



MINISTRY OF TOURISM
Republic of Maldives

C I R C U L A R

Circular no: 88-DS/CIR/2023/14
Date: Tuesday, March 21st, 2023
To: All developing resorts and operating resorts
Subject: **Resort development guidelines**

Dear Sir/ Madam,

Please be informed that the following changes to the tourist resort development guidelines will take into effect from March 21st, 2023.

- The allowable built-up area of the tourist resorts has been increased from 30% to 50% of the island's total land area.
- The requirement for minimum beach length per room has been reduced from 5 meters to 3 meters. For the calculation of beach length per room, beach length to be considered as 60% of total perimeter of the island (mean tide line).
- Maximum (structural) building height;
 - The maximum structural height for the front of the house (including guest rooms) structures shall be 12 meters, and the maximum number of floors allowed shall be 3 meters including the ground floor.
 - The back of the house structures should not exceed a maximum height of 15 meters.
 - The developer must prioritize to sustain the island's natural characteristics (specifically vegetation) in light of these revisions to the structural height constraints. However, resort developers may propose unique structures that add value to the product, where exceptions to the aforementioned structural height restrictions may be brought, in accordance with the Ministry's policies.

Should you have any queries regarding this, please contact our Development, Environment and Monitoring Section at ds@tourism.gov.mv and + 960 3022288.

Yours sincerely

Ali Shinan
Deputy Director General

