



KIOSK TYPES 1 & 2

Development Guidelines

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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 lots allocated for the development of small-scale kiosks 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. 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, 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 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. These allocated lots are for the construction of commercial developments comprising of small-scale kiosks.
- 1.2.2. Following is prohibited uses within this development:
 - 1.2.2.1. Staff accommodation
 - 1.2.2.2. Residential use
 - 1.2.2.3. 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, etc.

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

- 1.3.1. Please refer to guideline drawings for maximum allowable height.
- 1.3.2. No part of the building such as roof eaves, gutters and door/window panels, etc. should be projected out beyond the plot line.
- 1.3.3. Roof eaves are allowed to be extended to the setback area up to 0.45m.

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.

1.5. 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 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. 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. The garbage collection area (away from common areas) with easy access should be provided.
- 1.6.7. A waste management plan is to be developed along with the waste management authority to minimize public intrusion and ease of access.



2. DESIGN GUIDELINES

2.1. INTRODUCTION

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

2.2. GENERAL REQUIREMENTS

- 2.2.1. The design method to provide both aspects of natural lighting & ventilation should be taken into consideration when designing.
- 2.2.2. It is encouraged for the building to be aesthetically designed consisting of different elements of sustainability.
- 2.2.3. The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development and the surrounding context.
- 2.2.4. Ensure that all aspects of the building comply with the Maldives Disability Act.
- 2.2.5. Disability access should be integrated within the development. Where stepped access is unavoidable, the steps should be designed as suitable for physically impaired persons or wheelchair users
- 2.2.6. Any slope provided for pedestrian/PWD access should be between 1:10 to 1:12 with railings and a firm & even surface.
- 2.2.7. The whole development should follow all updated and the most recent guidelines set by relevant authorities of the government.

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

2.3.4. 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.

