



**Ministry of Tourism and Environment**  
Male 'Republic of Maldives

## **Policy on Plotting and Evaluating Proposals for Acquiring Plots of Lagoons Under Regulation 2022/R-125 (Cross Subsidy Regulation)**

### **1. Objective**

- 1.1 To provide a uniform criterion for identifying and plotting lagoon areas for evaluation of proposals to acquire plots of lagoons under Regulation 2022/R-125 (Cross Subsidy Regulation).
- 1.2 Promote consistency in the plotting and evaluation and submission of lagoon-based proposals.
- 1.3 Ensure that the size and composition of proposed lagoon plots are appropriate for the intended tourism development.
- 1.4 The procedures and criteria established by this policy shall be applicable for proposals to acquire demarcated plots from within lagoons.

### **2. Eligibility Criteria**

- 2.1 The qualifying criteria for plots from within lagoons to be acquired under Regulation 2022/R-125 (Cross Subsidy Regulation) are as follows:
  - 2.1.1 The proposed plot should encompass a shallow lagoon area in accordance with sections 3.1 and 3.2 of this policy; and
  - 2.1.2 A georeferenced demarcation map outlining the area proposed to be acquired must be submitted with the proposal; and
  - 2.1.3 No conflicts should arise between the demarcated area of the lagoon and any environmentally protected area or the administrative jurisdiction of an inhabited island or the leased boundary of any island and/or lagoon.

### **3. Minimum Plot Composition Requirement**

When proposing a plot from a lagoon for tourism development:

- 3.1 The proposed plot of lagoon must be at least 10 hectares from shallow lagoon area or;
- 3.2 If the proposed plot of lagoon is less than 10 hectares it must be equivalent to at least 30% of the total shallow lagoon area and the proposal must include an area sufficient to reclaim 1 hectare of land.
- 3.3 Where a proponent proposes multiple plots within the same shallow lagoon, the following conditions must apply:
  - 3.3.1 The total combined area being proposed must comply with the requirements of sections 3.1 and 3.2.





- 3.3.2 Multiple plots within the same shallow lagoon must be located within a maximum distance of 500 meters from each other. However, the plot in between two plots of lagoons will be a no man's zone, which can be acquired through boundary extension
- 3.4 A deep lagoon area may form a part of the proposed plot if said deep area is adjacent to the shallow area being proposed to be acquired and a singular plot can be constructed out of the proposed deep and shallow areas combined. Such inclusion must be explicitly justified within the development concept, demonstrating how the deep lagoon area contributes to the overall feasibility, functionality, or innovation of the proposed tourism development.
- 3.5 Multiple plots of lagoons may be combined into a single lease where the lagoons or plots of lagoons are located within the same administrative atoll.
- 3.6 However, If the leaseholder intends to operate the lagoon plots as separate tourist establishments, then the leaseholder must split the leases in accordance with the Grant of Rights Regulation (No. 2010/R-14).
- 3.7 If a proposal submitted under Regulation 2022/R-125 (Cross Subsidy Regulation) includes multiple plots of lagoons located within the same administrative atoll, and the proponent requests to combine those plots of lagoons into a single lease, the minimum applicable acquisition cost shall be calculated using the base rate only once.

#### 4. Mapping Requirements

- 4.1 Proposals must include:
- 4.1.1 Geo-referenced map clearly indicating the proposed plot boundary (with coordinates).
  - 4.1.2 Overlay of shallow and deep lagoon zones extracted from satellite imagery obtained from credible sources or field surveys.
  - 4.1.3 Total lagoon area, area of shallow lagoon, area of deep lagoon, and percentage of shallow lagoon included in the proposed plot.
  - 4.1.4 The georeferenced maps as required in 4.1.1 shall form the basis of calculation of the minimum applicable acquisition costs.

#### 5. Effectiveness of this Policy

This policy shall be in effect from 20<sup>th</sup> November 2025.