

# Hypermarkets Development Guidance

Additional Guidance – Hypermarkets Development Guidance

## HYPERMARKETS DEVELOPMENT GUIDANCE

### 1.0 USES:

<b>Permitted uses</b>	<p>Permitted uses for the Hypermarket building should be as follows:</p> <ul style="list-style-type: none"> <li>• Ground floor: <ul style="list-style-type: none"> <li>- Hypermarket : food commodities and supporting services (Stores, corridors, toilets and accessories)</li> <li>- Shops connected with the complementary commercial activities of the Hypermarket (jewellery, money exchange, key maker, pharmacy, call center, ATM and similar)</li> </ul> </li> <li>• Mezzanine floor: <ul style="list-style-type: none"> <li>- 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.</li> <li>- Hypermarket management Offices</li> </ul> </li> <li>• Basement : <ul style="list-style-type: none"> <li>- 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.</li> </ul> </li> </ul>
-----------------------	---

### 2.0 SITE COVERAGE AREA:

<b>2.1 Total site coverage</b>	<ul style="list-style-type: none"> <li>• maximum of 40% of the plot area</li> </ul>
<b>2.2 Area allocated for uses within the building</b>	<ul style="list-style-type: none"> <li>• Ground level 70% and distributed as follows: <ul style="list-style-type: none"> <li>- Hypermarkets 60% maximum.</li> <li>- 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</li> </ul> </li> <li>• Mezzanine floor 80% as a maximum of Hypermarket area</li> </ul>

### 3.0 FLOOR AREA RATIO:

<b>Total F.A.R</b>	0.7 maximum
--------------------	-------------

### 4.0 ALLOWED NUMBER OF FLOORS:

<b>Number of floors:</b>	Basement + ground floor+ Mezzanine (Maximum)
--------------------------	--

### 5.0 FLOOR HEIGHT -INTERNAL (METERS)

<b>Internal Floor Heights</b>	<ul style="list-style-type: none"> <li>• The net internal height of the building (12m) is divided as follows: <ul style="list-style-type: none"> <li>- Special section for the supermarket (Hypermarket) within the ground floor: should not exceed 7.0m maximum.</li> <li>- 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. <ul style="list-style-type: none"> <li>- Mezzanine floor: should not exceed (5.0m) maximum.</li> </ul> </li> </ul> </li> </ul> <p>Double height must be provided for the main entrance</p>
-------------------------------	--

<b>6.0 HEIGHT OF BUILDING-EXTERIOR (METERS)</b>	
<b>Internal Floor Heights</b>	<ul style="list-style-type: none"> <li>• (Ground + Mezzanine): 12.0m maximum from the level of the ground floor. <ul style="list-style-type: none"> <li>- No Mezzanine is allowed within the height of the interior floors.</li> </ul> </li> </ul> <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>
<b>7.0 SETBACKS (MINIMUM)</b>	
<b>7.1 Setbacks (Minimum)</b>	<ul style="list-style-type: none"> <li>• front : 10m</li> <li>• side – from neighborhood and street side : 5m</li> <li>• rear- from neighborhood and street side : 5m</li> </ul>
<b>7.2 Setbacks (Minimum)</b>	<ul style="list-style-type: none"> <li>• front : 5m</li> <li>• street side : 3m</li> <li>• neighborhood side : 3m</li> </ul>
<b>8.0 SETBACKS FROM MEZZANINE FLOOR AND THE FRONT FACADE OF THE BUILDING ( FRONT / ENTRANCE ) :</b>	
	(3m) Minimum
<b>9.0 PARKING :</b>	
	<ul style="list-style-type: none"> <li>• 1 parking for each 50m<sup>2</sup> of the Ground Floor area.</li> <li>• Provide a dedicated parking area (loading and unloading area) within the building block</li> </ul>
<b>10.0 ENTRANCES (FOR VEHICLES AND PEDESTRIANS ) :</b>	
10.1 For vehicles	<ul style="list-style-type: none"> <li>• The entrance must be directly from the main street.</li> <li>• In case of a basement, the ramps must start from the building block and should not be part of the setbacks.</li> </ul>
10.2 For pedestrians	<ul style="list-style-type: none"> <li>• Main entrance- The entrance must be directly from the main street</li> <li>• Side and Rear entrance - in case of a secondary or rear street, an additional entrance may be allowed.</li> </ul>
<b>11.0 OTHER CONDITIONS</b>	
	<ul style="list-style-type: none"> <li>• The Mezzanine floor should not be separated from the ground floor as it is not allowed to install an additional power meter for Mezzanine.</li> <li>• 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</li> <li>• The electrical installation shall be provided directly from the Hypermarket area to the mezzanine floor.</li> <li>• It is not allowed to place the services in the front, rear or side setbacks from the street side.</li> </ul>