



LOT 21769

Commercial Development Guidelines

Created by:

Urban Planning Department

Created on:

16th April 2023

Approved by:

Director, Urban Planning Department

A handwritten signature in black ink, appearing to be 'John' followed by a surname, positioned below the text 'Approved by: Director, Urban Planning Department'.

Table of Contents

1. PLANNING GUIDELINES	3
1.1. INTRODUCTION	3
1.2. LAND USAGE	4
1.3. BUILDING HEIGHT, F.S.I AND SETBACK PLAN.....	4
1.4. DEPTH OF FOUNDATION.....	5
1.5. BOUNDARY WALL.....	5
1.6. SERVICES	5
2. DESIGN GUIDELINES	7
2.1. INTRODUCTION.....	7
2.2. ACCESS & CIRCULATION.....	7
2.3. GENERAL REQUIREMENTS	8
2.4. STRUCTURAL AND CIVIL WORKS.....	9
2.5. SOLID WASTE MANAGEMENT.....	9
3. ANNEX – DESIGN REQUIREMENTS	



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 apply to plots attached with this guideline.
- 1.1.3. Prior drawing and construction approvals need to be obtained from HDC before the construction of any building in Hulhumalé.
- 1.1.4. A prior building permit for building use needs to be obtained from HDC 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 HDC 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 HDC 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 HDC.
- 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 supporting facilities that will be included are:

- 1.2.1.1. Utility services
- 1.2.1.2. Maintenance & store rooms
- 1.2.1.3. Waste collection area

1.2.2. Following are prohibited uses within this development:

- 1.2.2.1. Staff accommodation
- 1.2.2.2. Residential use
- 1.2.2.3. Pure Office use

1.2.3. 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, constructing godowns, etc.

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

1.3.1. Building setback is provided with the Development guideline drawing along with building F.S.I and is calculated as:

1.3.2. Floor Space Index (F.S.I) =
$$\frac{\text{GROSS FLOOR AREA}}{\text{PLOT AREA}}$$

1.3.3. Following spaces will be excluded from GFA:

- 1.3.3.1. Terrace communal open areas
- 1.3.3.2. Open void
- 1.3.3.3. Service duct
- 1.3.3.4. Lift void
- 1.3.3.5. Stair voids of the top floor



- 1.3.4. 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.

1.4. 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.
- 1.4.3. An Environment Impact Assessment Report and Soil Inspection Report need to be submitted with the detail drawings if:
- 1.4.3.1. The foundation of the structure is deeper than 1.8m below natural ground level
 - 1.4.3.2. The building height exceeds 31m from 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.

1.6. SERVICES

- 1.6.1. 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.
- 1.6.2. Dedicated utility space at either ground or first-floor level should be provided for the provision and/or installation of relevant services as required.
- 1.6.3. 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. An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services.
- 1.6.5. The discharge of foul water should be to a sewer network approved by the relevant service provider.
- 1.6.6. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.
- 1.6.7. The garbage collection area (away from common areas) with easy access should be provided and a central collection area on the ground floor with ease of loading/unloading vehicular access.
- 1.6.8. 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. ACCESS & CIRCULATION

- 2.2.1. Main entrance of the development must be located towards the pedestrian pathways
- 2.2.2. An adequate number of staircases should be proposed based on the MNDF fire protection guidelines.
- 2.2.3. At least one elevator must be provided within the development for disability access.
- 2.2.4. Demarcate and provide appropriate lighting on pedestrian routes.
- 2.2.5. Disability access should be integrated to all aspects of the development.
- 2.2.6. All corridors should have a minimum width of 1250mm.
- 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. Every storey of a building shall be provided with exit facilities for its occupant load.



2.3. GENERAL REQUIREMENTS

- 2.3.1. The design method to provide both aspects of natural lighting & ventilation should be taken into consideration when designing.
- 2.3.2. It is encouraged for the building to be aesthetically designed consisting of different elements of sustainability.
- 2.3.3. Male, female and disability access toilets must be provided at the development.
- 2.3.4. PWD toilets should have a minimum turning diameter of 1.5m and an outward opening door with clear access of minimum 900mm.
- 2.3.5. A minimum of 25% of the building façade must be dedicated to landscaping works
- 2.3.6. The proposed landscape design must protect and retain existing vegetation wherever possible.
- 2.3.7. The proposed design must consider the local character, existing site conditions and ensure that the outcomes create and enhance community environments.
- 2.3.8. The proposed design must promote the use of native and indigenous materials that is suitable and reflect the local character.
- 2.3.9. The proposed design must enhance and define areas and frame views from the landscape site.
- 2.3.10. The proposed design should be effectively maintained to a high standard for the life of the development.
- 2.3.11. The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development.
- 2.3.12. Ensure that all aspects of the building comply with the Maldives Disability Act.
- 2.3.13. The whole development should follow all updated and the most recent guidelines set by relevant authorities of the government.



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.

2.5. SOLID WASTE MANAGEMENT

- 2.5.1. A garbage Management Room must be provided within the development.
- 2.5.2. 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.





urbanco

Annex

LOT 21769 Design Requirements

Created by:

Urban Planning Department / Landscape Design Section

This document is Annexed by Urban Design Policy for LOT 21769

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13th April 2023

Approved by:

Director, Planning and Development

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Table of Contents

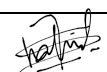
INTRODUCTION 3

DESIGN PARAMETERS..... 3

CONCLUSION..... 5



INTRODUCTION	1.	1.1.	This document highlights design requirements for the proponent responsible for the development of a park at plot Lot 21769 (<i>Phase II Ruhgandu</i>) in Phase II of Hulhumalé.
		1.2.	In addition to the requirements mentioned in this document the developer should also adhere to the general development regulations set in place by the relevant authorities.
		1.3.	The requirements mentioned in this document applies only to the proposed design elements in parcel Lot 21769 in Phase II of Hulhumalé.
DESIGN PARAMETERS	2.	2.1.	<p>ENTRANCE</p> <ul style="list-style-type: none"> • Provide proper waiting area at the main entrance as shown in the shared drawing. • This should be a pedestrian only area. Vehicular access should be blocked with bollards or planter box. • Accessibility to the site from mobility assistance devices such as wheelchair should be accommodated through proper slopes/ramp. • Proper signage should be displayed at the main entrance indicating park name (Seaside Oasis) and a separate signboard for general rules such as no smoking etc.
		2.2	<p>Café</p> <ul style="list-style-type: none"> • Follow building guidelines provided by Urbanco for development within the designated plot area.
		2.3	<p>Event Ground</p> <ul style="list-style-type: none"> • The area shall be well cleaned and maintained • No obstructions should be on this area such as equipment or material • This must be an open lawn area with natural carpet grass. • No permanent structures should be built within this event ground area.
		2.4	<p>Shade Hut</p> <ul style="list-style-type: none"> • The shade hut must not be smaller than 5000mm x 5000mm • The hut should not exceed 3000mm in height • The hut should have proper roofing thatch roof with timber or steel frame • The hut should have adequate lighting • Paint and finish of the hut should complement design and finish of the café • Refer to detail drawings provided by Urbanco.



	2.5	Play Area <ul style="list-style-type: none"> Play area form and design should be similar to the shared drawing Play area should have floor finish of EPDM or similar child safe material (sample to be approved by Urbanco) General play equipment should be procured and installed on the site The play equipment should be child friendly and suitable for seaside site. Adequate light should be provided to the area to ensure safety and security This area should be accessible to the general public FOC
	2.6	Public Toilet <ul style="list-style-type: none"> Designed and built by Urbanco. Proponent should operate and maintain the toilet that is, ensure general hygiene and upkeep of facilities.
	2.7	Watersports Hut <ul style="list-style-type: none"> Overall size of the water sprouts hut must be not exceed 9000mm x 6000mm (9 meters x 6 meters). All related activities such as storage, cleaning and any other related work should be carried out within the above-mentioned area. Provide adequate accessibility to the area for differently abled persons and people who require mobility assistance. The development should follow design guideline provided by Urbanco.
	2.8	Beach Hut <ul style="list-style-type: none"> Maintenance and upkeep of beach huts built by Urbanco Daily cleaning
	2.9	Beach Ramp <ul style="list-style-type: none"> Maintain and upkeeping of accessible beach ramp developed by Urbanco. This should be accessible to the general public FOC
	2.10	Water Slide <ul style="list-style-type: none"> Maintenance and upkeep of water slide installed by Urbanco. This should be accessible to the general public FOC
	2.11	Safety & Security <ul style="list-style-type: none"> Proponent should bear the responsibility of regular maintenance of safety and security equipment set up by Urbanco this includes lights and security cameras. Inspect and replace any faulty lights.





LOT 21769 Design Requirements

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			<ul style="list-style-type: none">Inspect and report faulty or damaged camera equipment to Urbanco.
CONCLUSION	3	3.1	The proponent shall follow design guidelines and other similar instructions provided by Urbanco with regard to the development. For any modifications or additional work the proponent shall obtain necessary approvals from Urbanco as needed.