

5. PROCEDURAL REQUIREMENTS FOR HANGAR DEVELOPMENT

The Development Guidelines and Planning Regulations and Standards contained in this booklet are intended for use by the MROs and FBOs operators seeking to construct maintenance hangars towards General Aviation area on serviced plots. They should be applied in conjunction with the local and international standards and codes of building construction.

The regulations contained in this document shall be considered to be the minimum requirements. Operators shall comply with these regulations along with all relevant legislative requirements of the Authority.

The Authority reserves the right to change any of these regulations as and when required and it shall be the duty of the consultants, and contractors to ensure that they possess the latest updated guidelines.

5.1 GENERAL

- 5.1.1 The Operator wishing to erect a hangar building on a serviced plot in the MROs, FBOs area of Aviation City must apply to the Authority, stating his intended development program. All development within MROs and FBOs area must comply with the development guidelines and planning regulations stated in this booklet.
- 5.1.2 The Operator must appoint a qualified Architectural / Engineering Consultant, registered in Dubai, and approved by the Authority, to carry out the design tasks connected to his project, and to act on his behalf regarding all technical matters related to the design, construction and completion of his project.
- 5.1.3 The Operator shall comply with all the Design and Construction requirements and shall submit proof of certification towards the end of construction.
- 5.1.4 The Operator must apply, prior to commencing any construction works for the following:
 - a. A building permit from the Authority.
 - b. No objection certificates (N.O.C) from the Authority and/or from the Service Authorities in charge.

- c. Demarcation and Demarcation Certificate.

- 5.1.5 The Operator must appoint a Contractor to carry out construction works related to his project. The appointed Contractor must observe the procedures for construction set out in this booklet and any other locally applicable Regulations.
- 5.1.6 No buildings or facilities may be occupied after construction prior to obtaining from the Authority a Building Completion Certificate.
- 5.1.7 All Operators should approach the Authority with the initial design documentation, in order to obtain the approval on the hangar volume, built up area, external character and skin finishing material specification.

5.2 REQUIREMENTS FOR A HANGAR BUILDING PERMIT

- 5.2.1 A hangar building permit shall be issued subject to:
 - a. Obtaining the no objection certificate from the Service Authorities for water, electricity and telephone.
 - b. Fulfilling the submission requirements of the Dubai Civil Aviation Authority.
 - c. Building Permit Fees and any other fees as stipulated in the Planning Permission Charges Document.
- 5.2.2 The building permit shall remain valid for the period of a year and renewable annually if acceptable reasons are provided. However, construction on site must start within 3 months after obtaining the building permit.
- 5.2.3 Any amendments to approved drawings or deviations from the conditions stipulated in the building permit shall not be allowed unless explicit and written consent of the Authority is granted. In case of violation, the Authority reserves its right to demolish any illegal addition to the hangar buildings or part thereof. The cost of demolition shall be borne by the developer.
- 5.2.4 Documents to be submitted to the Authority for obtaining a building permit must include:
 - a. Letter of appointment of the Consultant and a copy of the consultancy agreement.
 - b. Letter of appointment of the contractor from the Consultants.
 - c. Copy of the Contractor's Trade License and DWC or Dubai Chamber of Commerce Registration.