

GSAS CHECK LIST FOR IJARA PLOTS / LUSAIL CITY



GUIDELINES:

- ▶ The minimum requirements for achieving 2 star rating for IJARA plots/villas (hereinafter referred to as “The Projects”) within LUSAIL City are falling under two groups namely; **Group (I) Inherited GSAS Criteria and Group (II) Energy & Water Prescriptive Requirements.**
- ▶ **Group (I) Inherited GSAS Criteria:** several GSAS criteria related to Urban Connectivity & Site categories are inherited automatically by all Projects seeking building permits and GSAS Trust will not conduct any further review and assessment on the inherited criteria.
- ▶ **Group (II): Energy & Water Prescriptive Requirements:** the Projects shall conform to the minimum prescriptive requirements pertaining to Energy & Water categories as outlined in the tables below.
- ▶ Design consultants commissioned to obtain building permits for the Projects are exempted from acquiring GSAS Service Provider License.
- ▶ Registration and uploading of design deliverables on GSASgate online platform is not required. GSAS Trust will conduct the necessary review for the compliance with this GSAS Check List during DC2 stage utilizing the MMUP online system.
- ▶ **Note For Owners:** GSAS Check List is developed in collaboration with LUSAIL City and comprises minimum descriptive requirements for achieving GSAS certification. These minimum requirements which are usually considered part of the standard design deliverables by consultants are set to avoid extra incurred fees or charges pertaining to GSAS.
- ▶ Discounted GSAS certification fees is QR 3,000 per villa (50% discount on published rate).

WATER PERSPECTIVE REQUIREMENTS

All Projects must adhere to the following:

Description	Compliance [✓]	Evidence/ Drawing Reference No.
▶ Use of efficient low flow faucets & taps.	<input type="checkbox"/>	
▶ Use of dual volume flush tanks.	<input type="checkbox"/>	
▶ Landscape area should not exceed 20% of the individual plot area. For plots with a landscape of more than 20%, assessment of water use should be done through the use of GSAS Water calculator for residential scheme.	<input type="checkbox"/>	
▶ Use of native plant species.	<input type="checkbox"/>	
▶ Use of automatic & drip irrigation systems.	<input type="checkbox"/>	
▶ All other requirements shall be as per KAHRAMAA / LUSAIL City regulations.		

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ENERGY PERSPECTIVE REQUIREMENTS

All Projects must adhere to the following:

Description	Compliance [✓]	Evidence/ Drawing Reference No.
<p>▶ Roof insulation shall have an overall U-value $\leq 0.25\text{w/m}^2 \text{ deg K}$. Recommendation: use of EPS 75mm, PUF 50mm or other equivalent insulating materials available in the local market; in addition to other typical roof composition.</p>	<input type="checkbox"/>	
<p>▶ External walls insulation shall have an overall U-value of $\leq 0.3\text{w/m}^2 \text{ deg K}$. Recommendation: use of insulated block works, high insulating block works, cavity wall system or equivalent multi-layered wall system available in the local market.</p>	<input type="checkbox"/>	
<p>▶ The overall glazing shall opaque wall ratio should not exceed 35%.</p>	<input type="checkbox"/>	
<p>▶ Glazing shall be double glazed glass with minimum U-value of $2.2 \text{ w/m}^2 \text{ deg K}$. Recommendation: use of standard double-glazing windows available in the local market.</p>	<input type="checkbox"/>	
<p>▶ Air conditioning equipments selected shall have a minimum EER of 10. Recommendation: use of split-unit type or better available in the local market. <i>Note: window-type air conditioning units are not accepted.</i></p>	<input type="checkbox"/>	
<p>▶ Lighting shall be efficient and energy saving. Recommendation: use of LED, CFL, T5 lightings or other equivalent efficient fixtures.</p>	<input type="checkbox"/>	
<p>▶ All other requirements shall be as per KAHRAMAA / LUSAIL City regulations.</p>		