



Project Brief

Project Name:

N2- COMMUNITY CENTER

Created by:

Design & Development & Department

Created on:

6th SEPTEMBER 2023

	PROJECT BRIEF	Doc ID:	DDT-2021-FMT-004
		Version:	1.1
		Classification:	Report
		Effective Date:	6 th September 2023

TABLE OF CONTENTS

1.	INTRODUCTION.....	3
2.	PROJECT DETAILS.....	4
2.1.	MAIN COMPONENTS	4
2.1.1.	GROUND FLOOR	4
2.1.2.	MEZZANINE LEVEL	5
2.1.3.	FIRST FLOOR	5
2.1.4.	THIRD FLOOR	6
2.1.5.	FOURTH FLOOR.....	6
2.1.6.	TERRACE FLOOR	6
2.1.7.	OTHERS.....	6
3.	LOCATION MAP	8
4.	PLOT MAP	9

1. INTRODUCTION

Hulhumalé is divided into three neighbourhoods which is neighbourhood (N1), neighborhood2 (N2) and neighbourhood 3 (N3). Along with increase in population the number of residential developments and other various developments are increasing tremendously. Moreover, to support those developments HDC has planned various support facilities and recreational facilities. The community centre is an important recreational and communal service which will create a better community in neighbourhoods. The N2 community centre will be the second community centre developed in Hulhumalé which will focused on neighbourhood two. This centre is planned to be developed with various indoor and outdoor sports activities including management offices, counselling room and multipurpose halls for various functions.

This project brief has been created to enable the development of a community centre in Hulhumale' and highlight requirements for the development. The proposed development to consist of at least 75% of the requirements highlighted in this project brief. It should be noted that the programming of spaces is not limited to what's provided in this document. The programming of the building is up to the designer based on the needs and functional requirements.

2. PROJECT DETAILS

Lot No: 11545

Land Use: Institutional

Description: Community Center

Plot area: 1,317.52 sqm (14,181.65 sqft)

Foot Print: 1,054.02 sqm (11,345.37 sqft)

Gross Floor Area (GFA): 7,114.61 sqm (76,580.95 sqft)

Maximum Building Height: 25.2m

2.1. MAIN COMPONENTS

2.1.1. GROUND FLOOR

- **Cafe' (with indoor games)**
 - The café should be accessible for the people using the building and people approaching from outside.
 - The café is to be developed with some indoor board gaming activities like pool/ Billiard and foosball.
 - Easy circulation around the spaces
 - Café' to include a small kiosk area for delivering short eats & drinks. This is to cater for people moving around and within the building (people using other facilities within the development).

- **Management Office**
 - Management Office to maintain and manage the whole development including,
 - A small office space including Janitors closet & room (7 to 8 pax).
 - Counselling rooms
 - Attached toilets
 - Storage facility.

- **Indoor Badminton Court**
 - Indoor badminton court for leisure and tournaments.
 - Equipment rental facility
 - Changing rooms, toilets and lockers.
 - Spectators' area (100 – 150 pax)
- **Open Public Space**
 - Safe drop off area
 - Universal access to the whole building
 - Communal/usable open area for all ages.

2.1.2. MEZZANINE LEVEL

- **Cafe' (with indoor games)**
 - Extension of ground floor café'
- **Karaoke rooms**
 - 2 private karaoke rooms with the maximum capacity for 14 people
 - Each room should have wireless mics, a projector and touchscreen
 - Should be equipped with sound systems and all required provisions.
- **Photobooth**
 - A vending machine or modern kiosk that has an automated camera and film processor (for passport photos, photo collages etc)

2.1.3. FIRST FLOOR

- **GYM**
 - This community centre gym should provide full range of equipment's and quality fitness programs.
 - The gym should facilitate changing room with toilets, locker and a sauna. This will be the first gym in Hulhumale' with sauna facilities.
- **Indoor Archery**
 - This will be the first Indoor Archery Range in Maldives.
 - Archery equipment rentals (Bow, Arrows, Finger Tab, Arm Guard).

2.1.4. THIRD FLOOR

- **Multipurpose hall for Indoor Sports**
 - Multipurpose hall for sports like basketball, Volley ball and Net ball.
 - The user can rent the hall for such sports on hourly or daily basis.
 - This facility should have a dedicated resting area and toilets.

2.1.5. FOURTH FLOOR

- **Flexible Multi - Purpose Hall /Class rooms**
 - Four classrooms that accommodate 30 people each. These class rooms can be used as a training room, small seminars, or even for uses such as Zumba Classes, Yoga classes.
 - Four classrooms are separated with foldable/retractable door system which allows the rooms to be used as one hall when required.
 - Should have all the provisions required for a multi-purpose hall that can cater events of multiple nature.
- **Library**
 - Should include universal access to all the areas of the library
 - Should have dedicated area for research
 - Designated sensory or quiet room

2.1.6. TERRACE FLOOR

- **Event Space**
 - Outdoor event space for 800 – 1000 pax
 - Should have facilities to cater events of different nature (electrical & water provisions etc)

2.1.7. OTHERS

- **Minimum Vehicle Parking**
 - Car: 250 sqm of GFA
 - Motorcycle: 60 sqm of GFA
 - Additional 10% of visitor parking for both car and motorcycle
 - DROP-OFF in ground floor

 PROJECT BRIEF	Doc ID:	DDT-2021-FMT-004
	Version:	1.1
	Classification:	Report
	Effective Date:	8 th September 2023

- **Toilet**
 - Should have a fully equipped common toilet facility
 - It should be open to the visitors as well as to the staffs occupying the building
 - Separate PWD toilet (for all categories of use) should be provided with adequate circulation space.

- **Garbage Room**
 - should have a separate waste room for the building
 - should have a water connection and a drainage system
 - should be in accordance with the regulations of the relevant authorities

- **Nursing Room**
 - Should have a feeding room and a changing room with all the required facilities

- **Security Rom**
 - All the CCTV, fire alarms, and other security-related systems will be controlled from the room

- **Dedicated Services Area**
 - Should be a separate services area for the building
 - All the services related works should be carried out in this area

Doc ID:	DDT-2021-FMT-004
Version:	1.1
Classification:	Report
Effective Date:	6 th September

3. LOCATION MAP



Doc ID:	DDT-2021-FMT-004
Version:	1.1
Classification:	Report
Effective Date:	6 th September 2023

4. PLOT MAP

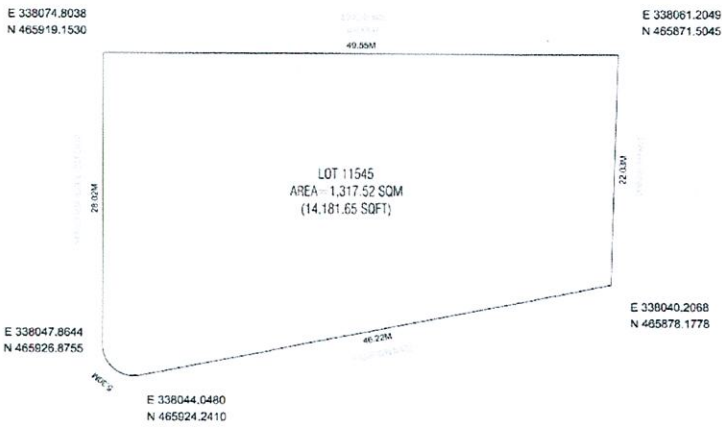


Figure 3: Plot Map

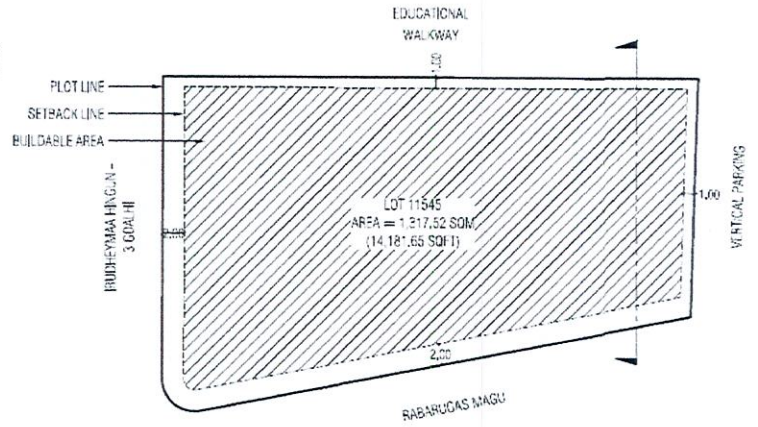


Figure 4: Setback Plan

 PROJECT BRIEF	Doc ID:	DDT-2021-FRM-004
	Version:	1.0
	Classification:	Report
	Effective Date:	6 th September 2023

Prepared By



Name: Aishath Nazaha Faisal

Designation: Interior Designer

Date & Time: 6th September 2023

Checked By



Name: Fathimath Leena Jaleel

Designation: Senior Architect

Date & Time: 6th September 2023

HoD / HoS Approval



Name: Ismail Shan Rasheed

Designation: Director

Date & Time: 6th September 2023

Client Approval



Name: Jazlan Saeed

Designation: Assistant Director

Date & Time: 13-09-2023