

General requirements:

- Letter from Manateq contains land use, investor name and the appointed consultant.
- Company name as per reservation agreement to be indicated on all drawings.
- Land use as per Manateq letter to be indicated on all drawings.
- PIN and plot area to be indicated on the site plan drawing for BIRKATE AL-AWAMER & ABA SALEEL.
- Plot coordinates, accesses and area to be indicated on the site plan drawing for AL WAKRAH A & B.

Coverage Area:

- Maximum ground floor area is 60% of plot area, minimum coverage area is 25% of plot area.

Setbacks:

- Front 6 m.
- Back 3 m.
- Sides 3 m.
- Between Building 3 m.

Floor Area Ratio (FAR):

- Maximum 1.3 for plots with area of 2000 m² and less.
- Maximum 1 for plots with area above 2000 m².

Parking:

- One place for 65 sq. m. of the total built up area of offices and showrooms.

Warehouses:

- Floors: (G + M).
- Height: maximum 20 m.
- Basement is acceptable and its area to be counted within F.A.R if used for the main land use purpose, however it will not be counted within F.A.R if used for car parking. Basement should be built within the building boundaries.
- Basement can be extended under offices and showroom area in case they are attached to warehouse building, access stairs is permitted from warehouse building only.
- Investor to provide undertaking letter to utilize basement space as approved in plot land use letter. (To be attached to building permit file).

- Mezzanine area should not exceed 80% of ground floor area for plots with area of 2000 m² and less. Mezzanine area should not exceed 50% of ground floor area for plots with area above 2000 m².
- **Number of warehouse allowable for each plot:**
 - Plots with area up to 2,000 sq. m. are eligible for one warehouse building.
 - Plots with area 2,500 sq. m. up to 5,000 sq. m. are eligible for maximum two warehouse buildings.
 - Plots with area 5,500 sq. m. up to 10,000 sq. m. are eligible for maximum three warehouse buildings.
 - Plots with area 10,500 sq. m. up to 20,000 sq. m. are eligible for maximum four warehouse buildings.
 - Plots with area 20,500 sq. m. up to 40,000 sq. m. are eligible for maximum six warehouse buildings.
 - Plots with area more than 40,000 sq. m. are eligible for six warehouse buildings, in addition to one warehouse building for each 20,000 sq. m. above its area.
- **Interior partitioning allowed for each building:**
 - Interior partitioning is allowable as per design needs, subject to comply with standard guidelines and regulations.
 - Minimum allowable area for interior partitioning is around 1000 m².

Offices:

- Floors: (G + M) or (G + F).
- Maximum BUA area is 10% of plot area for plots with area of 2000 m² and less. Maximum BUA area is 10% of total built up area for plots with area above 2000 m².
- Mezzanine area should not exceed 80% of ground floor area.
- Height: maximum 10 m.

Showrooms:

- Floors: (G + M).
- Maximum floor area is 5% of plot area.
- Mezzanine area should not exceed 80% of ground floor area.
- Height: maximum 10 m.
- One showroom space or can be divided as per the applicable number of warehouses, subject that its total floor area shall not exceed the allowable floor area of 5% of plot area.

Labor accommodation:

- Floors: (G + F + S).
- Maximum floor area is 6% of plot area.
- Height: maximum 13.75 m including the staircase.
- Labor bedroom area: 6 sq. m. per worker, maximum 4 per room.

- Toilets to be provided at each floor of labor accommodation as follows:
 - Shower to be separated from toilet.
 - Toilet for each 6 workers.
 - Shower for each 6 workers.
 - Washbasin for each 3 workers.
 - Urinal for each 10 workers.
- Kitchen to be provided at each floor of labor accommodation less than 25 workers. Central kitchen, restaurant, rest hall, clinic, prayer room and laundry for labor accommodation more than 25 workers.

Guard room:

- Maximum floor area is 10 sq. m., attached or detached from the main building.

Substation:

- Maximum height is 4.5 m and to be allocated as per KAHRAMAA regulations.

Entrances:

- Accesses as per approved road layout to be followed.

Boundary wall:

- Maximum height is 2.5 as per Manateq prototype design.

Landscape (Green areas):

- Minimum 3.5% of plot area.

Allocate proper place for waste collection, not exposed to external.

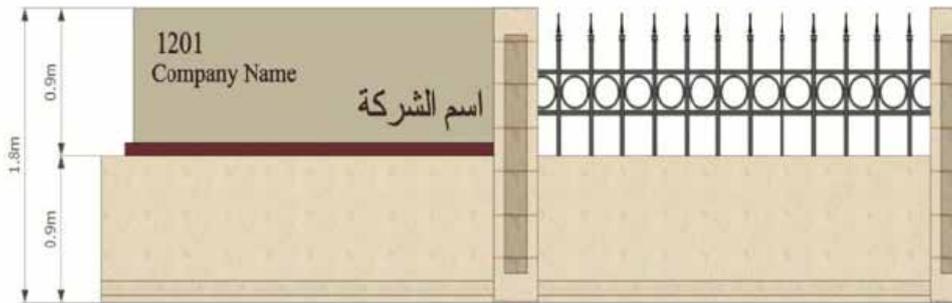
General note;

- Plot subdivision is not permissible in case of building more than one warehouse.
- Design power load should not exceed the total allocated load by KAHRAMAA.

Birkat Al Awamer Logistic Park Firefighting Network Status

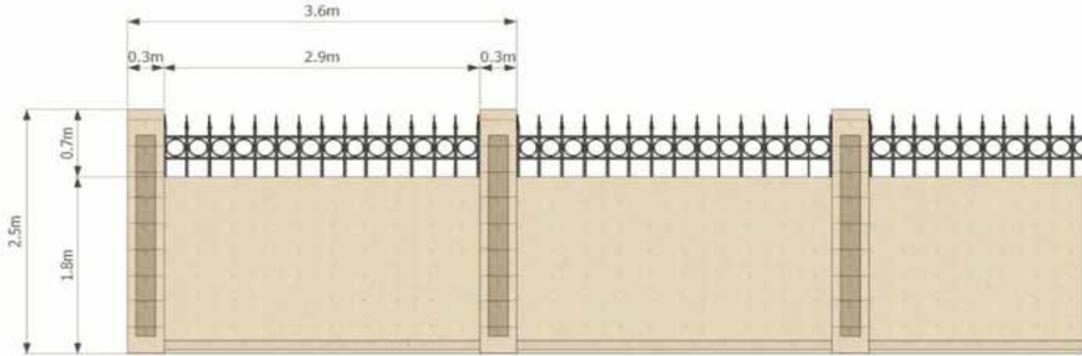
- Birkat Al Awamer Logistic Park is not provided with centralized firefighting network. Project Consultant is requested to design a standalone firefighting system and to submit the drawings and supporting calculations report to QCDD accordingly.
- The firefighting system approval is granted solely by QCDD and all submissions should comply with QCDD guidelines and procedures.

Approved Fence Specification Manateq Logistic Parks



Front Fence Shape

- Total Height: 1.80 meter
- Solid Part (Brick or Concrete): 0.90 meter - Ferretorje Part: 0.90 meter
- Color: Color to be Light Brown (Beige) or close



Side and Rear Fence Shape

- Total Height: 2.50 meter
- Solid Part (Brick or Concrete): 1.80 meter - Ferreforje Part: 0.70 meter
- Color: Color to be Light Brown (Beige) or close

Note:

It is permissible to have the side and rear fence solid completely (without ferreforje part) when plot is adjoined by a neighbor plot. If the plot is overlooking a street or sika then it must comply with the original shape