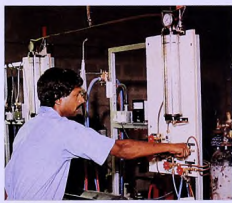


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**RUSAYL
INDUSTRIAL
ESTATE AUTHORITY**

MINISTRY OF COMMERCE AND INDUSTRY



CENTRE FOR ARAB GULF STUDIES

UNIVERSITY OF EXETER

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His Majesty Sultan Zaboos Bin Said

TABLE OF CONTENTS

GENERAL INFORMATION



ANNEX I – DEVELOPMENT REGULATIONS



ANNEX II – APPLICATION FORM



ANNEX III – POLLUTION QUESTIONNAIRE



ANNEX IV – BUILDING PERMIT REQUIREMENT PART I



ANNEX V – BUILDING PERMIT REQUIREMENT PART II



ANNEX VI – ADDITIONAL INFORMATION



ANNEX VII – METEOROLOGICAL DATA





GENERAL INFORMATION

RUSAYL INDUSTRIAL ESTATE — INFORMATION TO INVESTORS

R.I.E.A.

The Rusayl Industrial Estate Authority was set up under the Royal Decree No. 51/83 in 1983 with the objective of developing and managing the Rusayl Industrial Estate, to get it to contribute to the promotion of industry and encourage the citizens of the Sultanate of Oman to address themselves to the industrialization drive of the state. It is a legal entity which enjoys administrative and financial independence and exercises its powers at the Rusayl Industrial Estate and its annexes.

It is managed by a Board of Directors appointed by H.E. Minister of Commerce and Industry.

The Board consists of representatives from the Ministry of Commerce and Industry, Capital Municipality and Ministry of Finance & Economy and is chaired by H.E. Under Secretary of the Ministry of Commerce and Industry.

SITE

The Rusayl Industrial Estate lies in the Rusayl valley and comprises an area of 100 hectares of buildable land. It is 45 KM from central Muscat, 130 KM from Nizwa and 10 KM from the coast. It is bordered by low hills to the north and the main Nizwa Muscat road to the west. The Seeb International Airport situated 6 KM from the estate is ideally located for rapid transportation to other parts of the Sultanate of Oman and the rest of the world. Two of the country's ports Mina Al Fahal and Mina Qaboos are situated 35 KM and 45 KM respectively from the estate.

The site consists of alluvial sand and gravel overlying limestone bedrock at shallow depths (coverage less than 2M). The sand and gravel are reasonably compact and will provide adequate foundations for infrastructure and building works. Extensive drainage work has been carried out to prevent flooding from Wadi Rusayl which runs through the site on its western perimeter from south to north.

CLIMATE

The climate in the area can be considered reasonably hot. Annex VII indicates the average temperature, atmospheric pressure and relative humidity throughout the year. Care must be exercised in the orientation and the organisation of the internal atmosphere of the buildings. Given the prevailing weather conditions the site could be affected by the phenomenon of atmospheric inversion that is likely to occur along the coastal plane. Therefore consideration must be given to this phenomenon when dealing with industrial pollution controls.

BUILDING PLOTS

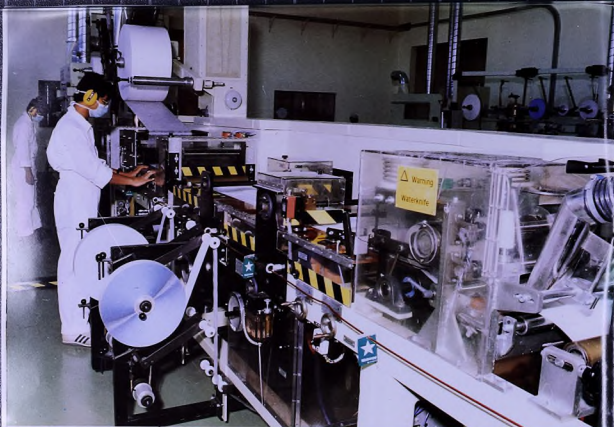
The site has been demarcated into a series of building plots of varying shapes and sizes. Depending on the needs of individual investors part of a plot or more could be leased out for a period of 25 years with an option on the tenant's part for a further 25 years. The lease rent is payable yearly in advance and the rent can be reviewed every 5 years.

ADVANCED FACTORIES

Advanced factories have been built varying in size from 300 to 4482 M². They are steel framed with insulated metal clad walls and roofs. The floors are concrete and the height to eaves is 4 M and to the ridge 6.5 M. Leases are for 25 years and the rent can be reviewed every five years. Rent varies according to size of unit and is payable yearly in advance.

The sizes for different types of premises are as follows :

| | | |
|--------|------|-------------|
| Type A | Area | 4482 Sq. M. |
| Type B | Area | 1500 Sq. M. |
| Type C | Area | 750 Sq. M. |
| Type D | Area | 300 Sq. M. |



INFRASTRUCTURE FACILITIES

The infrastructure facilities provided by the Authority on site, include the provision of roads, gas, water, electricity, telecommunication and a waste water treatment plant.

The site has been levelled and provided with made up roads giving direct access to all building plots and advance factories. There are three categories of roads namely 14 metre wide dual carriageway, 10 metre wide standard roads and 7 metre wide service roads complete with streetlighting and traffic signs which have been constructed. In respect of electricity and water the service and payments will be a direct contract between the investor and the relevant authority. Gas will be provided to the estate and payment for use will be made to the Authority. The Rusayl Industrial Estate Authority has also provided for its own standby generator to facilitate its requirements in the event of failure of the mains supply. This facility is exclusive to the estate.

WATER

Treated water will be supplied from a 5000 cubic metre capacity reservoir located within the Industrial Estate. The water level in the reservoir will be 175M above datum and the estates distribution system will be fed by a network of pipes which run underneath the surfaced roads and terminate at stopcocks 1M inside the plot boundaries.

ELECTRICITY

Electrical power is supplied to the estate by two underground cables of 33KV. This is stepped down to 11KV by two 10 MVA, 33/11 KV transformers at each primary substation. The 11KV switch gear at each primary substation feed a number of 11/0.415 KV package unit substations which contain a L.V. Feeder pillar ready for direct connection to consumers. The feeder pillar has 12 earth leakage circuit breakers ranging from 100 A to 600 A. We therefore see no difficulty in meeting the requirements of the industries in the estate.

WASTE WATER TREATMENT

The Authority has provided for the collection of waste water discharged from the industries in the estate. A suitable central waste water treatment plant has been constructed to treat the water to the standard prescribed by the Ministry of Environment and Water Resources (MEWR). Individual industries shall have to provide some primary treatment, if necessary, as specified by the Authority to facilitate operation and maintenance of the central treatment plant.

The Authority also provide facilities to collect and dispose of non-hazardous solid waste generated by the factories.

It is the responsibility of the individual industries to obtain approval from the MEWR for the emission of gases and smoke into the atmosphere.

OTHER FACILITIES

The main headquarters of the RIEA are located within the Estate and in addition to the administrative offices comprise of shops, supermarkets, cafeteria, bank, post office, health clinic and car parking facilities.

Houses for workers of various categories will be made available on a site adjacent to the estate. No housing accommodation will be allowed within the industrial area itself.

**MINISTERIAL DECISION NO. (12/84) FOR 1984
ISSUED ON 12TH MARCH 1984
REGARDING DEVELOPMENT REGULATIONS
FOR RUSAY INDUSTRIAL ESTATE**

APPLICATION TO SET UP AN ENTERPRISE

All industries to be located within the Rusayl Industrial Estate must possess an industrial license from the Ministry of Commerce & Industry to set up such an operation in the Sultanate of Oman. Investors with such license may apply to the Rusayl Industrial Estate Authority to locate factories in the Rusayl Industrial Estate. For this purpose annexures II & III should be duly completed and returned to the Chairman of Rusayl Industrial Estate Authority.

ALLOCATION OF LAND

The extent of land requested by an investor would be evaluated by the Technical Committee of the Authority and for this purpose a copy of the feasibility report of the proposed project should be submitted to same. As such the extent and the location of the land to be leased out would be determined by the Authority.

BUILDING REGULATIONS

The Rusayl Industrial Estate Authority has stipulated a set of development regulations (see an annexure) which will assist the investor's consultant in preparing drawings for submission. The consultant engaged for this purpose must be a registered firm authorized to practice in the Sultanate of Oman. A copy of the certificate of registration and a letter of authorization from the investor, entrusting the work to the said consultant must be submitted along with the drawings.

BUILDING PERMIT

The approval of building plans and the issue of the building permit will be in two stages, namely preliminary approval and final approval. The buildings should comply with all regulations stipulated by the Authority. The information and drawings required for the purpose of obtaining preliminary and final approval is outlined in annexures IV & V.

OTHER APPROVALS

A set of final drawings as submitted to the Rusayl Industrial Estate Authority must also be submitted to the fire department of the Royal Oman Police for its approval. Drawings approved by the fire authorities must be produced to the Rusayl Industrial Estate Authority before the issue of the building permit. Clearance must also be obtained from the Ministry of Environment for the emission of gases and smoke into the air. A copy of the certificate issued by the Ministry must be submitted to the RIEA along with the fire authority approval.

COMPLIANCE WITH APPROVED DRAWINGS

Construction of all buildings within the industrial estate will be monitored by the Authority with regard to compliance with the approved drawings and specifications. To facilitate this, the approved set of drawings returned to the investor must be readily available at site for easy reference of the Building Inspector.

No variations in or modifications to the approved drawings of specifications will be allowed without the prior consent of the Authority which must be obtained in writing.

For more information, please contact:

Rusayl Industrial Estate Authority
Rusayl Industrial Estate

P.O. Box 42002 Rusayl, Telephone: 626080-94 (15 lines), Telex: 5001 RUSAYL ON, Telefax: 626053

Minister of Commerce and Industry in pursuance of the Royal Decree No. 51/83 for the establishment of the Rusayl Industrial Estate Authority and the Regulations of the defined Authority promulgate the following Regulations :

Article 1**DEFINITIONS:**

Unless stated otherwise the words and phrases used hereafter will have the meanings associated with each of the following :

- Minister - The Minister of Commerce and Industry
- Ministry - The Ministry of Commerce and Industry
- Authority - The Rusayl Industrial Estate Authority and its annexations.

"**Accessory**" - When used to describe a use, means a use naturally and normally incidental and subordinate to a principal use located on the same lot therewith.

"**Accessory Building or Structure**" means a detached building or structure not used for human habitation, but considered as subordinate to a principal use of building or structure, and located on the same lot therewith.

"**Advance Factory**" means a building constructed by the Authority for industrial activity on the Estate.

"**Alter**" means any alteration in a bearing wall or partition, column, beam, girder, or other supporting member of a building or structure or any increases in the area of cubic contents of a building or structure.

"**Architectural Projection**" means projections, beautification frames, subshades and suspended flower beds.

"**Automobile Service Station**" means a building or place where gasoline is kept for sale and where any of the following articles namely, oil, greases, tires, tubes, tire accessories, electric light bulbs, spark plugs, batteries, may be stored or kept for sale, and where vehicles may be oiled, greased, or washed, or have their ignition adjusted, tires inflated or batteries charged, and where repairs essential to the actual operation of motor vehicles are executed or performed.

"**Balcony**" The open part of the building which may have a roof and permanently exposed to air and light.

"**Basement**" The floor below the ground level of levelling floor.

"**Boundary Line**" means any plot line that divides a plot from a street as illustrated by the approved site plan.

"**Boundary Wall**" A wall of permanent material or a fence of temporary material erected on the boundary of the plot.

"**Building**" Any permanent or temporary building incorporating the foundations, walls, roofs, balconies, any wall or fence surrounding the land, any sewage works, well or street within the plot.

"**Building Line**" means any line regulating the position of building or structure on a lot in accordance with the provisions of these regulations.

"Building, Permanent" Any building made of bricks, stones and concrete or any other material.

"Building Regulations" means the Building Regulations of the Authority.

"Building, Temporary" Any building or construction made of materials other than those stated in the definition of the permanent building. Any buildings or constructions given a special permission for a limited period of time.

"Plot Coverage" It is the percentage of the horizontal floor plan the roofed part of the building as compared to the total area of plot on which the building is erected. This does not include architectural projections, pergola and car parks. Covered garages will be included.

"Development" means the carrying out of building, engineering, or similar uses or related operations, in, on, or over land, or the making of any material change of use in any building or land.

"Erect" means, with reference to a building or structure, build, construct or enlarge, and shall include :

- (a) Any physical operation such as excavating, filling, grading or draining preparatory to building construction or reconstruction;
- (b) The moving of a building or structure from one location to another.

"Estate" means, Rusayl Industrial Estate as defined in the Royal Decree No. (51/83). means the shape, colour and type of material of the facing of any exterior wall of a building or structure.

"Floor Area, Maximum Coverage" means the maximum gross floor area of all building on plot (expressed as percentage of the plot area).

"Floor Levelling" The floor built at split level below the ground floor when there is a natural slope within the plot boundary. This will be partly underground with at least one side clear above the ground level. Its area shall be less than that of the ground floor.

"Floor Roof" The floor above the last permitted floor.

"Garage Private" means a building or part thereof used temporary for parking mechanical vehicles and wherein neither servicing nor repairing is carried on for profit.

"Garage Public" means a building or place where vehicles are kept for hire, stored temporary for remuneration or repaired.

"Grade for measurement of height" means the average elevation of four representative levels of the ground at the base of a structure or of the main front wall of a building, exclusive of any embankment in lieu of steps. On streets where a sidewalk is provided, it is the elevation of the sidewalk grade.

"Ground Sign" means any sign or double faced sign supported from the ground and not attached to any part of a building.

"Height" means with reference to a building, the vertical distance measured from the average finish grade level at the front elevation of such building to:

- (a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater,
- (b) in the case of a pitched roof (such as a gable or hip) a point midway between the eaves and ridge.

In calculating the height of a building, any construction used as ornament or for the mechanical operation of the building, such as a chimney or tower shall not be included.

"Landscaping Area" means an area that shall not be built upon and shall not be used for any purpose other than as a landscaped area which may include grass, shrubs, flowers, trees and similar types of vegetation, and paths, walks, patios, fences and decorative walls, but shall exclude parking areas, parking lots, automobile driveways and ramps.

"Lane" Any passage which may be used for a limited number of cars utility line, pedestrians etc.

"Lessee" means the lessee of land or building as per lease agreement with the Authority.

"Loading Area" means an area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area :

- (a) is provided for the parking of commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of offering commodities for sale or display.
- (b) is adequate for the temporary parking of commercial motor vehicles;
- (c) is not upon or partly upon any street and;
- (d) has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas.

"Mezzanine" The floor occupying part of the commercial ground floor space, in between the ground and the first floor, with entrance through the commercial ground floor only.

"Motor Vehicle" means a private or commercial truck, automobile, motorcycle, land any other vehicle propelled or driven other than by muscular power) excluding road building and construction machinery.

"Open to Sky" An open area within the building to provide natural air and light. No part of it may be covered.

"Owner" The natural or person who owns a building constructed on a land leased by the Authority.

"Parapet Wall" It is a protective fence or wall erected on the roof of the building for safety purposes.

"Parking Area" means an area of land which is provided and maintained upon the same plot or plots upon which the principal use is located and which area comprises all parking spaces required and for driveways, aisles, manoeuvring areas, entrance, and similar areas used for the purpose of gaining access to or egress from the said parking spaces.

"Pergola" Any roof shade with openings. The area of these openings shall not be less than 50% of the total area of the pergola

"Planting Strip" means a strip of land, immediately adjoining the line or portion thereof along which such planting strip is required, designed to act as a buffer or visual screen.

"Plot" means a parcel or track of land having sufficient frontage on a public street, depth and area which comprises all land described in a lease between the tenant and the Authority.

“**Plot Area**” Area of the finished and levelled plot within the plot lines.

“**Plot Depth**” means distance of a finished and levelled plot between the front and rear plot lines. Where the front and rear plot lines are not parallel, the plot is the length of a line joining the mid points of such lines. Where the mid point of the front plot line with the apex of the triangle formed by the side plot lines. If the plot is irregular, an average should be taken.

“**Plot Flankage**” means in the case of a corner plot with street lines of unequal length, the length of the longer plot line abutting a street.

“**Plot Frontage**” means the finished and levelled distance between the site plot lines measured along the continuous front plot line and if the front plot line is not continuous measured along the longest front plot line. Where the front plot line is not a straight line, or where the site plot lines are not parallel, the plot frontage shall be measured by a line 7.00 metres back from and parallel to the chord of the plot frontage (for the purposes of these regulations, the chord of the plot frontage is a straight line joining the two points where the side plot lines intersect the front plot line).

“**Plot Interior**” means a plot situated between adjacent lots and having access to one street.

“**Plot Through**” means a plot other than a corner plot having separate frontage on two streets.

“**Plot Line**” means any boundary of a plot

“**Plot Line, Front**” means in the case of an interior plot the plot line that divides a plot from the street. In the case of a corner plot, the shorter plot line that abuts a street shall be deemed to be the front line, and the longer plot line abuts a street shall be deemed to be a side plot line. In the case of a corner plot with equal frontage on two streets, the wider street shall be deemed the frontage, or in the case of both streets being of the same width, the lesser may designate either street as the frontage. In the case of a through plot the plot line where the principal access to the plot is provided shall be deemed to be the front plot line.

“**Plot Line, Rear**” means the plot line opposite the front plot line.

“**Plot Line, Side**” means a plot line other than a front or rear plot line.

“**Projecting Room/Balcony**” Any protruding room or balcony overlooking the street and lies beyond the boundary of the plot.

“**Public Utilities**” means public services provided by the Authority.

“**Road**” Any road for vehicles within the Estate boundaries.

“**Set Back**” means the distance between the boundary line and the nearest main wall of any building or structure and extending the full width or length of the plot.

“**Sign**” means a display board, screen, cloth or structure having characters, letters or illustrations applied thereto or displayed thereon, in any manner, including a sign within a building which sign is visible from a street, and including the posting or painting of an advertisement or notice on any building or structure.

“**Site Plan**” means a scaled drawing showing on the plot the uses, buildings or structures proposed including such details as parking area, access point, landscaped areas, building areas, setbacks from plot lines, building heights, and utility lines.

“**Street**” means any asphalted roadway in the Estate.

“**Structure**” means anything that is erected, built or constructed of parts joined together, and the use of which requires location on the ground or attachment to something having location on the ground.

INTERPRETATION AND APPLICATION

Article 2 Restrictions on Change

The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected and no land shall be severed from a plot, if the effect of such change, addition, erection or severance is to create a situation in which any of the requirements of these Regulations in regard to each individual remaining building, accessory building or plot is contravened.

Article 3

The control of waste water discharge, air quality and solid waste (refuse) management and working environment in the factories in the Industrial Estate shall be in accordance with Regulations promulgated by the Ministry or concerned Authorities.

Article 4

Where appropriate these Regulations shall also apply to the use of Advance Factories. No Advance Factory premises may be modified without prior permission of the Authority.

Article 5

Accessory Building and Structures – Provisions

- (1) Where these Regulations provide that a plot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include any building for human habitation, except as is specifically permitted in these Regulations.
- (2) Except as otherwise provided in these Regulations, any accessory building or structure which is not part of the main building shall be erected to the rear of the front yard, and shall comply with the yard and setback requirements.
- (3) Notwithstanding the yard and setback provisions of these Regulations, drop awnings, flag poles, retaining walls, fence and signs shall be permitted in any required yard or in the area between the street line and the required setback.
- (4) A gate house shall be permitted in a front or side yard or in the area between the street line and the required setback of any plot.

Article 6

Encroachment into Yards

Every part of any required yard shall be open and unobstructed by any structure from the ground upwards, except for the following :

- (1) Canopies, or porches which may project into any required front or rear yard a distance of not more than 1.5 meters.
- (2) Fire escapes which may project into any required side or rear yard a distance of not more than 1.5 meters.
- (3) Accessory buildings where such accessory buildings are permitted by the provisions of these Regulations to be erected within the side or rear yard required for the principle use.
- (4) Signs erected in accordance with the provisions of these Regulations.
- (5) Fences, freestanding wall, flag poles, antennae, light stand and similar accessory structures and appurtenances and hedges, trees and shrubs.
- (6) A loading dock with or without a roof or canopy may project 4 meters into any required yard.
- (7) A canopy or roof may be erected over a pump island in an automobile service station, or may be extended from the main building to a pump island.

Article 7 Hazard Lands

No building or structure shall be erected or used on lands that have inherent environment hazards such as flood susceptibility, poor drainage, erosion and unstable soils unless such hazard is overcome to the satisfaction of the Estate Authority.

Article 8 Height Exemptions

No height provisions shall apply to prevent the erection, alteration, or use of the following accessory buildings or structures; a mosque spire, a flag pole, a clock tower, a chimney, a water tank, a wind milla radio or television tower or antennae or an air conditioner duct.

Article 9 Loading and unloading requirements

Every factory or warehouse involving frequent shipping, receiving, loading or unloading of raw materials, ware, or merchandise shall have provided, on land that is not part of the street in addition to saloon car parking spaces, Spaces are necessary for loading and unloading requirements with following table :-

| Gross Industrial Uses | Minimum Loading Facilities Required |
|--|-------------------------------------|
| 500 M ² or less | 1 loading space |
| 501 M ² to 2,500 M ² | 2 loading spaces |
| 2,501 M ² to 7,000 M ² | 3 loading spaces |
| Over 7,000 M ² | 4 loading spaces |

- (2) Any required or permitted loading space shall be provided and maintained with reinforced concrete or asphalt.
- (3) No loading spaces shall be permitted in any front yard and where a loading space is provided in a side yard, it shall be screened from front street visibility wherever possible.

Article 10 Minimum Front yard set backs

Minimum requirement for front yard set back is given in the relevant section in the Regulations.

Article 11 Parking Areas :

- Parking space requirements :
- On site parking spaces for industrial building shall be provided on the following basis :
 - 1 space for every 6 employees.
 - 1 space for each company sales/delivery vehicle (under 3000 kg)
- Larger vehicles may not be stored in saloon car parking areas.
- Visitor parking space will be provided as follows :

| Gross Floor Area Industrial Uses | Minimum Loading Facilities Required |
|--|-------------------------------------|
| 500 M ² to 7,000 M ² | 1 parking space |
| Over 7,000 M ² | 2 parking spaces |

- General conditions for parking area :-

- (1) Each parking space shall have a minimum area of 16 M² which is readily accessible at all times for parking and the removal of motor vehicle, without the necessity of moving any other vehicle.
- (2) Parking facilities shall be provided with suitable lighting facilities.
- (3) The surface of the parking area of all parking facilities and all entrances and exits to such parking facilities shall be granted and drained and made of asphalt or concrete.
- (4) Every parking lot with more than 15 spaces shall have adequate means of entrance and exit directly to an existing street and every such entrance shall be clearly marked by directional signs and divisions between parking spaces.
- (5) Parking in any area shall be used for the parking of operative currently licenced vehicles only, and for vehicles used in operations incidental to the permitted uses.

Article 12 External Design and Appearance**- Buildings :**

Unfinished plain concrete block shall not be used for the exterior facia on any building or structure located within the area covered by these Regulations where that portion of the building or structure is located :

On a frontage or flankage of a street.

Permanent and decorative wall (except of wood) to a maximum height of 3.0 metres are permitted.

- Boundary Walls :

Exterior walls facing a street including a front wall, a side wall or a rear wall shall not be constructed of concrete blocks unless the blocks are :

- (1) decorative or fluted blocks.
- (2) are covered with stucco or siding having a permanent colour finish or,
- (3) are used in decorative pattern form.

Article 13 Offensive Uses

Notwithstanding anything contained herein, no land shall be used and no building or structure shall be erected, altered or used for any purpose which is offensive by the creation of excessive noise or vibration, or by the emission of gas, fumes, smoke, dust, or objectional odour, or by the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailer, or parts of vehicles or trailers, machinery or other such material.

Article 14 Signs

Signs shall be permitted to the following provisions and after approval from the Authority is obtained.

- (1) Every sign shall be located in a secure and safe fashion.
- (2) Every sign shall be designed, constructed, and maintained to withstand all loads which may reasonably be expected to come upon it.
- (3) No sign shall be erected on any street allowance excepting the following :
 - (a) Signs erected by or for the Ministry or the Authority.

- (b) Street information, and bus stop signs.
- (c) Signs specifically approved by the Estate Authority.
- (4) No sign shall be erected or maintained which resemble any official traffic sign or signal, or which obstructs the view of any official traffic sign or signal.
- (5) No sign shall be erected or maintained which attempts or purposes to direct the movement of traffic on roads, other than a sign erected by the Authority, except an entrance or exit sign.
- (6) No sign shall be located so as to obstruct or impede any fire escape, fire exit, door, window, skylight, flue or air intake or exhaust, or so as to prevent or impede the free access of fireman to any part of a building.
- (7) No sign shall be erected that is higher than the roof, eave or parapet line of the building to which it is attached.
- (8) An illuminated sign shall be permitted, provided it is not flashing.
- (9) Signs permitted in all zones :
 - (a) A "No Trespassing" or other announcement or sign other than an advertisement, not greater than 0.30 square metres in area.
 - (b) A sign incidental to construction on the premises.
 - (c) A non illuminated sign not exceeding 1.5 square metres in area, advertising the lease of any lot or premises.
- (10) Signs shall be erected subject to the prior approval of the Estate Authority.

Article 15 Trailer and Tents

No tent, trailer or mobile home shall be used for the living, sleeping or eating accommodation of persons within the area affected by these Regulations. Notwithstanding the above, a mobile home or trailer may be used for the purpose of watchman's quarters located within the area affected by these Regulations.

Article 16 Setback and General Site Plan Requirements for Industries.

| Setbacks | |
|------------------------|-------|
| Front Yard | 7.5M |
| Yard abutting a street | 7.5 M |
| Side Yard | 3.5M |
| Rear Yard | 7.5M |

These figures can be increased according to the requirements of the project.

General Site Plan Requirements

| | |
|-----------------------|--|
| Maximum Plot Coverage | - According to requirements of the Industry as assessed by the Authority |
| Landscaping strip | - A 2M strip along the main front |
| Height (Building) * | - 10 M - 12M Maximum |
| Retail Sales Display | - Permitted for products manufactured on site. |

The authority may approve an increase in the height if the Consultant presents the documents which prove the project requirement for this height increase and with the enclosure of appropriate architect drawings.

Setback for houses serving the industrial Estate to be determined in accordance with Ministry of Land Affairs & Municipalities Building Regulations.

Article 17 Through Plots

Where a plot which is not a corner plot has frontage on more than one street the front yard regulations contained herein shall apply on each street.

Article 18 Open Storage

Open storage within the plot area is not permitted unless the storage area is screened. Open storage is not permitted in front yards.

Article 19 Areas and dimensions of Rooms

The minimum areas and dimensions of rooms in buildings are determined according to the table below :

| Description | Minimum Area (Sq. m.) | Least Dimension (Metres) |
|---------------------------|-----------------------|--------------------------|
| Office (maximum 2 people) | 8.10 | 2.70 |
| Showroom | 8.10 | 2.70 |
| Kitchen | 5.00 | 2.00 |
| Bathroom | 4.00 | 1.80 |
| Toilet | 1.35 | 0.90 |

The area of windows serving a room shall be no less than 7% of the total floor area except for bathrooms, kitchens and toilets which may be 5%.

Article 20 Height of Buildings

Industrial buildings shall be single storey except that office accommodation associated with industrial development may be two stories or one floor and a mezzanine.

The net perpendicular height of each floor is determined according to the type of building and its usage.

For office space, the net minimum head room shall be 2.80 m.

For showroom space, the net minimum head room shall be 4.0 m.

For industrial buildings, the net minimum head room space shall be 4.0 m. If an overhead crane is to be installed in the building, the safest height of the building should be decided according to the requirement of the crane.

Article 21 Roof Floor

This floor may be used for services of the building such as the staircases, water tanks, air conditioning equipment and the lift. The Authority may permit to build one or more service room for the building, if necessary. A pergola, area not more than 20% of the total horizontal area of the floor, may also be permitted.

The percentage of the covered area of the roof floor shall not exceed 40% of the roof area directly below it other than the pergola. The height of the building at this floor shall not exceed 2.20 m.

Natural light and ventilation shall be provided through open spaces. The Authority may approve an alternative light and ventilation system if the appropriate documents are presented.

Article 22 Open to Sky

An open to sky may be provided in a building to provide natural light and ventilation for rooms, offices, bathrooms and kitchens. The area of opening shall be paved with concrete or tiles and the drainage for rain and wash water from within shall be provided for. It shall have an entrance in the ground floor to facilitate maintenance, cleaning and rescue. Pipes and sanitary connections may be vertically connected to the open to sky.

Article 23 Basements

The basement of any building shall not exceed one floor and shall only be used for storage of non inflammable stocks, services or security purposes. It shall not be used for residential purposes. The minimum net head room shall be 3.0 m and any projection from the building line shall not exceed 3.0 m and shall be not less than 1.0 m below ground level. All precautions against intrusion of water through the walls and floor shall be taken and a basement drainage system shall be provided. All regulations concerning safety precautions shall apply to this floor.

Article 24 Staircases

Any building consisting of more than one floor shall have a number of staircases, other than the fire exits. These are as follows :

- One staircase at least for each building where the area of one floor is not less than 500 sq. m. and the total floors area is not more than 1,500 sq. m.
- An additional staircase shall be provided for every 500 sq. m. added to the area of one floor or for every 1,500 sq. m. added to the total floor area of the building.
- The main staircase shall be of reinforced concrete or any non inflammable material and shall be not less than 1.20 m wide (net).
- The maximum travel distance served by the staircase shall be 27 m.
- The number of steps in each part of the staircase leading in one direction shall not exceed 14.
- The tread of one step may not be less than 28 cms. and not more than 30 cms. The rise of the step shall not be less than 15 cms. and more than 18 cms.
- The step shall be calculated according to the following formula :
Twice the rise of one step + the tread = Between 60 to 65 cms. The net distance between one landing and the one above shall not be less than 2.40 m.

Article 25 Passages and Corridors

Main corridors shall not be less than 2.50 m. wide and subsidiary corridors 1.50 m.

Article 26 Toilets and Sanitary Facilities

The number of toilet facilities to be provided shall be as follows :

- (a) Male (without urinals)
1 to 100 users : 1 toilet and 1 wash basin for every 10 people.
More than 100 users : 1 additional toilet and wash basin for each additional 20 people.
- (b) Male (with urinals)
1 to 100 users : 1 toilet for every 25 people and 1 wash basin and 1 urinal for every 10 people. More than 100 users; 1 additional toilet for every additional 40 people and 1 wash basin and 1 urinal for every additional 10 people.

(c) Ladies

1 to 100 users : 1 toilet and 1 wash basin for every 10 people. More than 100 users; 1 additional toilet and wash basin for every additional 20 people.

Article 27 Waste Water Connections

The diameter of the waste water pipes shall not be less than 10 cms. The diameter of vent pipe shall not be less than 10 cms. These pipes shall be of strong, non inflammable, non corrosive material. The waste water pipe shall not be less than 60 cm below ground level. Its slope should be as follows :

1/60 for pipes of 10 cm diameter.

1/90 for pipes of 15 cm diameter.

Whenever crossing of pipes occurs the water pipes should be above the waste water pipes.

All waste water, other than storm water, shall be discharged to the sanitary sewer system on the Estate.

There shall be a tightly covered inspection chamber at each point the pipe route changes direction, provided that the distance between any two chambers is not more than 15 m. The waste pipes shall be tested for leakage prior to backfilling.

Article 28 Safety and Fire Precautions

All industries shall abide by the Industrial Safety Rules established or may be established by the Government Authorities.

Adequate escape means shall be secured in all buildings where the area of one floor is more than 1000 sq. m. or the area of two floors is more than 3000 sq. m. This shall be in the form of corridors, emergency exits and additional staircases leading directly outwards or to outer halls, free of obstructions.

Staircases, emergency exits, corridors and walls shall be made of non inflammable materials capable of resisting fire for half an hour at least.

-

The staircase provided, as an escape means, shall have a clear width of not less than 90 cms. The rise of one step shall not be more than 20 cms. The number of steps leading in one direction shall not exceed twelve. The travel distance service by the escape staircase shall not exceed 27 m.

-

Buildings, where large number of people are present or expected to be present, shall be provided with exits as specified below. Guidelines and clear marks, in red, shall be used to show the location of those exits.

| No. of People | No. of exits | Clear width of Exit |
|---------------|--------------|---------------------|
| Within 200 | 2 | 90 cms. |
| 201 - 300 | 2 | 120 cms. |
| 301 - 500 | 2 | 150 cms. |
| 501 - 750 | 3 | 150 cms. |
| 751 - 1000 | 4 | 150 cms. |

The maximum travel distance from one exit to another should not be more than 23 meters.

For more than 1000 people an additional exit, width 150 cms, shall be provided for every 500 people above the first 1000.

— Fire fighting

Fire warning and fire fighting equipment shall be installed as required by the concerned authorities.

Article 29 Railings

Stairs shall be secured with rails. The net perpendicular height of these rails shall not be less than 80 cms.

Balconies, open to sky, projections and building roofs shall be provided with rails or walls of heights not less than 1 m.

Article 30 Refuse Collection

Refuse and waste to be collected by the Authority shall be in heavy duty plastic bags stored in covered dust bins approved by the Authority.

SUPERVISION OF BUILDINGS

Article 31 Codes of Practice

Standard code of practices recognised in the Sultanate shall be used for structural calculations provided that the lowest bearing capacity of soil is used in designing the foundations.

Article 32 Drawings

Drawings and plans shall be submitted in accordance with the requirements of the Authority and in a minimum of three complete sets signed by a registered Consultant office. It shall bear the name of the designer and a confirmation on safety of the building. Consulting offices supervising any building shall strictly adhere to approved drawing and legal boundary and shall sign the undertaking in the respective form.

Article 33 Building Permit

No excavation for any building or structure shall be commenced until a building permit has been issued and the land has been officially handed over by the Authority. The building permit issued by the Authority is valid for 1 year commencing the date of issue. It shall be invalid unless renewed. Renewal shall be for the same period unless there are reasons preventing renewal. No building may be erected or used except for the purpose stated in the building permit and according to the land use and planning of the Estate.

Article 34 Alterations in the Building Permit

No alterations is permitted in the building permit, drawings or any official document unless prior approval is obtained from the Authority. No alteration shall be recognised unless it is duly signed and stamped by the Authority.

Article 35 Alterations after Construction

No building may be constructed or demolished or any internal or external additions or alterations including opening or windows or external doors made, prior to obtaining permission from the Authority. Colours of paintings, approved by the Authority shall be adhered to when the building is painted or repainted and samples of these materials shall be checked by the Authority.

Article 36 Materials of Construction

Materials used for construction in any new building additions or alterations of an existing building shall be of high quality and in conformity with local and international code of practices recognised in the Sultanate of Oman.

Article 37 Start of Construction

Any person issued with a building permit shall not start any form of building before the owner or his agent being handed over plot pegs by the surveyor appointed by the Authority in the presence of a representative of the Authority. The owner or his agent shall keep these pegs in position until the building is completed and be abided by this during the implementation phases.

Article 38 Railings

A temporary fence shall be erected along the boundary of the plot prior to starting any building. This shall be according to the conditions and specifications determined by the Authority.

Article 39 Sign board during construction

A sign board of dimensions not less than 0.90 x 1.80 m. may be placed by the owner or contractor at the building site and fixed at a height of 2 m or on the fence bearing the following in block letters written in Arabic and English.

- Type of Industry
- Name & Address of Contractor
- Name & Address of the Consultant

Article 40 Excavation Permit and Condition

Excavation in or outside the plot boundary shall be approved by the Authority and shall be secured with a cover or a screen to protect passers by and by putting a red lamp between sunset and sunrise or any requirement found necessary by the Authority.

Article 41 Implementation Schedule

The owner or contractor shall provide the Authority with time schedule of implementation at the start of construction.

Article 42 Safety of neighbours and Public Service Facilities

Any person(s) who demolishes, builds, or lays the foundation for any building shall take all the necessary measures to preserve the safety of neighbours, their property, protection of workers, passers by, streets and whatever in or above the ground including equipment and public service facilities.

Article 43 Working time

No construction shall be made between sunset and sunrise unless prior approval is obtained from the Authority and according to the conditions it stipulates.

Article 44 Site Clearance

The owner or contractor shall keep all building materials and building remnants within the fence and shall cart them from the site as soon as possible.

Article 45 Connections to Public Service

No building may be connected or any recommendation made to connect a building to public service eg. electricity, water, telephone and sewage, unless the following conditions are fulfilled.

- The building is constructed according to the permit and drawings approved by the Authority.
- All debris and remnants of the building are removed from the site and it is perfectly levelled.
- All temporary offices, stores and fences are completely removed from the site leaving it perfectly clean.

Article 46 Building Inspection

The owner or his agent shall ask the Authority to inspect the building when the excavation of foundations, drainage and column base is complete to check the depth and measurements of these and their conformity to the site plan and other technical aspects.

Article 47 Completion Certificate

The Building Completion Certificate shall not be given before the building is properly completed, according to the approved drawings and building permit, and is safe and suitable for occupancy. No building is to be occupied unless this certificate is given.

Article 48 Interference with adjoining plot

No body may direct the rain water gutters, drainage or air conditioners towards the property of others.

Article 49 Use of space other than allotted

No road, square or open space, owned by the Authority shall be used temporarily or permanently by any person or party unless permission is obtained from the Authority.

Article 50 Change of colour of external painting

No building shall be painted from outside, contrary to the colour permitted in the building permit. Any person who wants to change the external colour of his building shall obtain the permission of the Estate Authority.

Article 51 Amendments and maintenance of buildings

The Estate Authority has the right to compel the owner or his agent to amend and maintain his building whenever necessary according to the specifications considered appropriate by the Authority.

Article 52 Stoppage of work

The Estate Authority has the right to issue an order for the stoppage of work if they find the work unsatisfactory for some reason or another.

Article 53 Operating Authority

The Operating Authority for Rusayl Industrial Estate shall be responsible for the supervision of implementation of these Regulations.

Article 54 Permission for occupancy

No land shall be used or occupied, and no building or structure which has been erected or altered shall be used or changed in use, in whole or in part, until permission of occupancy has been issued by the Estate Authority stating that the proposed use and occupancy of such land, building or structure complies with the provisions of these Regulations.

Article 55 Inspection of Premises

The operating Authority, or any official or employee of the Authority is hereby authorised to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that the provisions of these Regulations are not being complied with, and for the purpose of carrying out his duties under these Regulations or any other duties authorized by the Authority/Ministry.

Article 56 Penalties

Violation of any ruling of this regulation shall incur a fine of up to RO 500, the closure of the building, the termination of the lease, or all these penalties combined.

Article 57 Termination of the Lease

In case the lease is terminated as a penalty for the establishment of the buildings in violation of the rulings of this regulation, the Authority shall be free to either retain the building against the value of the building to be demolished, or to enforce it on the tenant to evacuate the land of all these buildings and hand it over to the Authority free of any occupant within a three month's time from the date he was notified by the Authority that the lease is terminated. Upon the failure of the tenant to vacate the land within three months deadline, the Authority may undertake by itself or through the help of others to carry out the removal (demolishing the buildings) work. In this case the tenant shall have to bear all incurred expenses.

In case of advance factories, the tenant shall have to evacuate it and return it with the land on which it is built free of any occupant within a three month's time from Authority notification to him of lease termination. On his failure to do so within that deadline, the Authority may undertake by itself or by the help of others to vacate the advance factory and the tenant, in this case, shall have to pay all incurred expenses.

Article 58

This regulation shall be effective as of the date it is issued and published in the official gazette.

منطقة الرسيل الصناعية**RUSAYL INDUSTRIAL ESTATE
APPLICATION TO SET UP NEW PROJECT
PRELIMINARY INFORMATION****طلب إقامة مشروع جديد****بيانات أولية****١ - عام :**

الاسم والعنوان : _____
 العنوان للبرائسات : _____
 التليفون : _____
 Name & Address : _____
 Contact Address : _____
 Telephone No. : _____

Activity approved.
 (Please attach copy of
 Industrial Licence &
 Feasibility Report submitted
 to Ministry of Commerce & Industry).

نوع النشاط المرخص (يرجى أرفاق
 نسخة من الترخيص الصناعي ومن تقرير
 الجدوى المقدم لوزارة التجارة والصناعة)

الترخيص الصناعي ورقمه وتاريخه : _____
 Industrial Licence No. & Date

Items of manufacture & annual capacities

المواد المنتجة والطاقة الانتاجية كل عام

Item Unit Capacity

المادة الوحدة الطاقة

٢ - الإستثمار والعمالة :

رأس المال الثابت : _____
 رأس المال العامل : _____
 الاجمالي : _____
 مصدر التمويل : _____
 جملة العمالة : _____
 (بين عدد كل صنف)

٣ - العملية الإنتاجية ونواحي البيئة :

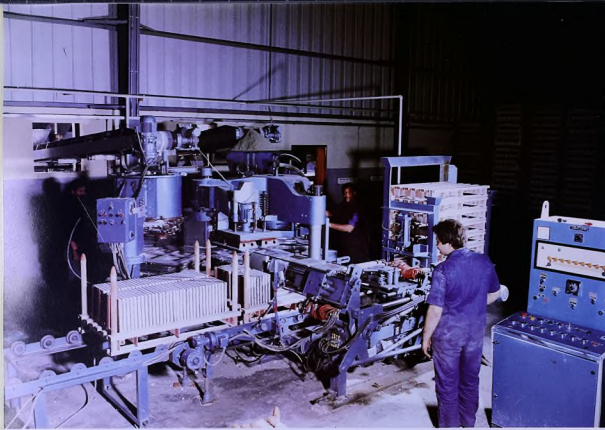
المواد الخام : _____
 (حدد الفئات وعددها)
 المصدر : _____
 Raw Materials
 (hazard & non hazard)

ارفق وصف للعملية الانتاجية مع
 مخطط تنسلل عمليات الانتاج .
 Enclose Description of process of
 production including flow chart.

نواحي البيئة :

Complete Annexure 1

أكمل المرفق (١)



4. BUILDINGS & SERVICES REQUIRED**٤ - المباني والخدمات المطلوبة :****Covered****المباني :**

| | |
|------------------------|-----------------------------|
| Office Area _____ | : مساحة المكاتب |
| Production Area _____ | : مساحة غاير الإنتاج |
| Inside Storage _____ | : مساحة المخازن الداخلية |
| Future Expansion _____ | : مساحة التوسعات المستقبلية |
| Uncovered Area _____ | : مساحة اأخرى |
| Total _____ | : المساحة الكلية |

Services**الخدمات :**

| | |
|--|---|
| Electricity Load (KW) _____ | : الطاقة الكهربائية (ك.وات) |
| Water - Daily M ³ _____ | : المياه - يوميا (بالتر المكعب) |
| Gas - for Industrial Operations (Annual) in M ³ /day. _____ | : الغاز - للعمليات الصناعية (سنويا) بالمتر المكعب |

5. IMPLEMENTATION PROGRAMME**٥ - برنامج التنفيذ :**

| | |
|--|-----------------------------------|
| Period required from date of allocation of land _____ | : المدة من تاريخ الحصول على الأرض |
| Order of Machinery _____ | : طلب الماكينات |
| Expected arrival of machinery to site _____ | : وصول الماكينات الى الموقع |
| Building drawings completed _____ | : الانتهاء من رسومات البناء |
| Appointment of factory Manager and key personnel _____ | : تعيين مدير المصنع والموظفين |
| Factory Manager _____ | : مدير المصنع |
| Other Key Personnel _____ | : الموظفون الرئيسيين |
| Commencement of production _____ | : بداية انتاج المصنع |

6. Additional Information any**٦ - بيانات إضافية أن وجدت :**

| | |
|------------------------------|----------------|
| Signature of Applicant _____ | : توقيع الطالب |
| Date : _____ | : التاريخ |

Enclosures**مرفقات :**

Drawing showing clearly total area, built up area divided according to type of use eg, production, storage. All dimensions should be shown. Percentage built up area/total area is to be stated noting optimum utilization of the land.

خريطة تبين بوضوح المساحة الكلية والمساحة المبنية موزعة حسب نوع الاستعمال (كالانتاج - التخزين .. الخ) ويجب بيان كل الأبعاد ونسبة المساحة المبنية الى المساحة الكلية مع مراعاة الاستغلال الأمثل للمساحة الكلية.

List of machinery along with their specifications.

قائمة بماكينات الإنتاج ومواصفاتها .

Description of Production Process including flow chart.

وصف لعملية الإنتاج مع خطط لتسلسل عمليات الإنتاج .

Copy of Feasibility Report submitted for Industrial Licence.

نسخة من دراسة الجدوى التي قدمت للحصول على الترخيص الصناعي .

Copy of Industrial Licence.

نسخة من شهادة الترخيص الصناعي .



POLLUTION QUESTIONNAIRE

ANNEXURE

RUSAYL INDUSTRIAL ESTATE APPLICATION TO SET UP NEW PROJECT

PRELIMINARY INFORMATION ON EFFLUENT

Name of Applicant _____ : اسم مقدم الطلب
Project : _____ : المشروع

AIR EMISSION ملوثات الهواء :

Contents of discharge _____ : مكونات المنصرف من الغازات
gases
Height of Chimneys : _____ : ارتفاع المداخن
Gas Flow/Velocity : _____ : تدفق / سرعة الغاز
Temperature of discharge _____ : درجة حرارة المنصرف
Gases _____ : من الغازات

LIQUID WASTE النفايات السائلة

Volume & Composition _____ : حجم الفضلات ومكوناتها
(Daily Average) _____ : (المعدل اليومي)
Method of disposal _____ : طريقة الصرف
Pre-treatment _____ : المعالجة قبل المنصرف
Re-use proposed _____ : اي مقترحات لاعادة استعمال مياه الصرف

SOLID WASTE الفضلات الصلبة

Type of solid waste : _____ : نوع الفضلات الصلبة
(Hazard/Non hazard) _____ : (خطرة / غير خطرة)
Amount & Composition _____ : الكمية والمكونات
Method of disposal _____ : طريقة الصرف
Re-use proposed _____ : اي مقترحات لاستغلال الفضلات

Signature of Applicant : _____ توقيع الطالب

Date : _____ التاريخ :

INDUSTRIAL POLLUTION CONTROL AND INDUSTRIAL SAFETY FOR WORKERS QUESTIONNAIRE

1. General

- 1.1 Type of goods manufactured and quantity.
- 1.2 Please give location of factory site and attach copy of proposed factory layout
- 1.3 Copies of any available processes flowsheet and mass balance of processes should be forwarded with this questionnaire.

2. Industrial Pollution Control

- 2.1 **Raw materials and handling facilities.**
 - 2.1.1 Type of raw materials (hazard, non hazard):
 - 2.1.2 Amount of raw material
 - 2.1.3 The method of handling
- 2.2 **Air Emission**
 - 2.2.1 Composition of discharge gases.
 - 2.2.2 Height of Chimneys
 - 2.2.3 Gas flow/velocity
 - 2.2.4 Temperature of discharge gas
 - 2.2.5 Monitoring facilities
- 2.3 **Liquid Wastes**
 - 2.3.1 Volume of liquid/waste (Check Water consumption)
 - 2.3.1.1 Daily Average
 - 2.3.1.2 Peak flow
 - 2.3.2 Composition
 - 2.3.3 Pretreatment (if any)
 - 2.3.4 Method of disposal
 - 2.3.5 Monitoring facilities
- 2.4 **Solid Waste**
 - 2.4.1 Amount
 - 2.4.2 Composition
 - 2.4.3 Type of solid waste (hazard, non hazard)
 - 2.4.4 Method of disposal
 - 2.4.5 Monitoring facilities



BUILDING PERMIT REQUIREMENT PART II

RUSAYL INDUSTRIAL ESTATE AUTHORITY BUILDING PERMIT REQUIREMENTS

PART II — DETAILED BUILDING PLAN REQUIREMENTS

1. Written Documents

- 1.1 A written undertaking by the Consultants that the building and all fixtures and fittings therein will comply with all Safety Standards and Codes of practices recognised in the Sultanate of Oman. No deviation from the approved plans or specifications will be allowed without the prior consent of the Rusayl Industrial Estate Authority.
- 1.2 Exact dimensions of building/buildings and the ratio of covered area to the area of the land.
- 1.3 List of dimensions of all rooms (including average ceiling heights) and corresponding areas of doors and windows.
- 1.4 Where applicable statement giving detail description on methods adopted to prevent pollution hazards (water, soil, air or sound pollution).

2. Drawings

- 2.1 A copy of site plan as approved at the preliminary building approval stage (include invert levels of manholes and locations of external lighting if not indicated in the preliminary drawings).
- 2.2 Plan to a scale of not less than 1:100 showing internal room layout, room names, dimensions and location and sizes of all doors and windows.
- 2.3 Elevations of the building (including other structures such as water towers if any). (for guidelines on factory signs please see the annexed additional information sheet).
- 2.4 Cross sections of the building to a scale not less than 1:100 indicating different levels in the building if any, ceiling heights and the total height of the building.
- 2.5 A typical wall section to a scale of 1:20 showing detail construction.
- 2.6 Structural plans to a scale not less than 1:100 and details of foundations, columns, beams, retaining walls, stairs, roofs and other structural elements.
- 2.7 Plans to a scale not less than 1:100 showing proposed lighting, electrical distribution, mechanical and planning layouts.
- 2.8 Plan to a scale of not less than 1:100 showing roof slopes, the direction of drainage of rain water, means of drainage and sizes of pipes or outlets.

The Rusayl Industrial Estate Authority reserves the right to request additional information it considers necessary.

The detailed drawing approval will be subject to approval of the fire authority of the Royal Oman Police and the Ministry of Environment.

The above information and drawings should be submitted in duplicate in two separate files.

ADDITIONAL INFORMATION

RUSAYL INDUSTRIAL ESTATE AUTHORITY

ADDITIONAL INFORMATION

Outlined below is a summary of the basic building regulations for easy reference. For details of the above and other details please refer to the Building Regulations. You are advised to contact the Technical Department of the Rusayl Industrial Estate for any additional information you may require before proceeding with the preliminary drawings.

| | |
|------------------------|----------------------------|
| Front Yard | 7.5M |
| Yard Abutting a Street | 7.5M |
| Side Yard | 3.5 M |
| Rear Yard | 4.5M |
| Landscaped Strip | 2 M along all street lines |
| Height (Building) | 12 M Maximum |

| <u>Description</u> | <u>Minimum Area M²</u> | <u>Least Dimension M</u> |
|---------------------------------|-----------------------------------|--------------------------|
| Office (of maximum 2 occupants) | 8.10 | 2.70 |
| Show Room | 8.10 | 2.70 |
| Kitchen | 5.00 | 2.00 |
| Bathroom | 4.00 | 1.80 |
| Toilet | 1.35 | 0.90 |

Area of window shall not be less than 7% of the floor area, except for bathrooms, kitchens and toilets which may be 5%.

The net minimum head room for an office shall be 2.80 M and for a show room 4.0 M.

Main corridors – Minimum width 2.5 M.

Subsidiary corridors – Minimum width 1.5 M.

Toilets

Male without Urinals

For 1 – 100 users: 1 toilet and 1 wash basin for every 10 people. For more than 100 users; 1 additional toilet and wash basin for each additional 20 people.

Male with Urinals

For 1 – 100 users: 1 toilet for every 25 people and 1 wash basin and 1 urinal for every 10 people. For more than 100 users; 1 additional toilet for every 40 additional people and 1 wash basin and 1 urinal for every 10 additional people.

Females

For 1 – 100 users: 1 toilet and wash basin for every 10 people. For more than 100 users; 1 additional toilet and wash basin for every additional 20 people.

Parking Areas

1 space for every 6 workers of a factory.

1 space for each company sales/delivery vehicle (under 3000 kg).

Larger vehicles may not be parked in the car parking areas.

The area of each parking space shall not be less than 16 M².

Visitor parking space shall be provided as follows:

| Gross Floor Area | Facilities Required |
|---|----------------------------|
| 500 M ² – 7,000 M ² | 1 parking space |
| Over 7,000 M ² | 2 parking space |

Factory Signs

- All factory signs shall be mounted on the building facade.
- Individual (cut out) letters in metal or fibreglass or similar are to be utilized for this purpose.
- Size of letters must be in proportion to the Facia and building. (maximum height 600 mm)
- Colour of letters to suit the external colour of building (and to RIEA approval)
- A logo if incorporated must be in proportion to the lettering.
- Concealed and/or floor lighting may be used to illuminate the sign at night.
- No neon signs will be allowed.
- The design and the location of the sign on the building shall be to the approval of the RIEA. (for this purpose a scale drawing must be submitted).



AVERAGE TEMPERATURE

METEOROLOGICAL DATA

STATION : RUSAYL INDUSTRIAL AREA

YEAR : 1966

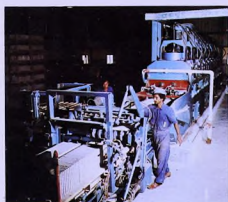
LATITUDE 23° 33' N

LONGITUDE 58° 12' E

| MONTH | STATION LEVEL PRESSURE (hPa) | | | AIR TEMPERATURE (°C) | | | | | | VAPOUR PRESSURE (hPa) | | | RELATIVE HUMIDITY (%) | | | WIND (DIR/SPEED) | | | | |
|-------|------------------------------|---------|--------|----------------------|------|------|---------|------|-----|-----------------------|-----|-----|-----------------------|-----|---------|------------------|-----------------|---------------|----------|----|
| | MEAN | EXTREME | | MEAN | | | EXTREME | | | EXTREME | | | MEAN | | EXTREME | | DIRECTION (DEG) | SPEED (KNOTS) | MAX GUST | |
| | | MIN | MAX | DAILY | MAX | MIN | MAX | MIN | MAX | MIN | MAX | MIN | MAX | MIN | MAX | | | | | |
| JAN | 1009.8 | 1015.7 | 1004.4 | 20.0 | 26.0 | 15.0 | 30.0 | 12.4 | - | - | - | 65 | 85 | 41 | 100 | 21 | | | | |
| FEB | 1007.6 | 1014.0 | 1003.1 | 20.8 | 25.9 | 16.7 | 29.5 | 13.6 | - | - | - | 71 | 91 | 44 | 100 | 16 | | | | |
| MAR | 1004.1 | 1011.3 | 997.9 | 24.8 | 30.4 | 20.5 | 40.0 | 16.8 | - | - | - | 58 | 83 | 34 | 95 | 01 | | | | |
| APR | 1000.3 | 1007.8 | 995.3 | 30.7 | 36.5 | 25.7 | 40.5 | 19.8 | - | - | - | 52 | 67 | 40 | 94 | 29 | | | | |
| MAY | 997.1 | 1002.5 | 991.8 | 36.8 | 43.1 | 30.6 | 47.0 | 25.0 | - | - | - | 43 | 58 | 34 | 94 | 27 | | | | |
| JUN | 990.2 | 1002.0 | 983.7 | 34.6 | 39.5 | 30.8 | 44.0 | 27.2 | - | - | - | 64 | 83 | 47 | 96 | 35 | 060 | 06 | 20 | 29 |
| JULY | 990.3 | 997.0 | 983.7 | 35.3 | 40.4 | 31.6 | 48.4 | 28.0 | - | - | - | 63 | 80 | 48 | 94 | 29 | 060 | 05 | 18 | 25 |
| AUG. | 993.1 | 999.1 | 987.2 | 32.4 | 37.2 | 28.3 | 42.6 | 23.0 | - | - | - | 68 | 84 | 53 | 94 | 31 | 060 | 04 | 14 | 18 |
| SEP | 997.3 | 1003.6 | 992.5 | 33.6 | 39.9 | 29.2 | 43.6 | 25.7 | - | - | - | 55 | 75 | 38 | 93 | 29 | 060 | 05 | 17 | 21 |
| OCT | 1003.6 | 1010.0 | 995.2 | 31.6 | 37.8 | 26.6 | 42.3 | 22.4 | - | - | - | 58 | 75 | 43 | 93 | 31 | 060 | 04 | 14 | 18 |
| NOV | 1004.6 | 1010.8 | 998.9 | 25.8 | 31.5 | 21.3 | 36.2 | 17.1 | - | - | - | 68 | 81 | 53 | 95 | 39 | 060 | 03 | 13 | 16 |
| DEC | 1010.1 | 1015.3 | 1004.2 | 21.3 | 26.4 | 17.3 | 31.3 | 12.9 | - | - | - | 71 | 84 | 56 | 99 | 47 | 060 | 04 | 14 | 22 |
| Year | 1000.5 | 1007.4 | 994.8 | 29.0 | 34.5 | 24.5 | 48.4 | 12.4 | - | - | - | 61 | 79 | 44 | 100 | 01 | | | | |







Rusayl Industrial Estate Authority

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