



Ministry of Tourism and Environment

DEVELOPMENT GUIDELINES & PROCEDURES

Development, Environment and Monitoring Section

CONTENT

1. Development Flow Chart
2. Documentation Procedure
3. Relevant Regulations & Guidelines
4. Concessions During Developmental Phase



DEVELOPMENT FLOW CHART





2. Work Plan



- Includes all the milestones of the project including the documentation phase, construction timeline till the opening of the resort

3. Master Plan



- Built up area: 50% of the total land area
- Beach length per room 3m
- Guestrooms - 3 floor (12 meters)
- Front of the house - 3 floor (12 meters)
- BOH shall not exceed 15m
- Building setback level of 5m from vegetation line – EPZ
- 150m from any water villa wings, jetties or any other water villa structures

4. EIA (ERA)



- Environment Regulation Authority
- Terms of Reference (TOR)
- Environment Impact Assessment (EIA)



5. Mobilization Permit



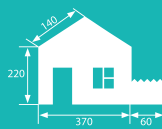
- For temporary structures & to mobilize
- TOR

6. Duty Exemption



- Projects with a valid construction permit
- minimum capital investment of 2 million USD
- re-development/upgrading projects 25% of initial investment value

7. Detail Drawings / 8. Construction Permit



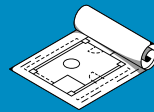
- Approval of EIA
- Evaluation of Drawings
- Issue Construction Permit

9. Progress Reports



- Each quarter prior to the 10th day of following month
- April 10th/ July 10th/ October 10th/ January 10th

10. As-Built Master Plan



- Submitted prior to the pre-inspection
- As-built master plan depicts the finished/final structures at the end of the construction phase with reference to the revised development concept
- Phased out Masterplan - phasing out of projects allowed

11. Land Registration



- Land to be registered before operations
- Land survey report is required
- Reclamation islands - 90% of completion

12. Inspections



- Government inspections

13. Opening



- Operating License and Registration



COMPULSARY STRUCTURES

- Guest rooms
- Guest Restaurant
- Guest rest rooms in common areas
- Waste Management facility
- Desalination plant
- Sewage treatment plant
- Water storage tank
- Fuel storage tanks
- Powerhouse
- Staff accommodation and staff facilities
- Mosque (in the BOH)
- Clinic

BUILT-UP

50% allowable to built on the island



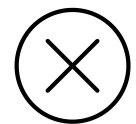
Includes:

All Guest Area/Facilities

All guest rooms: All floors

Back of the House

Structures above 1.2m in height



Excludes open areas:

Jetties/ Walkways/ Open sports fields/ Open
bathrooms/ Open deck areas

Structures below 1.2m in height



RELEVANT REGULATIONS & GUIDELINES

- Tourism Act 2/99
- Construction Period extension Regulation Regulations 2022/R-236
- Building Code
- Development Handbook
- Environment Protection and Preservation Act 4/93
- Environment Impact Assessment regulation 2012/R-27
- Preservation & Protection of Environment in the Maldives Tourism Industry 2006
- Hotel regulation 2013/R-1652
- Fire regulation, R-58/2013
- Duty Exemptions Regulation 31/79
- Maldives Custom Services Guideline 2017/U-003
- Utility Regulatory Authority Act

all/if any amendments for all of the above



THANK YOU.

