



Ruh'gandu II Clubhouse Development Guidelines

Created by:

Urban Planning Department

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Approved by:

Assistant Director, Urban Planning

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1. PLANNING GUIDELINES

1.1 INTRODUCTION

- 1.1.1 This section comprises planning and land use controls defined under these guidelines.
- 1.1.2 This guideline will be applicable to the land plot allocated for a commercial development in Hulhumalé.
- 1.1.3 Prior drawing and construction approvals need to be obtained from this corporation before the construction of any building in Hulhumalé.
- 1.1.4 Prior building permit for building use needs to be obtained from this corporation once the construction works have been completed for any such building.
- 1.1.5 Concept level drawings (site plan showing the surrounding context, floor plans, conceptual sections and elevations, and 3D model), and spatial layout, showing the overall classifications and requirements of the development must be submitted to this corporation for comments before proceeding to final architectural and structural drawings.
- 1.1.6 The final detail drawing approval and related construction approvals need to be obtained from this corporation before the construction of any building in Hulhumalé.
- 1.1.7 The final detail drawing set should be signed and stamped by a registered local architect/structural engineer.
- 1.1.8 Under these guidelines, a building is defined to be a constructed development that is not movable/ portable within a given plot, and one that is finished using different materials and is constructed to a certain standard that is acceptable to this corporation.
- 1.1.9 A detailed breakdown with the list of spaces and the area allocated for the spaces must be provided with each stage of the submission.

1.2 LAND USAGE

- 1.2.1 The allocated land plot is for commercial use whereby a clubhouse will be developed.
- 1.2.2 Any other land use apart from the mentioned land uses is prohibited in the allocated land plot.



- 1.2.3 No vehicular access is allowed into the plot area or surrounding green/open area

1.3 BUILDING HEIGHT, F.S.I AND SETBACK PLAN

- 1.3.1 The building floor space index (F.S.I) is provided in the guideline drawings along with building setback lines.

F.S.I is calculated as:

$$\text{Floor Space Index (F.S.I)} = \frac{\text{Total area of the building}}{\text{Total area of the land}}$$

- 1.3.2 The building height is subjective to the plot location, area of the plot and land usage. (Refer to guideline drawings for maximum building height, footprint and gross floor area).
- 1.3.3 The minimum height between finished floor level to slab/ ceiling soffit level is 2.7 meters.
- 1.3.4 The ground floor can be fully covered and only 5% of the 1st floor can be covered.
- 1.3.5 No part of the building should be projected out beyond 1 meter from the building setback line.

1.4 DEPTH OF FOUNDATION

- 1.4.1 The depth of foundation for each building shall be determined by the structural engineer of the development.
- 1.4.2 The foundation protection method should be submitted with the final detail drawings.
- 1.4.3 The foundation system must be approved by the relevant authorities if the foundation depth is 2m or deeper from the natural ground level.

1.5 BOUNDARY WALL

- 1.5.1 No boundary wall is to be built as the development is inside an open/green space.



1.6 SERVICES

- 1.6.1 It is recommended that consultation be done with service providers such as electricity, plumbing, sewerage, telecommunications, air conditioning, and cable TV, as to how these could be incorporated practically, economically, and sustainably into the development.
- 1.6.2 In-building wiring requirements should be provided as per the in-building wiring guidelines published on this corporation's website.
- 1.6.3 Any space required by the relevant service provider for the installation or provision of a supporting facility (transformer, pump rooms, storage tanks, service stations, etc.) should be provided well within the given area for the development.
- 1.6.4 Dedicated utility space at either ground or first floor level should be provided for the provision and/or installation of relevant services as required.
- 1.6.5 The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development.
- 1.6.6 The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
- 1.6.7 In accordance with the EPA guidelines, it is required to have adequate storage of water (if possible, with integrated rainwater harvesting systems) within the development for firefighting and any other emergency usage.
- 1.6.8 Food & beverage outlets should adhere to all requirements set forth by the Food & Drug Authority relating to food storage/preparation/service & disposal.
- 1.6.9 An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services.
- 1.6.10 The discharge of foul water should be to a sewer network approved by the relevant service provider.
- 1.6.11 The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.



- 1.6.12 A garbage management room must be provided within the development with ease of access for garbage collection.

2. DESIGN GUIDELINES

2.1 INTRODUCTION

- 2.1.1 This section will comprise design controls and requirements imposed for this development.

2.2 ACCESS & CIRCULATION

- 2.2.1 Frontage of the site and pedestrian access ways into the site should be designed & constructed by the developer. This includes but is not limited to the pathways, lighting, softscapes, hardscapes & urban furniture.
- 2.2.2 All circulation routes and entrances should be well defined and well lit. The entrance should be highlighted as well and should be welcoming for walk-in entrances.
- 2.2.3 A minimum of 1 staircase and access for people with disabilities should be provided within the common area of the building. Moreover, the staircase should be up to the emergency evacuation standards.
- 2.2.4 A safe accessibility provision with ease of circulation should be provided as much as possible to all types of users, particularly the elderly and physically impaired.
- 2.2.5 Universal access such as ramps must be provided within the whole premises where level changes exist.
- 2.2.6 Circulation through different spaces must be well planned for easy maneuverability, especially for people with limited mobility and people who use wheelchair.
- 2.2.7 Where stepped access is unavoidable especially at ground floor level, the steps should be designed as suitable for physically impaired persons or wheelchair users.
- 2.2.8 Ensure that all aspects of the building comply with the Maldives Disability Act.
- 2.2.9 Any slope provided for pedestrian/PWD access should be between 1:10 to 1:12 with railings and a firm & even surface.



2.3 PUBLIC OPEN SPACES

- 2.3.1 Public open spaces are defined as common spaces, such as but not limited to courtyards or terraces, within the building.
- 2.3.2 Open space should generally be attractive and usable by different age groups. Undefined areas, badly shaped, fragmented or unusable land which are difficult to maintain should be avoided.
- 2.3.3 If landscaping is provided, either soft or hard (or both) at common areas, materials with good resistance to vandalism, non-slip and low maintenance should generally be chosen.

2.4 STRUCTURAL AND CIVIL WORKS

- 2.4.1 The designed lifespan of the main structure should be a minimum of 50 years.
- 2.4.2 The structural design must be done in accordance with British standards or any superseded European standard (Eurocode). The developer must include a local registered engineer during the design process and should get the drawings stamped by an accredited structural checker.
- 2.4.3 Necessary standards for construction to ensure the quality of workmanship and site safety during construction should be followed.
- 2.4.4 At the concept stage as a deliverable, the developer should propose a structural system/ material as well as the proposed methodology brief with the above-mentioned standards.

2.5 GENERAL REQUIREMENTS

- 2.5.1 The developer should provide motorbike parking near the development as per the instruction of this corporation.
- 2.5.2 Male, female, and universal standard disability access (PWD) toilets must be provided at the development.
- 2.5.3 PWD toilets should have a minimum turning diameter of 1.5 meters and an outward opening door with clear access of minimum 900mm.
- 2.5.4 The development should respond to the surrounding context and should be integrated with the open park & recreational area.



- 2.5.5 The design method to provide both aspects of natural lighting & ventilation should be taken into consideration when designing.
- 2.5.6 It is encouraged for the development to be aesthetically designed consisting of different environmentally sustainable elements.
- 2.5.7 The whole development should comply with the most recent guidelines set by relevant authorities of the government.

NOTE: *In addition to this, please refer to the relevant guideline drawings.*

