بسم الله الرحمن الرحيم



ކުޅުދުއްފުށި ސިޓީ ކައުންސިލް ނަންބަރ

ކުޅުދުއްފުށި، ދިވެހިރާއްޖެ

ލޭންޑް ޔޫޒްއަށް ކުޅުދުއްފުށި ސަރުކާރުން ދޫކުރާ ލިޔުން

ވިލާތް ނަންބަރ:	ކުޅުދުއްފުށި ސިޓީ ކައުންސިލް ތިރީގައިވާ ތަނުގައި ހަތްވަނަ ދަރަޖަ ކަނޑާ ދެމެދު 6000 ސ.މ. ބިން 25 ހަފްތާ ދުވަސް ދެއްކުމަށް
ދިވެހިރާއްޖެ ނަންބަރ:	(IUL)266-PR/266/2026/207 & (IUL)266-PR/266/2026/213
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1. **Land Status and Jurisdiction:** Does the proposed site fall within a designated protected area? If so, is it under the jurisdiction of the relevant Ministry or the City Council?

A. The proposed site is City Council land and falls within Zone 7, which is designated for sustainable development. The site is not within a designated protected area, and jurisdiction rests with Kulhudhuffushi City Council.

2. **Environmental and Vegetation Protection:** Are there any protected, endangered, or ecologically significant plant species within the site that must be preserved or considered during the planning and development process?

A. To date, no protected, endangered or ecologically significant tree species have been identified within the proposed site. Development is permitted on a maximum of 50% of the allocated land area, and the remaining 50% must be maintained in accordance with applicable environmental and land-use requirements. Any vegetation clearance, tree removal or site modification must comply with relevant environmental laws and requires prior written approval from Kulhudhuffushi City Council and the Environmental Protection Agency (EPA), as applicable.

3. **Land Reclamation Feasibility:** Is land reclamation or extension permissible within the identified site boundaries, subject to applicable environmental and regulatory requirements?

A. The proposed site is located within Zone 7, designated for sustainable development. Accordingly, land reclamation or extension beyond the existing land boundaries is not permitted.

However, land filling within the existing allocated area may be considered, subject to compliance with applicable environmental regulations and obtaining the necessary approvals. Depending on the nature and scale of the proposed works, an Environmental Impact Assessment (EIA) or Environmental Management Plan (EMP) may be required by the relevant environmental authority (EPA)

4. **Development Restrictions:** Are there any existing land-use restrictions, environmental regulations, or requirements imposed by other government agencies that may affect the proposed development?

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A. All proposed developments must comply with the land-use requirements applicable to Zone 7, the conditions specified in the Information Sheet, and relevant laws and regulations of the Maldives.

As the area is designated for sustainable development, the proposed project must adopt environmentally responsible design and construction practices, including measures to minimize disturbance to the surrounding mangrove ecosystem.

Development is restricted to 50% of the allocated land area, and land reclamation is not permitted. Any additional restrictions or environmental requirements imposed by the relevant government authorities must also be complied with.

5. **Regulatory Approvals:** What permits, clearances, and regulatory approvals are required to proceed with the proposed development, and which government authorities are responsible for issuing them?

A. The successful bidder shall be responsible for obtaining all necessary permits, licences and regulatory approvals from the relevant government authorities before commencing development and operations (Sections 4.1, 4.10 and 6.1).

These may include:

- **Design and building approval:** Kulhudhuffushi City Council (Section 4.8) and the planning and construction authority, in accordance with applicable building regulations, including Regulation No. 2019/R-1004.
- **Environmental approvals** (including an EIA or EMP, vegetation clearance and land filling), where required by the relevant environmental authority: Environmental Protection Agency (EPA).
- **Food establishment registration, food safety approvals and licences for restaurant operations:** Maldives Food and Drug Authority and the City Council, in line with Section 6.2.
- **Sewerage and oil trap:** compliance with MWSC standards (Section 4.5).
- **Fire safety clearance:** Maldives National Defence Force (MNDF) Fire and Rescue Service.
- **Utility connections** (water, electricity, sewerage, oil trap): the relevant service providers. Applications must be made in the bidder's own name, and all charges are the bidder's responsibility (Section 4.14).
- **Tourism-related licences and approvals:** Ministry of Tourism and Civil Aviation, particularly where the proposed development includes tourism-related services or accommodation.

All associated costs and responsibilities for obtaining these approvals shall be borne by the successful bidder.

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6. **Accommodation Facilities:** Is it permissible to incorporate accommodation facilities as part of the proposed restaurant development, subject to applicable zoning and land-use regulations?

A. Yes, accommodation facilities may be incorporated as part of the proposed restaurant development, provided that the accommodation meets a minimum standard of 3-star classification and complies with all applicable land-use, planning, tourism and other regulatory requirements. Any required approvals must be obtained from the relevant authorities.

7. **Potential Extension Towards the Mangrove (Kulhi) Area:** Is there scope to incorporate additional tourism, recreational, or wellness-related facilities, such as a wellness centre or spa, within a potential future extension towards the mangrove (Kulhi) area, while complying with environmental protection requirements?

A. Additional tourism, recreational, or wellness-related facilities, such as a wellness centre or spa, may be considered, subject to applicable land-use, environmental and regulatory requirements.

Any development beyond the allocated site boundaries, including potential development towards the mangrove (Kulhi) area, shall require separate approval from the Kulhudhuffushi City Council and relevant authorities.

All proposed activities must be environmentally sustainable and must not adversely affect the mangrove ecosystem. Land reclamation or any activities that may cause environmental degradation shall not be undertaken without the necessary authorisations.

The successful bidder shall be responsible for obtaining all required permits, licences and clearances from the relevant authorities before commencing any additional development or activities.

8. **Parking and Traffic Management:** What are the applicable parking allocation requirements, vehicular access provisions, and traffic circulation considerations for the proposed development, particularly in relation to the two adjoining roads?

A. Parking is permitted on one side of Dhandu Magu only, in accordance with the existing traffic management arrangements. No designated parking arrangement is currently established along Kulhimathi Kunbuti Magu. The Information Sheet does not specify a minimum parking requirement.

As the site is located outside the airport premises, airport-specific parking and access restrictions do not apply.

Parking, vehicular access and circulation arrangements are to be proposed by the bidder as part of the design and will be subject to the review and approval of Kulhudhuffushi City Council as part of the drawing approval process (Section 4.8 of the Information Sheet).

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