



N3 SPORTS PARK (LOT 11810)

Development Guidelines

Created by:

Urban Planning Department

Created on:

10th May

Approved by:

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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 Sports Park development in Lot 11810 of Hulhumalé Phase 1.
- 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. A 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 and conceptual sections and elevations), and spatial layout, showing the overall classifications and requirements of the development must be submitted to this corporation 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 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 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 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 the construction of a sports and recreational development.
- 1.2.2. A minimum of 3105 sqm of GFA (50% of maximum allowable GFA) must be allocated for sports and recreational purposes.
- 1.2.3. The remaining 50% of the maximum allowable GFA can be used for supporting facilities of the primary use.
- 1.2.4. The commercial spaces that can be included in the development are:
 - 1.2.4.1. Retail outlets
 - 1.2.4.2. Convenience shops
 - 1.2.4.3. Café / restaurant
- 1.2.5. If the developer intends to include any other commercial spaces other than the aforementioned spaces, prior approval has to be obtained from HDC.
- 1.2.6. The inclusion of a basement or sub-basement is mandatory for this development, and it should accommodate vehicular parking, as given under section 1.6 of this document.
- 1.2.7. Following are prohibited uses within this development:
 - 1.2.7.1. Residential use
 - 1.2.7.2. Any industrial use, any use involving the use of combustible materials, any use that disturbs the public due to loud noises, smell or dust-generating activities, building go downs, etc.



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 development guideline drawings along with building setback lines.

F.S.I is calculated as:

$$\text{Floor Space Index (F.S.I)} = \frac{\text{Gross Floor Area}}{\text{Plot Area}}$$

1.3.2. Following spaces will be excluded from GFA:

- 1.3.2.1. Basement parking
- 1.3.2.2. Ramp dedicated for parking
- 1.3.2.3. Terrace communal open areas
- 1.3.2.4. Open void
- 1.3.2.5. Service duct
- 1.3.2.6. Lift void
- 1.3.2.7. Stair voids of the top floor

1.3.3. Building Height is subjective to the plot location, area of the plot, and land usage. Please refer to guideline drawings for maximum building height, footprint & GFA.

1.3.4. An additional 4 meters height from the terrace slab is allowed for a lift machine room.

1.3.5. No part of the building should be projected out beyond the building setback line.

1.3.6. The minimum height between finished floor level to slab/ ceiling soffit level is 2.7 meters.

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 must be submitted with the final detail drawings.
- 1.4.3. Foundation system must be approved from the relevant authorities if the foundation depth is 2m or deeper below the natural ground level.

1.5. BOUNDARY WALL

- 1.5.1.1. Boundary wall or fence are not allowed to be built around the development in order to promote urban interaction at street level.
- 1.5.1.2. If required, the developer may choose to define the boundary using softscaping.

1.6. PARKING

- 1.6.1.1. Parking spaces should be designed to an international standard (the standard referred to should be mentioned).
- 1.6.1.2. The entrance for the parking area should have a minimum width of 3 meters for single lane entry / exits.
- 1.6.1.3. Where separate entrances and exits cannot be provided, the driveway to the parking area should be at least 6.2 meters wide for easy entry and exit simultaneously.
- 1.6.1.4. The specified amount of parking should be provided within the development site for both staff and visitors.
- 1.6.1.5. Parking spaces should be appropriately sized for movement in and around should be designed to cater for people with disabilities.
- 1.6.1.6. The development should accommodate a minimum vehicle parking of the following ratio.
 - 1.6.1.6.1. A car parking for every 250m² of maximum GFA.
 - 1.6.1.6.2. A motorbike parking for every 60m² of maximum



- 1.6.1.6.3. 3–5% of parking spaces must be designed for people with disabilities (PWD) (minimum 1 slot)
- 1.6.1.6.4. An additional 10% of parking area allocated should be dedicated for visitor parking.

1.7. SERVICES

- 1.7.1. The ground floor level should accommodate a security post and a services area which is easily accessible by service providers.
- 1.7.2. Consultation is to be done at the concept level with service providers of electricity, plumbing, GPON and sewerage, as to how these could be economically and sustainably incorporated into the development.
- 1.7.3. 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. And it should be easily accessible for the service provider.
- 1.7.4. Dedicated utility space at either ground or first-floor level should be provided for the provision and/or installation of relevant services as required.
- 1.7.5. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
- 1.7.6. An approved firefighting layout for the development should be obtained from Maldives National Defence Force (MNDF) Fire and Rescue Services.
- 1.7.7. The discharge of foul water should be to a sewer network approved by the relevant service provider.
- 1.7.8. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.



- 1.7.9. The garbage collection area must be provided on the ground floor (away from common areas) with ease of loading/ unloading vehicular access.
- 1.7.10. A waste management plan is to be developed along with the waste management authority to minimize public intrusion and ease of access.
- 1.7.11. Any telecom-related infrastructure/ equipment can be installed on the buildings with prior approval from this corporation
- 1.7.12. A minimum space of 8 sqft should be allocated within the equipment/ server room for this corporation's equipment rack.
- 1.7.13. In building wiring requirements should be provided as per the in-building wiring guidelines published on this corporation's website.

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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. A sheltered, safe, and convenient vehicular drop-off/pick-up area, with universal access, should be provided to all facilities & services within the plot.
- 2.2.2. Disability access should be integrated at all pedestrian and vehicular drop-off/pick-up points.
- 2.2.3. Frontage of the site and pedestrian & vehicular 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.
- 2.2.4. 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.
- 2.2.5. An adequate number of elevators should be provided along with an elevator traffic analysis report justifying the number of elevators.
- 2.2.6. At least one elevator must be fire rated.
- 2.2.7. An adequate number of staircases should be proposed based on the MNDF fire protection guidelines.
- 2.2.8. Demarcate and provide appropriate lighting on pedestrian routes.
- 2.2.9. If shared pathways (for vehicles and pedestrians) are to be provided within the development, appropriate markings should be used to indicate pedestrian prominence over vehicles.
- 2.2.10. Any corridor or walkway should have a minimum width of 12500mm.



- 2.2.11. When stepped access is necessary, especially at ground level, the stairs must be designed to be accessible for wheelchair users and physically disabled individuals.
- 2.2.12. Any slope provided for vehicular access should be between 1:8 to 1:12 and with a firm and even surface.
- 2.2.13. Any slope provided for pedestrian/PWD access should be between 1:10 to 1:12 with railings and a firm & even surface.
- 2.2.14. There must be egress facilities for the building's occupant load on each floor.
- 2.2.15. Linkages from one building to the other are highly encouraged within the development to promote connectivity and interaction.
- 2.2.16. Vehicular pathways within the plot should be designed safely, with minimum interruption to both pedestrian pathways and green verges within the plot and during ingress and egress
- 2.2.17. Use scored, coloured, textured, and/or similar paving that is distinguishable from the travel lane at the drop-off area.
- 2.2.18. Illuminate all outdoor parking areas with illumination towards the paved areas only and not into any adjacent buildings.
- 2.2.19. Wherever parking is provided appropriate floor paint marking must be given.
- 2.2.20. Car parking size: 2.4m x 4.8m (100mm line thickness). Give an additional 300mm for the width of parking at every end.
- 2.2.21. Motorbike parking size: 2m x 1m (100mm line thickness)
- 2.2.22. Car parking spaces for people with disability: 3.4m x 4.8m with an adjacent minimum 2.4 m wide shared space for wheelchair transfers. (100mm line thickness)
- 2.2.23. Motorbike parking spaces for people with disability: 2m x 1.5m (100mm line thickness)



2.3. STRUCTURAL AND CIVIL WORKS

- 2.3.1. The designed lifespan of the main structure should be a minimum of 50 years.
- 2.3.2. 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.
- 2.3.3. Necessary standards for construction to ensure the quality of workmanship and site safety during construction should be followed.

2.4. SOLID WASTE MANAGEMENT

- 2.4.1. A garbage management room must be provided within the development, with ease of access for garbage collection.
- 2.4.2. 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.
- 2.4.3. Waste management zones must be planned to guarantee waste separation. Garbage Chute and Waste Management Rooms must be constructed to prevent cross-contamination of waste and must adhere to the segregation act.

2.5. GENERAL REQUIREMENTS

- 2.5.1. Terrace must not be used for any use oth
- 2.5.2. The design method to provide both aspects of natural lighting & ventilation should be taken into consideration when designing.
- 2.5.3. It is encouraged for the building to be aesthetically designed consisting of different elements of sustainability.



- 2.5.4. Male, female and disability access toilets must be provided at the development.
- 2.5.5. PWD toilets should have a minimum turning diameter of 1.5m and an outward opening door with clear access of minimum 900mm.
- 2.5.6. Provide ease of access to the opening and closing of windows and door.
- 2.5.7. The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development.
- 2.5.8. Ensure that all aspects of the building comply with the Maldives Disability Act.
- 2.5.9. The whole development should follow all updated and the most recent guidelines set by relevant authorities of the government.

