



LOT 11545

Community Center

Development Guidelines

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Approved by:

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Table of Contents

Introduction.....	4
Definitions & abbreviations	4
Planning approvals.....	6
Building height, F.S.I and setback plan.....	6
Foundation depth.....	7
Services	7
Access and circulation.....	9
Structural and civil works.....	10
Land usage	12
Boundary wall	12
Parking	12
Development Requirements.....	13
Public open spaces.....	15

- Introduction**
1. 1.1. This guideline will be applicable to a ‘Community Center’ to be developed in Lot 11545 in Hulhumalé’.
 - 1.2. Developments coming under this guideline will follow the general and specific requirements to the development based on the usage.
 - 1.3. Prior drawing and construction approvals need to be obtained from this corporation before the construction of any building in Hulhumalé.
 - 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.

- Definitions & abbreviations**
2. 2.1. MNPHI: Ministry of National Planning, Housing and Infrastructure
 - 2.2. EIA: Environmental Impact Assessment
 - 2.3. GPON: Gigabit Passive Optical Network which is used to deliver broadband access to buildings.
 - 2.4. HPA: Health Protection Agency
 - 2.5. MNDF: Maldives National Defense Force
 - 2.6. SQFT: Square feet
 - 2.7. PWD: People with disabilities
 - 2.8. MWSC: Male’ Water and Sewerage Company
 - 2.9. Building: 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
 - 2.10. Building: A dwelling within the given plot area which is not movable/portable, and is finished using various construction materials to a standard acceptable to HDC
 - 2.11. Public Open Spaces: Common spaces, such as but not limited to courtyards or terraces, within the building



- 2.12. Private Open Spaces: Open spaces such as balconies or terraces are only accessible through residential units



CHAPTER 1
GENERAL REQUIREMENTS

Planning approvals

- 3.** 3.1. Concept-level drawings (site plan showing the surrounding context, floor plans, 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.
- 3.2. The final architectural and structural drawings shall be stamped by a local architectural and structural checker registered as a professional in relevant authorities.
- 3.3. A detailed breakdown with the list of spaces and the area allocated for the spaces must be provided at each submission stage.
- 3.4. Before the construction, all the related approvals for the purpose must be obtained from This corporation.
- 3.5. The permit to use the building will be issued after the construction works, followed by an inspection of the development.

Building height, F.S.I and setback plan

- 4.** 4.1. Building setback plan, allowable maximum height and F.S.I will be provided in the guideline drawings.
- 4.2. F.S.I is calculated as:
Floor Space Index (F.S.I) = $\frac{\text{Gross Floor Area}}{\text{Plot Area}}$
area of the building
- 4.3. The following spaces will be excluded from GFA:
- 4.3.1. Basement parking
 - 4.3.2. Terrace communal open areas
 - 4.3.3. Ramp dedicated to parking
 - 4.3.4. Open voids
 - 4.3.5. Service ducts



4.3.6. Lift void

4.3.7. Stair void of the top floor

4.4. Building Height is subjective to the plot location, area of the plot, and land usage. Please refer to the guideline drawings.

4.5. Minimum height between finished floor levels to slab soffit in any habitable space should be 2.7 meters.

4.6. No part of the building such as roof eaves, gutters, door/window panels, etc. should be projected beyond the building setback line.

Foundation depth

5.1. The structural engineer of the development will decide the foundation depth for each building.

5.2. The foundation protection method should be submitted with the final detailed drawings.

5.3. The foundation system shall be approved by the relevant government entity and submitted with detailed drawings if:

5.3.1 The building height exceeds 37m from the natural ground level; OR

5.3.2 The structure's foundation is deeper than 2m below the natural ground level.

Services

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.

6.2. 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.

6.3. Dedicated utility space at ground floor level should be provided for the provision and/or installation of relevant services as required.



- 6.4. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
- 6.5. An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services.
- 6.6. The discharge of foul water should be to a sewer network approved by the relevant service provider.
- 6.7. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.
- 6.8. Ground floor level should accommodate sufficient vehicle parking (both motorcycle and car parking), security post and a service area which is easily accessible by service providers. Developer may choose to have half basement level or first floor parking in order to cater for its users.
- 6.9. Electrical and such provisions should be done to give connection to air conditioning easily within the development.
- 6.10. If a café or a restaurant is proposed within the development, all requirements set forth by the Food & Drug Authority relating to food storage/preparation/service and disposal should be adhered to.
- 6.11. A Waste Management Room must be provided within the development.
- 6.12. 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.
- 6.13. Waste management zones must be planned to guarantee waste separation. Waste Management Rooms must be constructed to prevent cross-contamination of waste and must adhere to the segregation act.



Access and circulation

- 7.**
- 7.1. A sheltered, safe, and convenient vehicular drop-off/pick-up area, with universal access, should be provided to all facilities & services within the plot.
 - 7.2. 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.
 - 7.3. 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.
 - 7.4. An adequate number of elevators should be provided along with an elevator traffic analysis report justifying the number of elevators.
 - 7.5. At least one elevator must be fire rated and must be able to accommodate a stretcher.
 - 7.6. An adequate number of staircases should be proposed based on the MNDF fire protection guidelines.
 - 7.7. Escalator access can be included where necessary.
 - 7.8. Demarcate and provide appropriate lighting on pedestrian routes.
 - 7.9. Disability access should be integrated at all pedestrian and vehicular drop-off/pick up points.
 - 7.10. 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.
 - 7.11. Any corridor or walkway should have a minimum width of 1250mm.
 - 7.12. Where stepped access is unavoidable, especially at ground floor level, the steps should be designed as suitable for physically impaired persons or wheelchair users.
 - 7.13. Any slope provided for vehicular access should be between 1:8 to 1:12 and with a firm and even surface.



- 7.14. Any slope provided for pedestrian/PWD access should be between 1:10 to 1:12 with railings and a firm & even surface.
- 7.15. Every storey of a building shall be provided with exit facilities for its occupant load.
- 7.16. There shall be at least two independent exit staircases or other exits from every storey of a building where at least one staircase shall cater for emergency evacuation.
- 7.17. Pedestrian linkages from one building to the other are highly encouraged within the development to promote connectivity and pedestrian interaction.
- 7.18. 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.
- 7.19. A safe and convenient access and circulation for emergency vehicles is to be proposed in consideration to the surrounding roads and context.
- 7.20. Use scored, colored, textured, and/or similar paving that is distinguishable from the travel lane at the drop-off area.
- 7.21. Illuminate all outdoor parking areas with illumination towards the paved areas only and not into any adjacent buildings.

Structural and civil works

- 8.** 8.1. The designed lifespan of the main structure should be a minimum of 50 years.
- 8.2. 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.
- 8.3. Necessary standards for construction to ensure the quality of workmanship and site safety during construction should be followed.
- 8.4. At the concept stage as a deliverable, the developer should propose a structural system/ material as





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well as the proposed methodology brief with the above-mentioned standards.

CHAPTER 2

SPECIFIC REQUIREMENTS

Land usage

9. 9.1. This allocated land plot is for the construction of a community center.
- 9.2. The community center will include the following facilities:
- a) Multipurpose hall
 - b) Classrooms
 - c) Library space
 - d) Exhibition area
 - e) Co-working space
 - f) Conference rooms
- 9.3. The supporting facilities that will be included are:
- g) Security post
 - h) Parking
 - i) Utility/ services-related spaces
 - j) Maintenance & storerooms
 - k) Waste collection areas
 - l) Public toilets with changing rooms
 - m) Prayer rooms etc.
- 9.4. Any other land use apart from the mentioned land uses is prohibited in the allocated land plot.

Boundary wall

10. 10.1. No boundary wall or fence are allowed at the front and road facing side setback of the development.
- 10.2. The boundary wall on one side and rear setback should be a maximum height of 2 meters from pavement level.

Parking

11. 11.1. Parking spaces should be designed to an international standard (the standard referred to should be mentioned if it differs from that provided in the guidelines).
- 11.2. Wherever parking is provided appropriate floor paint marking must be given.



- 11.3. Car parking size: 2.4m x 4.8m (100mm line thickness). Give an additional 300mm for the width of parking at every end.
- 11.4. Motorbike parking size: 2m x 1m (100mm line thickness).
- 11.5. Car parking spaces for people with disability (PWD): 3.4m x 4.8m with an adjacent minimum 2.4 m wide shared space for wheelchair transfers (100mm line thickness).
- 11.6. Motorbike parking spaces for people with disability (PWD): 2m x 1.5m (100mm line thickness).
- 11.7. The development should accommodate a minimum vehicle parking of the following ratio depending on the usage:
 - 11.7.1. 1 car parking lot for every 250sqm GFA.
 - 11.7.2. 1 Motorbike parking space for every 60 sqm GFA
- 11.8. 5% of total number of car parking slots and motorbike parking slots must be designed for people with disability (PWD).
- 11.9. A minimum of 10% parking slots must be allocated for staff parking.
- 11.10. A parking calculation/justification must be submitted along with the drawing submission at all stages.
- 11.11. Parking spaces should be appropriately sized for movement in and around and should cater to people with disabilities and wheelchair users where considered necessary.
- 11.12. The entrance for the parking area should have a sufficient opening for easy entry and exit simultaneously.

Development Requirements

- 12.1. The ground floor level should accommodate a security post, sufficient vehicle parking, and a service area that is easily accessible by service providers.
- 12.2. A fire safety and prevention system approved by the Ministry of Defence should be established within the development.



- 12.3. Suitable and adequate security measures should be taken to prevent unauthorized access to the development.
- 12.4. The development should accommodate lifts and staircases for its users. The number of lifts and staircases should be sufficient to cater to the number of people using the building. Moreover, the staircases should be up to the emergency evacuation standards.
- 12.5. Food & beverage outlets should adhere to all requirements set forth by the Food & Drug Authority relating to food storage/preparation/service & disposal.
- 12.6. General waste disposal mechanism needs to be established away from common areas, which is easily accessible for loading and unloading.
- 12.7. Male, female, and universal standard disability access (PWD) toilets must be provided at the development.
- 12.8. 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.
- 12.9. All developments should provide the GPON fiber cabling system as per the "in-building wiring guideline" in Urbanco's website.
- 12.10. 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 within the given plot area for the development.
- 12.11. The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development.
- 12.12. The design method to provide both aspects of natural lighting & ventilation should be taken into consideration when designing.



- 12.13. It is encouraged for the development to be aesthetically designed consisting of different environmentally sustainable elements.
- 12.14. Ensure that all aspects of the building comply with the Maldives Disability Act.
- 12.15. The whole development should comply with the most recent guidelines set by relevant authorities of the government.

**Public
open
spaces**

- 13.**
 - 13.1. Public open spaces are defined as common spaces, such as but not limited to courtyards or terraces, within the building.
 - 13.2. Access ways and public areas within the development shall be overlooked by dwellings or otherwise open to surveillance by residents.
 - 13.3. 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.
 - 13.4. 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.
 - 13.5. Communal green space is to be provided within the development not less than the ratio of 1:1 of the building footprint.

Note: In addition to the aforementioned requirements, refer to the guideline drawings issued by this corporation with details specific to the allocated development.

