



Waterfront Commercial Development Guidelines

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Created on:

20th June 2023

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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 apply to plots attached with this guideline.
- 1.1.3 Prior drawing and construction approvals need to be obtained from HDC before the construction of any building in Hulhumalé.
- 1.1.4 A prior building permit for building use needs to be obtained from HDC 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 HDC for comments before proceeding to the final architectural and structural drawings.
- 1.1.6 The final detail drawing approval and related construction approvals need to be obtained from HDC 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 dwelling 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 HDC.
- 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 supporting facilities that will be included are:
 - 1.2.1.1 Utility services
 - 1.2.1.2 Maintenance & store rooms



1.2.1.3 Waste collection area

1.2.2 Following are prohibited uses within this development:

1.2.2.1 Staff accommodation

1.2.2.2 Residential use

1.2.2.3 Pure Office use

1.2.2.4 Any industrial use, any use where flammable materials are used, any use where the public is disturbed from loud noises, smell or dust generating and carrying activities, constructing godowns, etc.

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

1.3.1 Building setback is provided with the Development guideline drawing along with the building height

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 Following spaces will be excluded from GFA:

1.3.2.1 Basement parking

1.3.2.2 Terrace communal open areas

1.3.2.3 Open void

1.3.2.4 Service duct

1.3.2.5 Lift Void

1.3.2.6 Stair void of the top floor

1.3.3 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).



1.4 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 An Environment Impact Assessment Report and Soil Inspection Report need to be submitted with the detail drawings if:
 - 1.4.3.1 The foundation of the structure is deeper than 1.8m below natural ground level
 - 1.4.3.2 The building height exceeds 31m from the natural ground level

1.5 BOUNDARY WALL

- 1.5.1 Boundary walls are not allowed in this development to encourage urban interaction.

1.6 SERVICES

- 1.6.1 Consultation is to be done at the concept level with service providers of electricity, plumbing, and sewerage, as to how these could be economically and sustainably incorporated into the development.
- 1.6.2 Dedicated utility space at either ground or first-floor level should be provided for the provision and/or installation of relevant services as required.
- 1.6.3 The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
- 1.6.4 An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services.
- 1.6.5 The discharge of foul water should be to a sewer network approved by the relevant service provider.



- 1.6.6 The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.
- 1.6.7 The garbage collection area (away from common areas) with easy access should be provided at each floor level and a central collection area on the ground floor with ease of loading/unloading vehicular access.
- 1.6.8 A waste management plan is to be developed along with the waste management authority to minimize public intrusion and ease of access.
- 1.6.9 Any telecom-related infrastructure/equipment can be installed on the buildings with prior approval from HDC.
- 1.6.10 A minimum space of 8sqft should be allocated within the equipment/server room for HDC's equipment rack.



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 Main entrance of the development must be located towards the pedestrian pathways
- 2.2.2 An adequate number of staircases should be proposed based on the MNDF fire protection guidelines.
- 2.2.3 Demarcate and provide appropriate lighting on pedestrian routes.
- 2.2.4 Disability access should be integrated to all aspects of the development.
- 2.2.5 All corridors should have a minimum width of 1250mm.
- 2.2.6 Where stepped access is unavoidable, especially at ground floor level, the steps should be designed as suitable for physically impaired persons or wheelchair users
- 2.2.7 Any slope provided for pedestrian/PWD access should be between 1:10 to 1:12 with railings and a firm & even surface.
- 2.2.8 Every storey of a building shall be provided with exit facilities for its occupant load.

2.3 GENERAL REQUIREMENTS

- 2.3.1 The design method to provide both aspects of natural lighting & ventilation should be taken into consideration when designing.
- 2.3.2 It is encouraged for the building to be aesthetically designed consisting of different elements of sustainability.
- 2.3.3 Male, female and disability access toilets must be provided at the development for visitors and staff separately.
- 2.3.4 PWD toilets should have a minimum turning diameter of 1.5M and an outward opening door with clear access of minimum 900mm.



- 2.3.5 The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development.
- 2.3.6 Ensure that all aspects of the building comply with the Maldives Disability Act.
- 2.3.7 The whole development should follow all updated and the most recent guidelines set by relevant authorities of the government.

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

2.5 SOLID WASTE MANAGEMENT

- 2.5.1 A garbage Management Room must be provided within the development.
- 2.5.2 The garbage management room must be provided in accordance with any laws, guidelines, or regulations implemented by the Utilities Regulatory Authority, Waste Management Corporation, or any of the other regulatory bodies mandated with the regulation of Solid Waste Management/Collection within the Greater Male' Area.

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

