

## TYPE 2: REAL ESTATE DEVELOPMENT

### Specific requirements:

- 1° Application letter
- 2° Registration certificate for private real estate developers;
- 3° Certificates of the technical personnel (Registered Architects and Engineers);
- 4° Feasibility study results prepared for the land subdivision plan if the land subdivision plan has not yet been adopted;
- 5° Proof of land ownership or authorization from all land owners concerned within the spatial delineation of the real estate project;
- 6° Estate management scheme, including infrastructure ownership, management and maintenance;
- 7° Financing scheme including source of funding;
- 8° Proposed or adopted land subdivision plan as applicable;
- 9° Certified finalization of a land subdivision, urban re-plotting and plot restructuring operations, if such has been necessary to be carried out;
- 10° Partnership contract between public and private entities if applicable;
- 11° Complete building permit demand file for each building type, and including their location.

### Usual building type application requirements (5 options)

1. Development data
  - Building Coverage (%),
  - Proposed number of floors
  - Gross Floors area (m<sup>2</sup>)
  - Floor Area Ratio
  - Number of parking spaces
  - Building type / Proposed use
  - Building category
  - Estimated cost of the project
2. Application form
3. Plot location maps
4. Site Analysis
5. Project brief including a description of methods and techniques applied
6. Topographic map
7. Design Report
8. Environmental Impact Assessment Report with Clearance letter from competent authority
9. Landscape Plan
10. Geotechnical Data (for building in Cat. 3 and 4)
11. 3D colored perspectives showing all sides
12. Architectural drawings (Foundation plan, Floor plan, Elevations, Roofing plan, Cross Sections, etc...)
13. Structural Data (drawings, layout and details, structural calculations) except for Category 1
14. Building Services: Plumbing, Drainage, Storm water and Waste water plans and other waste Management whenever necessary ;
15. Electrical, Telecommunication and Mechanical installation layout plans ; including Broadband connection plan whenever necessary ;
16. Safety Measure Plan / Security (Fire safety plan management, disaster prevention, etc.)
17. Bill of Quantities
18. Plan of ramp and of other facilities for disabled persons whenever necessary
19. Signed Certifications (Structural design sufficiency) except for category 1