Approved
by the decision of the Alatau City Council
(Minutes No. 2 dated 13 August 2026)

№ CR/T-1.01
dated 13 August 2026

Regulatory Provision on the Temporary Procedure for the Review, Approval, and Endorsement of Project Documentation and the Issuance of Construction Permits for Projects in the Alatau City

1. In accordance with subparagraph 1) of paragraph 5 and paragraph 10 of Article 36 of the Constitutional Law of the Republic of Kazakhstan «On the Special Legal Regime of the Alatau City» to approve the temporary procedure for the review, approval, and endorsement of project documentation and the issuance of construction permits for projects in the Alatau city in accordance with the appendix to this regulatory provision.

2. This regulatory provision shall enter into force upon the expiration of five calendar days after the date of its posting on the internet resource of the Administration of the Alatau City.

Appendix
to the Regulatory Provision
dated 13 August 2026 No. CR/T-1.01

Temporary Procedure for the Review, Approval, and Endorsement of Project Documentation and the Issuance of Construction Permits for Projects in the Alatau City

Chapter 1. General Provisions

1.1. The Temporary Procedure for the Review, Approval, and Endorsement of Project Documentation and the Issuance of Construction Permits for Projects in the Alatau City (hereinafter – the Temporary Procedure) shall apply during the transition period until the entry into force of the relevant legislative acts of the Alatau city.

1.2. The Temporary Procedure governs matters of design, construction, the issuance of permits, expert review, as well as control and supervision of construction within the territory of the Alatau city.

Chapter 2. Regulation of the Application of Standards

2.1. In developing project documentation for the implementation of projects in the Alatau city (hereinafter – the Projects), the application of international regulatory and technical standards shall be permitted.

2.2. Subjects of architectural, urban planning, and construction activity shall be permitted to carry out construction within the territory of the city of Alatau on the basis of valid foreign and (or) local licenses and permits recognized by the Alatau City Authority Special Management Organization (hereinafter – the Administration).

2.3. Subject to the approval and requirements of the executive body of the Administration, the use of imported and local construction materials, products, and equipment manufactured to international specifications shall be permitted, provided that quality certificates and manufacturer's documents are available.

Chapter 3. Expert Review Mechanism and Phased Approval of Project Documentation

3.1. The issuance of positive expert opinions on project documentation by private accredited experts in the field of design and construction (Expert Review) from countries with a high-quality infrastructure shall be carried out in accordance with the requirements of the executive body of the Administration and shall constitute grounds for the issuance of construction permits by the

executive body of the Administration. Other grounds established by the Administration for the issuance of construction permits by the executive body of the Administration may also apply.

3.2. Permits shall be issued by the Administration exclusively on the basis of the Expert Review and (or) other requirements of the Administration.

3.3. If a poor-quality review of Projects is identified, private accredited experts shall bear liability as established by the executive body of the Administration. For substandard construction projects or urban planning projects that have received a positive expert opinion, private accredited experts shall bear liability together with the relevant developers of the construction projects or urban planning projects.

3.4. The executive body of the Administration shall be granted the right to review in stages and, where necessary, issue permits for the relevant sections of construction and (or) urban planning project documentation in order to prevent delays in the implementation of the Projects, namely: the general site plan of the Project, sections on earthworks, pile works, foundation (zero-cycle) works, works on load-bearing and enclosing structures of construction facilities, the installation of engineering networks and facilities, as well as the construction organization plan (safety measures, quality control, traffic management scheme, construction waste management plan, and other matters).

Chapter 4. Permitting Procedures

4.1. The Administration shall be granted the right to issue baseline data, as well as the architectural planning assignment, to coordinate the process of approving project documentation, to issue permits for the removal of green plantings subject to compensatory planting, and to grant construction permits.

4.2. For projects of participants of the «Alatau» Special Economic Zone implemented within the territory of the city of Alatau, permitting documents for design and construction shall be issued prior to the adoption of the Alatau City Master Plan.

4.3. Authorized state bodies and organizations, emergency services, and public utility organizations shall, within their competence, interact with the Administration for the purpose of ensuring the timely implementation of the Projects, on the following matters: connection to engineering infrastructure and relocation of engineering networks, fire safety, emergency situations, environmental protection, ecology, public order protection, medical and sanitary-epidemiological support, and transport logistics.

Chapter 5. Required Permits and Approvals

5.1. The implementation of the Projects requires obtaining the following approvals and (or) permitting documents from the Administration or authorized

state bodies and organizations in accordance with the legislation of the Republic of Kazakhstan (as applicable):

- architectural planning assignment;
- construction permit;
- approval of the sketch design;
- approval of the project documentation;
- approval of the results of engineering surveys;
- approval of the construction site master plan;
- approval of the construction organization project (including traffic management schemes, the construction waste management plan, and other documents);
- sanitary-epidemiological conclusion (if required);
- fire safety documents in cases provided for by the legislation of the Republic of Kazakhstan;
- other permitting documents and approvals necessary for construction and the commissioning of facilities.

5.2. Authorized state bodies, public utility services, and organizations shall review applications, requests, and documents relating to the Projects on a priority basis within 5 (five) business days from the date of their receipt.

Chapter 6. Control and Supervision

6.1. State architectural and construction control and supervision, as well as technical support and monitoring in respect of the Projects, shall be carried out in the manner determined by the executive body of the Administration, taking into account the specific features of the special legal regime of the city of Alatau.

6.2. Authorized state bodies and organizations of the Republic of Kazakhstan shall not be permitted to interfere in the processes of construction and implementation of the Projects approved by the Administration, except in cases provided for by the regulatory legal acts of the Administration, as well as in cases where such interference is necessary to protect human life and health, to ensure national security and the defense of the state, to prevent and eliminate natural and man-made emergencies, to ensure public safety and public order, and to enforce judicial acts of the Republic of Kazakhstan that have entered into legal force.

Chapter 7. Final Provision

The executive body of the Administration shall be entitled to introduce amendments and (or) additions to the Temporary Procedure that do not affect its conceptual and material provisions.