

Hypermarkets Development Guidance

Additional Guidance – Hypermarkets Development Guidance

HYPERMARKETS DEVELOPMENT GUIDANCE

1.0 USES:

Permitted uses	<p>Permitted uses for the Hypermarket building should be as follows:</p> <ul style="list-style-type: none"> • Ground floor: <ul style="list-style-type: none"> - Hypermarket : food commodities and supporting services (Stores, corridors, toilets and accessories) - Shops connected with the complementary commercial activities of the Hypermarket (jewellery, money exchange, key maker, pharmacy, call center, ATM and similar) • Mezzanine floor: <ul style="list-style-type: none"> - The use must be ancillary to the primary use (Hypermarket) configured as an open space with shelves for displaying Hypermarket goods such as household items, electrical items, etc. - Hypermarket management Offices • Basement: <ul style="list-style-type: none"> - The required parking should be provided within the basement or within the setbacks and stores may be permissible within the basement to serve the main function of the building.
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2.0 SITE COVERAGE AREA:

2.1 Total site coverage	<ul style="list-style-type: none"> • maximum of 40% of the plot area
2.2 Area allocated for uses within the building	<ul style="list-style-type: none"> • Ground level 70% and distributed as follows: <ul style="list-style-type: none"> - Hypermarkets 60% maximum. - 10% commercial shops complementary to the principal commercial use (Hypermarket). Note that it is considered as a rental space and not calculated as part of Hypermarket • Mezzanine floor 80% as a maximum of Hypermarket area

3.0 FLOOR AREA RATIO:

Total F.A.R	<ul style="list-style-type: none"> • 0.7 maximum
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4.0 ALLOWED NUMBER OF FLOORS:

Number of floors:	<ul style="list-style-type: none"> • Basement + ground floor+ Mezzanine (Maximum)
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5.0 FLOOR HEIGHT -INTERNAL (METERS)

Internal Floor Heights	<ul style="list-style-type: none"> • The net internal height of the building (12m) is divided as follows: <ul style="list-style-type: none"> - Special section for the supermarket (Hypermarket) within the ground floor: should not exceed 7.0m maximum. - The remaining part of the ground floor (commercial shops related to the commercial activities complementary to the principal commercial use (Hypermarket) and movement corridors 5.0m maximum. - Mezzanine floor: should not exceed (5.0m) maximum.
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	<ul style="list-style-type: none"> • Double height must be provided for the main entrance
6.0 HEIGHT OF BUILDING-EXTERIOR (METERS)	
Internal Floor Heights	<ul style="list-style-type: none"> • (Ground + Mezzanine): 12.0m maximum from the level of the ground floor. <ul style="list-style-type: none"> - No Mezzanine is allowed within the height of the interior floors. <p>Parapet height for the building: 1.5m or according to the design requirements (whichever is better) in order to improve the aesthetics by visually screening services and other technical equipment such as cooling, air conditioning, etc.</p>
7.0 SETBACKS (MINIMUM)	
7.1 Setbacks (Minimum)	<ul style="list-style-type: none"> • front: 10m • side – from neighborhood and street side: 5m • rear- from neighborhood and street side: 5m
8.0 SETBACKS FROM MEZZANINE FLOOR AND THE FRONT FACADE OF THE BUILDING (FRONT / ENTRANCE):	
	(3m) Minimum
9.0 PARKING:	
	<ul style="list-style-type: none"> • 1 parking for each 50m² of the Ground Floor area. • Provide a dedicated parking area (loading and unloading area) within the building block
10.0 ENTRANCES (FOR VEHICLES AND PEDESTRIANS):	
10.1 For vehicles	<ul style="list-style-type: none"> • The entrance must be directly from the main street. • In case of a basement, the ramps must start from the building block and should not be part of the setbacks.
10.2 For pedestrians	<ul style="list-style-type: none"> • Main entrance- The entrance must be directly from the main street • Side and Rear entrance - in case of a secondary or rear street, an additional entrance may be allowed.
11.0 OTHER CONDITIONS	
	<ul style="list-style-type: none"> • The Mezzanine floor should not be separated from the ground floor as it is not allowed to install an additional power meter for Mezzanine. • The entrances of shops connected with commercial activities that are complementary to the main commercial use (Hypermarket) must be opened from inside the building only • The electrical installation shall be provided directly from the Hypermarket area to the mezzanine floor. • It is not allowed to place the services in the front, rear or side setbacks from the street side.