



HULHUMALE PLANNING & DEVELOPMENT GUIDELINE: **GOVERNMENT HOUSING 2500 UNITS DEVELOPMENT**

1. INTRODUCTION

- 1.1. This guideline will be applicable to plots categorized and developed as 'Government Housing 2500 Units' in Hulhumale'
- 1.2. Concept Level drawings and spacial layout, showing the overall classifications and requirements of the development must be submitted to HDC for comments before proceeding to final architectural and structural drawings. The concept drawing should include the following:
 - 1.2.1. Site Plan with context
 - 1.2.2. Basic floor plans labeled with spaces and overall dimensions with floor areas
 - 1.2.3. Elevations with dimensions and overall height of building
 - 1.2.4. Basic section with dimensions
 - 1.2.5. Renderings or model (optional)
- 1.3. Innovative approaches are encouraged provided due regard is given to the principles of good design, emphasis on sustainability, energy efficiency, capital costs and cost in use
- 1.4. A master-plan stating the different phases, if any, of the whole development should be submitted to HDC, where applicable
- 1.5. Final detail drawing should be signed and stamped by a registered local architect and structural engineer
- 1.6. Final detail drawing approval and related construction approvals need to be obtained from HDC before the construction of any building in Hulhumale'
- 1.7. Under these guidelines, Government Housing 2500 Units is defined as housing units provided by the government and/or government assigned

organization/s according to a certain allocation scheme set forth by the government or assigned organization

- 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 that are appropriate for the circumstances in which they are used and is constructed to a standard that is set forth by HDC and/or adhered to standards set forth by the Ministry of Housing and Infrastructure at the time of implementation.

2. LAND USAGE

- 2.1. These allocated land plots are for the construction of Housing units whereby it is used mainly for pure residential and mix residential usage within assigned plots.
- 2.2. A percentage of ground floor and/or first floor is to be used for social amenities such as, but not limited to; convenient store, day care, saloon, tailor shop, food stall
- 2.3. Plots with mix residential usage should have a percentage of two floor commercial area facing towards the main roads
- 2.4. Ground and/or first floor should accommodate the required vehicular parking. (refer to 6.4 of this guideline)
- 2.5. Following are prohibited uses of these dwellings:
- 2.5.1. Any industrial use, any use where flammable materials are used, any use where public is disturbed from loud noises, smell or dust generating and carrying activities, constructing go downs etc.

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

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

$$\text{Floor Space Index (F.S.I)} = \frac{\text{Total covered area of the building}}{\text{Plot area}}$$

- 3.2. Building height varies from 36 meters to 45 meters (10 to 14 floors respectively) measured from pavement level to building apex. No other building structure should extend beyond this height limit (refer to Development guideline drawing for allowable height)
- 3.3. Minimum height between finished floor levels to slab soffit in any habitable space should be 2.7 meters.
- 3.4. No part of the building such as roof eave, gutters and door/window panels etc. should be projected out into the road beyond the building setback line.
- 3.5. Setback area at ground level can be utilized for circulation or parking but should not be covered above at any level

4. BOUNDARY WALL

- 4.1. Urban interaction is highly encouraged at street level to provide seamless integration of private and public space without compromising privacy and security
- 4.2. If required the developer may choose to have a boundary wall with perforation or demarcate the plot boundary with a natural green verge of maximum 1.2 meters

5. ACCESS AND CIRCULATION

5.1. PEDESTRIAN

- 5.1.1. The layout of the scheme should provide safe and convenient pedestrian access to all dwellings and to facilities and services within the plot
- 5.1.2. Accessibility provision with ease of circulation should be provided as much as possible to all type of users particularly the elderly and physically impaired
- 5.1.3. 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
- 5.1.4. Any corridor or walkway with one way and two way traffic should have a minimum width of 900mm and 1250mm respectively

- 5.1.5. Where stepped access is unavoidable specially at ground floor level, the steps should be designed as suitable for physically impaired persons or wheelchair users
- 5.1.6. Any slope provided at the access ways should be less than 1:50 and with a firm and even surface
- 5.1.7. Every storey of a building shall be provided with exit facilities for its occupant load
- 5.1.8. 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
- 5.1.9. A minimum of three passenger lifts preferably in a central core should be provided based on the size and layout of the development

5.2. VEHICULAR

- 5.2.1. A sheltered, safe and convenient vehicular drop-off/pick-up area, with universal access, should be provided within the plot
- 5.2.2. Vehicular pathways within the plot should be designed in a way that is safe, with minimum interruption to both pedestrian pathways and green verges with in the plot and during ingress and egress

6. PARKING

- 6.1. Sufficient amount of parking should be provided at ground and first floor level of the development for both residents and visitors
- 6.2. Parking spaces should be appropriately sized for movement in and around and should cater for disability and wheelchair movement where considered necessary
- 6.3. All parking should be located as to be generally overlooked from dwellings or public roadway
- 6.4. Motorbike parking shall be provided as per the following ratio:
 - 6.4.1. 2 motorbikes for each 2 bedroom apartment
 - 6.4.2. 1 car park for each 3 apartment

7. SERVICES

- 7.1. It is recommended that consultation be done at concept level with services providers of electricity, plumbing, sewerage, telecommunication and cable TV, as to how these could be economically and sustainably incorporated to the development
- 7.2. 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
- 7.3. Dedicated utility space at either ground or first floor level should be provided for the provision and/or installation of relevant services as required
- 7.4. Every dwelling should be connected to the electricity and telephone networks
- 7.5. TV signal via cable, where such services are available or provisions made to facilitate the installation when required should be provided
- 7.6. Every dwelling should be provided with an adequate supply of water for drinking, culinary use and other general domestic purposes
- 7.7. At least one ground water connection should be provided to every bathroom and kitchen sink
- 7.8. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply
- 7.9. It is highly recommended to have an adequate storage of water (rainwater harvesting integrated) within the development for the purpose of firefighting and for any other emergency usage
- 7.10. An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services
- 7.11. Discharge of foul water should be to a sewer network approved by the relevant service provider

- 7.12. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider
- 7.13. Garbage collection area (away from common area) with easy access should be provided at each floor level and a central collection area at ground floor with ease of loading/unloading vehicular access

8. PUBLIC OPEN SPACES

- 8.1. Considerable area should be provided for public use and interaction within the development
- 8.2. Access ways and public areas within the development shall be overlooked by dwellings or otherwise open to surveillance by residents
- 8.3. Open space should generally be attractive and usable by different age groups but undefined areas, badly shaped, fragmented or unusable land which are difficult to maintain should be avoided
- 8.4. A children's play area is to be provided within the development and should be located so that nuisance is minimized but should be overlooked informally with an easy monitoring mechanism
- 8.5. The landscaping is provided, either soft or hard (or both) at common areas, materials with good resistance to vandalism and low maintenance should generally be chosen
- 8.6. Care should be taken to ensure any design feature do not pose a risk of injury or cause damage to any person or dwelling

9. PRIVATE OPEN SPACES

- 9.1. So far as practicable, all dwellings should be provided with private open space /balcony, preferably adjacent to the main living area
- 9.2. The private open space/balcony can be used as or together with a drying area which should be screened from public view

- 9.3. Minimum size for private open space/balcony should be as shown in table given in 10.11 of this guideline

10. RESIDENTIAL UNITS

- 10.1. The design and construction of residential units should be functional and low cost-in-use over the lifetime of the development and so far as practicable ensure flexibility, accessibility and adaptability
- 10.2. Consideration must be given to ease of access and circulation within the residential unit for all occupants especially for the physically impaired
- 10.3. The pedestrian approach towards the entrance of units should be wide enough for two way traffic and the main entrance of the dwelling at least 900mm wide
- 10.4. Weather resistant non-slip material should be provided where necessary and with adequate lighting
- 10.5. Design and layout should make use of natural daylight and sunlight as much as possible to encourage minimum use of electrical lights during daytime
- 10.6. Opening section of windows, above ground floor level, should be at a minimum height of 1000mm above internal floor finish level and any opening below 1000mm should be protected with a safety railing
- 10.7. Glazing used for doors and windows should be safe and with a nominal thickness proportionate to the area of the panel
- 10.8. Where ever a railing is provided, it should be safe for all occupants, especially for children, with a minimum distance of 125mm openings between the railing members where applicable
- 10.9. Additional safety measures, to minimize risk of falling over ,should be taken if horizontal railings are to be provided
- 10.10. Floor finishes in areas likely to get wet should be provided with slip resistant surfaces
- 10.11. Minimum width of a toilet or a bath room should not be less than 1.2 meters

- 10.12. Dwellings should consist of 2 bedroom flats with en suite bathroom and with the following minimum floor area:

Flat	Gross Floor Area	Spaces						
		Living Room Floor Area	Dining / Kitchen Floor Area	Master Bedroom Floor Area	Other Bedroom Area	Toilet Floor Area	Laundry Floor Area	Balcony Floor Area
	sqft							
2 Bedroom	500-550	132	94	110	110	24	10	12

The balance of the total floor area (after deducting for functional spaces) can be used flexibly among functional spaces and circulation area

11. DEPTH OF FOUNDATION

- 11.1. Depth of foundation for each building shall be determined by the structural engineer of the development
- 11.2. Foundation protection method should be submitted with the final detail drawings
- 11.3. An Environment Impact Assessment Report and Soil Inspection Report needs to be submitted with the detail drawings if:
- 11.3.1. the foundation of the structure is deeper than 1.8m below natural ground level
- 11.3.2. the building height exceeds 31m from the natural ground level

NOTE: In addition to this, please refer to the accompanying development guideline drawings