



Channel Park

Commercial F&B Development Guidelines

Created by:

Urban Planning Department

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Approved by:

Assistant Director, Urban Development Section

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Record of revisions

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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 commercial F&B plots of Hulhumalé Phase 1 Channel Park. (Please refer to the development guidelines)
- 1.1.3. Prior drawing and construction approvals need to be obtained from Urbanco before the construction of any building in Hulhumalé
- 1.1.4. A prior building permit for building use needs to be obtained from Urbanco 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 Urbanco 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 Urbanco 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 Urbanco.
- 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. These allocated land plots to be used for commercial F&B (Food and beverages) activities such as, restaurant/Cafes and coffee shop etc.
- 1.2.2. Following are prohibited uses within this development:



- 1.2.2.1. Residential use
- 1.2.2.2. Any type of retail commercial spaces such as shops, convenient stores, and markets, etc.
- 1.2.2.3. Large scale industrial use, any use where public is disturbed from loud noises, smell or dust generating and carrying activities, constructing go downs.

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. Terrace communal open areas
 - 1.3.2.2. Open void
 - 1.3.2.3. Service duct
 - 1.3.2.4. Lift void
 - 1.3.2.5. 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. Minimum height between finished floor levels to slab/ceiling soffit level is 2.7 meters.
- 1.3.5. No part of the building such as roof eaves, gutters and door/window panels, etc. should be projected out beyond the building setback line (unless specified in guideline drawings).



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.

1.5. BOUNDARY REQUIREMENTS

- 1.5.1. Urban interaction is highly encouraged at Channel Park areas, hence it is advised to avoid any boundary walls such as parapet solid (masonry) walls.
- 1.5.2. If required the developer may choose to create boundaries with perforation or demarcate the plot boundary with a natural green verge, planter boxes, or picket fence that is 600mm height from finished floor level.

1.6. GENERAL REQUIREMENTS

- 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. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
- 1.6.3. An approved firefighting layout for the development should be obtained from Maldives National Defence Force (MNDF) Fire and Rescue Services.
- 1.6.4. The discharge of foul water should be to a sewer network approved by the relevant service provider.
- 1.6.5. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.
- 1.6.6. A Garbage collection area should be provided within the footprint of the Café' plot. And it should not be less than 1.5% of the total footprint area.
- 1.6.7. As a dedicated area for service providers, a waste disposal mechanism with ease of loading should be established.



- 1.6.7.1. This waste disposable space should be fenced and cannot be a fully enclosed wall. And the height should not be less than 2m from finished floor level.
- 1.6.8. At least one toilet should be provided within the footprint of the development, and it should fit the requirements of a disability access toilet.
- 1.6.9. Mechanical and Electrical provisions should be given to allow easy connections of air conditioning, etc. within the development.
- 1.6.10. All cafés and restaurants in the development, should adhere to all requirements set forth by the Food & Drug Authority relating to food storage/preparation/service & disposal.
- 1.6.11. For the levels differences at the channel park zones, steps, access ramps, and stepping stones can be created as egress and ingress.
- 1.6.12. For outdoor area of the Café' development, shading devices such as parasols, trellises retractable roofs may be allowed.
- 1.6.13. The terrace area of the developments can be shaded provided that:
 - 1.6.13.1. The shaded area to be open from all sides with the exception of 1.2 m provided for the railing.
 - 1.6.13.2. The shading devise to be made light weight and easily dismantlable material.
 - 1.6.13.3. The shaded area not to be covered with a slab or be used as an accessible terrace area.



2. DESIGN GUIDELINES

2.1 INTRODUCTION

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

2.2 ACCESS & CIRCULATION

- 2.2.1 A safe accessibility provision with ease of circulation should be provided as much as possible to all type of users particularly the elderly and physically impaired.
- 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 Provide appropriate lighting on pedestrian routes.
- 2.2.4 Disability access should be integrated at all pedestrian and vehicular drop-off/pick-up points.
- 2.2.5 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.
- 2.2.6 Any corridor or walkway should have a minimum width 1250mm respectively.
- 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 Any slope provided for pedestrian/PWD access should be between 1:10 to 1:12 with railings and a firm & even surface.
- 2.2.9 Pedestrian linkages from one building to the other are highly encouraged within the development to promote connectivity and pedestrian interaction
- 2.2.10 Use scored, coloured, textured, and/or similar paving that is distinguishable from the travel lane at the drop-off area.



- 2.2.11 The development may accommodate a bicycle parking space if necessary, and should provide a service area with ease of accessibility for the service providers.

2.3 PUBLIC OPEN SPACES

- 2.3.1 Open space should generally be attractive and usable by different age groups. Undefined areas, badly shaped, fragmented, or unusable spaces that are difficult to maintain should be avoided
- 2.3.2 If landscaping is provided, either soft or hard (or both) in common areas, materials with good resistance to vandalism, non-slip and low maintenance should be chosen
- 2.3.3 If outdoor seating is provided from area outside of the plot, then it should be designed by the developer and submitted during concept design stage for approval.
- 2.3.4 Developer must provide the floating structures required for the outdoor dining area if indicated as such in guideline drawings.
- 2.3.5 No permanent structures are allowed to be built in outdoor dining areas.

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 WASTE MANAGEMENT

- 2.5.1 A waste management room must be provided within the development.



- 2.5.2 The waste 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.
- 2.5.3 The waste management areas shall be designed to ensure the segregation of waste. Waste management room shall comply with the segregation act and should be designed to avoid cross-contamination of waste.

