m) width arcade to be provided in front of retail with height of ground and mezzanine.</li> <li>2. Offices can be extended above the arcade.</li> <li>3. Retail frontage to be toward the road with ratio of 1 (frontage): 3 (Depth).</li> <li>4. Maximum depth for commercial building is (40m).</li> <li>5. Retail outlets or showrooms can be utilized the ratio in term (3).</li> <li>6. Basement is only allowed under commercial building and accessed from rear.</li> <li>7. Retail outlet maximum depth is (19m) and minimum is (12 m). Showrooms utilize full commercial depth, considering terms (3&amp;4).</li> <li>8. Minimum retail frontage is (4m) and minimum showroom frontage is (13m).</li> <li>9. Minimum corridor width at first floor for offices is (2m).</li> <li>10. Private Engineering Office approval on elevations is required.</li> </ol> <p><b>Attached sketches showing design regulations (Sheet number: 01).</b></p>

## Second Option: Commercial, offices and accommodation

<b>Land uses:</b>	<ul style="list-style-type: none"><li>- Commercial building at plot front.<ul style="list-style-type: none"><li>• Ground and Mezzanine floors (Commercial).</li><li>• First Floor (Offices).</li></ul></li><li>- Accommodation Building at plot rear, ground + two floors.</li></ul>
<b>Setbacks:</b>	<ul style="list-style-type: none"><li>- Front (10m).</li><li>- Sides (0m) neighbor or sekkah and (3m) road.</li><li>- Back (7m), and (6m) between commercial and accommodation buildings with middle fence.</li></ul>
<b>Coverage Area:</b>	<ul style="list-style-type: none"><li>- Maximum 55% of plot area considering setbacks regulations.</li></ul>
<b>Mezzanine Area:</b>	<ul style="list-style-type: none"><li>- 80% of ground floor area.</li></ul>
<b>Heights:</b>	<ul style="list-style-type: none"><li>- Commercial building as per attached sketch.</li><li>- Accommodation Building (12m) excluding the staircase at roof.</li></ul>
<b>Parking:</b>	<ul style="list-style-type: none"><li>- Commercial (building front), 1 space per shop and 1 per 65 m<sup>2</sup> for offices.</li><li>- Rear side of accommodation building, 1 parking for every 2 studios.</li><li>- Front Plot can be utilized for commercial and offices parking only.</li></ul>

Private Engineering Office approval on elevations is required.

Attached sketches showing design regulations (Sheet number: 02 & 03)

## General Terms

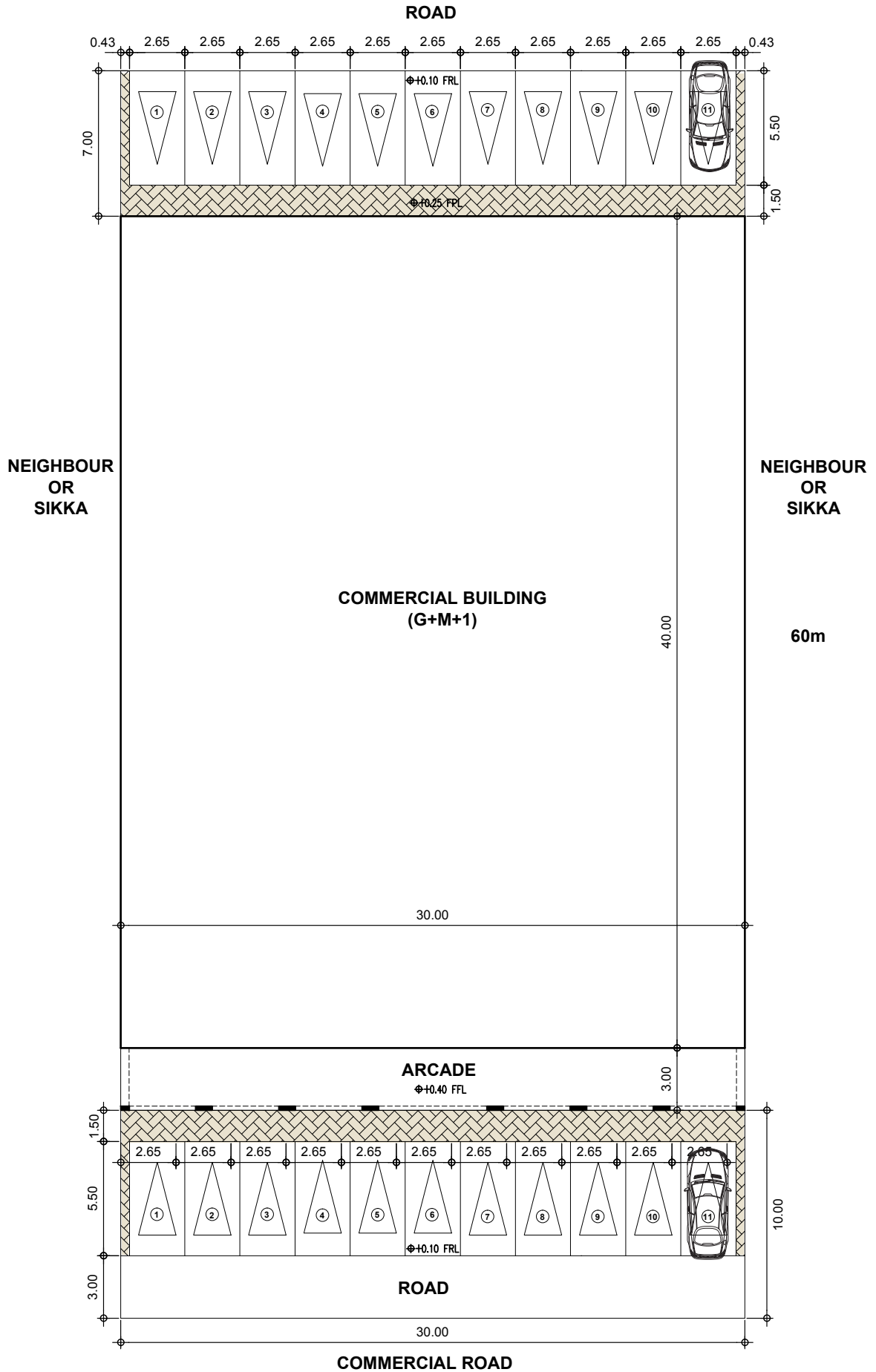
### 1- Commercial Building:

- (3 m) width arcade to be provided in front of retail with height of ground and mezzanine.
- Offices can be extended above the arcade.
- Retail frontage to be toward the road with ratio of 1 (frontage): 3 (Depth).
- Retail outlet maximum depth is (19m) and minimum is (12 m).
- Access to offices at first floor from building front.
- Basement is only allowed under commercial building and accessed from rear.
- Natural lighting and ventilation should be provided for offices. when located on shafts, minimum size shall be 3x3 m.
- Minimum corridor width at first floor for offices is (2m).
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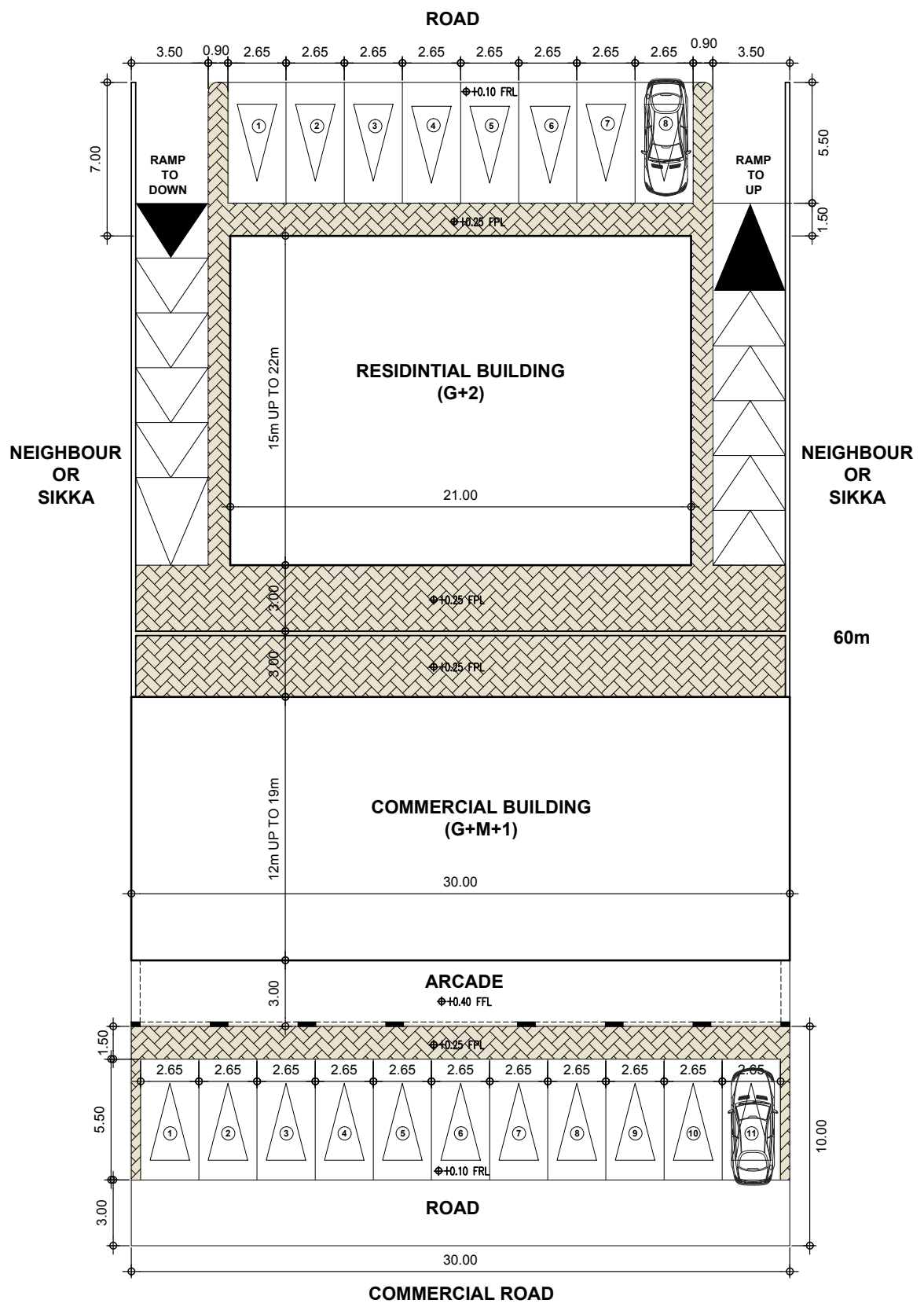
### 2- Accommodation Building:

- (3m) setback, and (4.5m) in case of basement, as (1m) sidewalk and (3.5m) for basement ramp.
- Minimum studio area is (50 m<sup>2</sup>), comprises of bedroom, mini-kitchen and bathroom.
- Natural light and ventilation should be provided.
- Internal corridor width to be (1.6m) minimum.
- A lounge should be provided on the ground floor to serve residents with minimum area (43 m<sup>2</sup>).
- (1) parking space for every (2) studios.

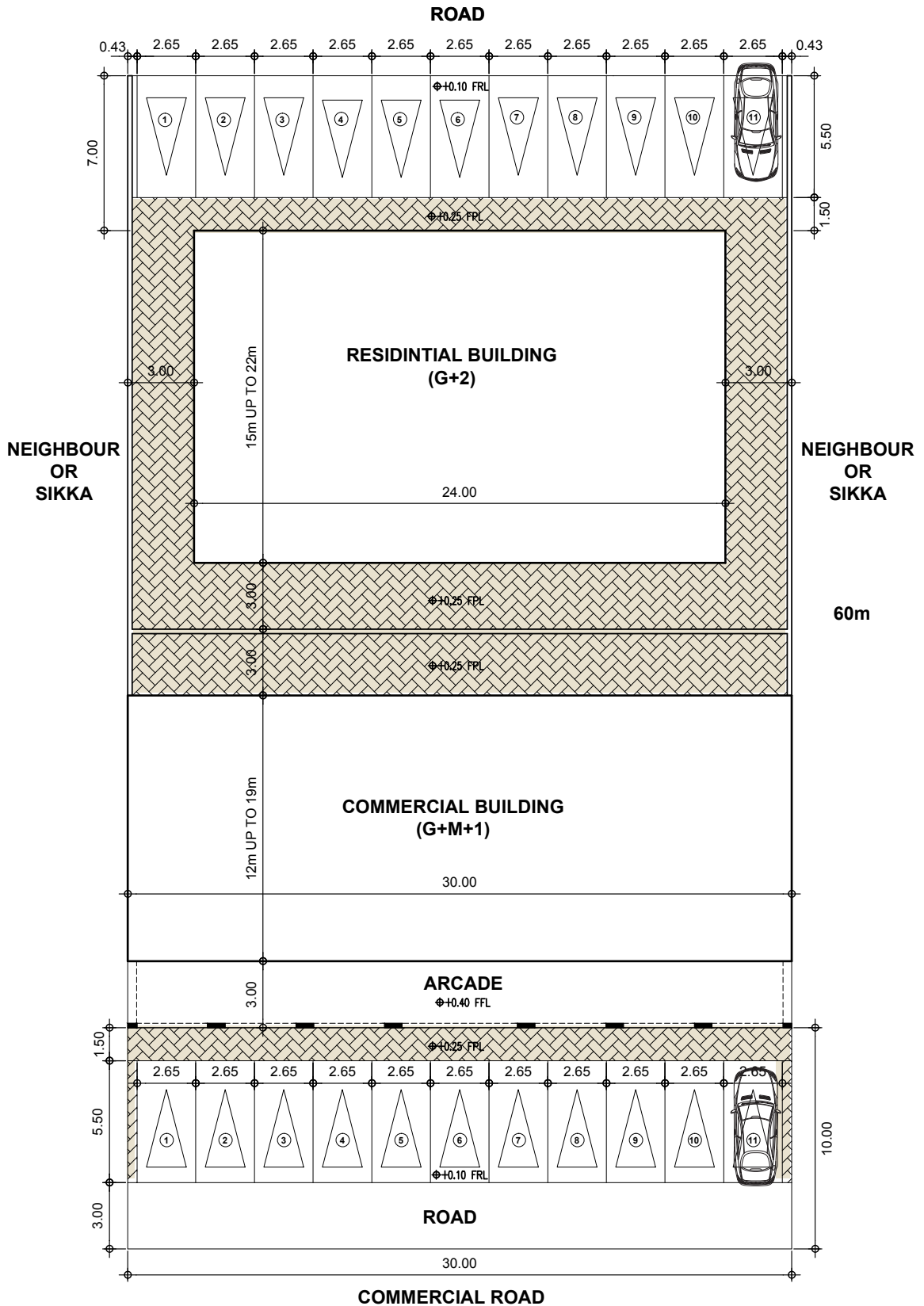
**COMMERCIAL BUILDING**



**COMMERCIAL BUILDING AND RESIDENTIAL BUILDING  
(WITH BASEMENT)**

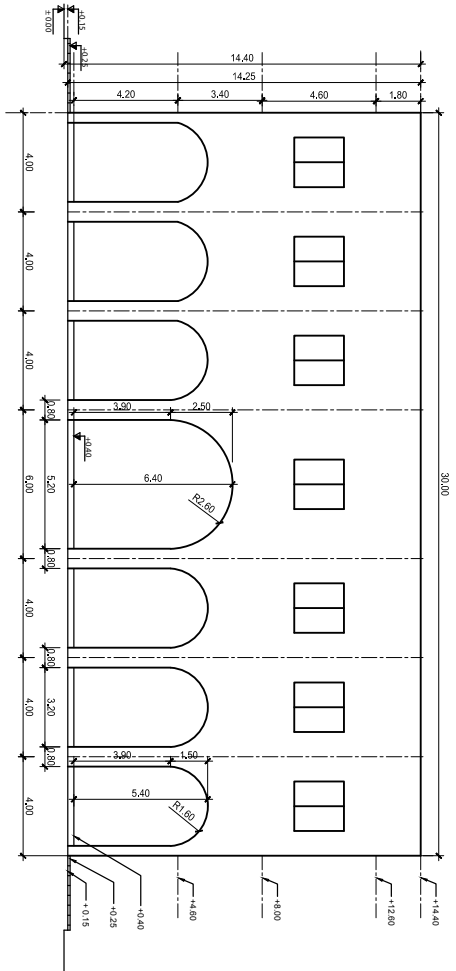


**COMMERCIAL BUILDING AND RESIDENTIAL BUILDING  
(WITHOUT BASEMENT)**

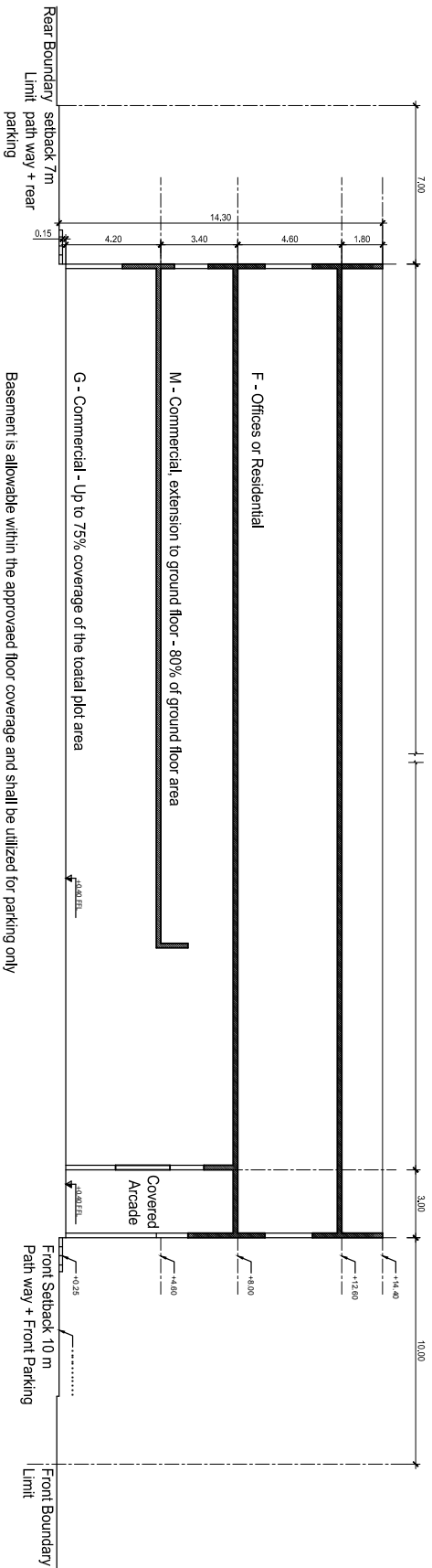


Manatq - Logistics park  
 Commercial Regulations Summary-  
 Berket Al Awamer  
 Max Coverage 75% of Plot Area

Max B+G+M+F  
 Max height 15m  
 Max n. area 80% from G.  
 Example plot with area of 1800 m2.  
 size 30 m X 60 m.  
 Scale 1:200



FRONT ELEVATION A-A



SECTION A-A

Basement is allowable within the approved floor coverage and shall be utilized for parking only