

Amwaj Islands – Description of Method of Calculation of Area , Entitlements and Service Charges of Plots			
<b>1</b>	<b>Method of Calculation of Area &amp; Entitlements</b>		
1.1	The area of each Plot consist of single owned Building, a Villa or a townhouse has been calculated based on the area of the Plot as mentioned on the Plot Title Deeds registered		
1.2	The area of each subsidiary Association has been calculated based on the area of the Plot as mentioned on the Plot Title Deeds registered in SLRB.		
1.3	The area of the main Association has been calculated based on the total Areas of all Plots within the Main Association including the Plots where the Main Association Common		
1.4	The area of undeveloped Plots has been calculated based on the Plot Area, as mentioned on the Plot Title Deeds registered in SLRB.		
1.5	The Plot entitlement was calculated by reference to the Plot's Area rounded to the nearest whole number by the sum of all Plots A areas X 1000		
<b>2</b>	<b>Method of Calculation of Service Charges of Plots</b>		
2.1	Each Plot shall have an Entitlement . The percentage allocated to each Plot shall be used to determine the Service Charges based on the type of use for each plot		
Amwaj Islands – Plot Use Factor Allocation			
No.	Area or Zone	Factor	Notes
1	Un Build Plots	0.5	
2	RA & RHA Plots	1.5	Factor based that the Max Allowable Built up for these plots is 150%
3	B20 and SP Plots	8.5	Factor based that the Max Allowable Built up for these plots is 850%
4	B15 Plots	6.5	Factor based that the Max Allowable Built up for these plots is 650%
5	B10 Plots	4.5	Factor based that the Max Allowable Built up for these plots is 450%
6	B5 Plots	4	Factor based that the Max Allowable Built up for these plots is 400%
7	Tala Main Association	1	Factor based on the actual Built up Area % as this project was build before Amwaj Building Regulations are implemented and their built up areas is low comparing to their plots areas
8	Meena 7 project	1.65	Factor based on the actual Built up Area % as this project was build before Amwaj Building Regulations are implemented and their built up areas is low comparing to their plots areas
9	Floating City Main Association:		
	a: Villas over the Canal	1	Factor based on the actual Built up Area as this project was build before Amwaj Building Regulations are implemented and their built up areas is low comparing to their plots areas
	b: Sea View Villas Plots	1.5	Factor based that the Max Allowable Built up for these plots is 150%
	c: B3 Buildings overlocking the Main Road	3	Factor based that the Max Allowable Built up for these plots is 300%
	d: Commercial Unit : Lanterns Lounge Restaurant	1.5	Factor is 1 based on the Max Allowable Floors * 1.5 as its commercials project = 1.5
10	NOC Building	1.45	Factor based on the actual Built up Area % as this project was build before Amwaj Building Regulations are implemented and their built up areas is low comparing to their plots areas * 1.5 as its Commercial Building
11	Hotels Project		Factor = (Actual Built up area /to the Plot Area ) * 1.5 as its commercials project
12	The Lagoon Project	4.5	Factor is 3 based on the Max Allowable Built up area * 1.5 as its commercials project = 4.5
13	Amwaj Marina Restaurants	1.5	Factor is 1 based on the Max Allowable Floors * 1.5 as its commercials project = 1.5