

## INFORMATION SHEET

Date: 26<sup>th</sup> February 2023

Reference no: HDC(161)-MKS/IU/2023/120

**1. Applicant Criteria**

- 1.1. Should be a 100% locally registered Business

**2. Key Details of the Sale**

- 2.1. Base Rate: MVR 4,500.00 (Maldivian Rufiyaa Four Thousand Five Hundred) per square feet
- 2.2. The land should only be used for the Development of an Office Building and should adhere to the development and planning guidelines; attached to this information sheet
- 2.3. Payment Terms: Full payment is to be settled within 60 calendar days from the Conditional Award letter
- 2.4. Freehold sales rights will be granted
- 2.5. Details of Plots

Plot Type	Type 1	Type 2
No. of Plots	3	2
Area (Sqft)	6,124.00	9,633.00

- 2.6. Any applicant can submit EOI for multiple plots
- 2.7. Plot availability status can be viewed via the online portal.

**3. Submission Process****3.1. Registration Step 1 – User Registration**

- 3.1.1. Interested bidders shall register at <https://bids.hdc.com.mv/sales> and complete the 'Investor Registration' step under the Registrations tab (Those already registered as an 'Investor' do not have to redo this step)
- 3.1.2. The documentation must be submitted as required depending on the type of business.
- 3.1.3. The 'Investor Registration' will be approved after verification of submitted documents within 1 (one) working day from the submission of registration

**3.2. Registration Step 2 – Project Registration**

- 3.2.1. Upon 'Investor Registration', the interested parties shall complete the 'Project Registration' step of the 'Office Development' from the 'Sales' page
- 3.2.2. The documentation must be submitted as required
- 3.2.3. The details of the 'Proposed Sector/Industry of work' details ted.
- 3.2.4. The 'Project Registration' will be approved after verification of submitted documents within 1 (one) working day from the submission of registration



### 3.3. Submission of Bid Security

Plot Type	Type 1	Type 2
Bid Security Amount (MVR)	500,000	1,000,000

- 3.3.1. To submit EOI, interested parties must fill out the Bid Security form in the portal.
- 3.3.2. Bid Security must be submitted for the interested type of plot as per the above table, and the format shared in Annex 1 of this information sheet
  - The original Bid Security shall be submitted to HDC reception
  - Bid Security will be approved after verification of the original Bid Security within 1 (one) working day from the submission of the original Bid Security to HDC Reception
- 3.3.3. Any Bid Security with a validity of less than 13 months from the Bid Security submission date will not be accepted.
- 3.3.4. The bid security shall be a demand guarantee in the form of an unconditional guarantee issued by a locally registered Bank or financial institution (such as an insurance, bonding, or surety company). The bid security shall be issued as per the bid security Format included in Annex 01.
- 3.3.5. Submission of EOI will be limited to the submitted Bid Security
- 3.3.6. Each Bid Security can only be used to submit 1 (one) EOI
- 3.3.7. A submitted Bid Security from an unsuccessful EOI can be used to submit a new EOI
- 3.3.8. The successful winners of an EOI/Bid can request to convert the Bid Security as part of the land payment
- 3.3.9. If an EOI/Bid winner withdraws the EOI/Bid or fails to fulfill the conditions set forth in the conditional offer, HDC will claim the Bid Security.

### 3.4. Sales Stage 1 – Submission of EOI

- 3.4.1. Upon approval of the submitted Bid Security, the interested parties can submit the EOI for the preferred available plot from the plot type a Bid Security has been approved for
- 3.4.2. Each applicant can submit EOIs to multiple plots simultaneously. However, Bid Security shall be submitted and approved as per clause 3.2 of this information sheet
- 3.4.3. The proposed bid rate for the plot shall be equal to or higher than the base rate as per clause 2 of this information sheet
- 3.4.4. Any submitted EOI(s) cannot be withdrawn or cancelled
- 3.4.5. Upon receiving the first EOI for a plot, that plot will be opened for 10 (ten) calendar days for EOI(s) submission from other interested parties.
- 3.4.6. If only 1 (one) EOI is received for a plot within the deadline, the EOI submitted applicant will win the sale of the plot at the proposed bid rate without any further bidding process

### 3.5. Sale Stage 2 – Submission of Bid

- 3.5.1. If a plot receives more than 1 (one) EOI by the end of the 10<sup>th</sup> day, the plot(s) will be progressed for the Sale stage 2
- 3.5.2. An open bidding process will commence on the following weekday at 9 am and will be open for 3 days.
  - Open Bidding process is whereby all the parties who submitted an EOI for the same plot will undergo a bidding process where the proposed highest bid can be viewed by the bidders and can submit multiple bids than the current highest bidder to win the bid within the deadline.

- 3.5.3. The bid process will be carried out among the EOI submitted parties.
- 3.5.4. The highest bid rate will be displayed to the bid participants in real-time, and the bidder's details will be anonymous until the end of the bidding stage.
- 3.5.5. All bid participants can resubmit multiple bids till the end of the bid submission deadline, with a markup of MVR 1 for the highest bid rate at the time.
- 3.5.6. The highest bidder by the deadline's end will win the plot sale.

#### **4. Payment Settlement**

- 4.1. The successful winners shall settle the full payment within 60 calendar days from the conditional offer letter
- 4.2. The successful winners of an EOI/Bid can request to adjust the Bid Security as part of the land payment for the first installment
- 4.3. Tax will be charged as per MIRA requirements.

#### **5. Awarding and Agreement Signing**

- 5.1. A conditional award letter will be issued to the bid winner within 05 working days
- 5.2. The agreement will be signed within 14 working days, upon settlement of payment to HDC
- 5.3. The lands will be handover within 7 working days from the approval of detailed drawings.



**Annex 01**

**Bid Security Format**

WHEREAS, (Name of Bidder, NID Number) (hereinafter called "the bidder") have submitted their bid dated (date of submission of bid) to bid for a Land in Hulhumale for the Development of an Office Building (hereinafter) called the "Bid."

KNOW ALL PEOPLE by these presents that We (name of bank), having our registered office at (address of bank) (hereinafter called "the bank"), are bound unto the Housing Development Corporation of the Republic of Maldives (hereinafter called "Land Owner" in the sum of MVR (amount) (amount in words) for which payment well and truly to be made to the said Land Owner, the Bank binds itself, its successors, and assigns by these presents.

It was sealed with the Common Seal of the said Bank this (bid security issued date) day of 2023.

The condition of this obligation is:

- i. If the bidder withdraws the bid at any stage after winning the bid.
- ii. If the bidder fails or refuses to make the payment.
- iii. If the bidder requests to set this guarantee as part of the payment.
- iv. If the bidder gets disqualified

We undertake to pay to the Land Owner up to the above upon receipt of his first written demand, without the Land Owner having to substantiate his demand, provided that in his demand, the Land Owner will note that the amount claimed by him is due to him owing to the occurrence of the above condition.

This Guarantee will remain in force up to including the date (13 months from the issuance date) after the deadline for submission of this Guarantee, or as the Land Owner may extend it, a notice of which extension(s) should be given to the Bank. The extension should be approved and accepted by the bank and duly acknowledged by the bidder.

Notwithstanding anything here above contained, our liability under this guarantee is restricted to MVR (amount) (amount in words Maldivian Rufiyaa). It will expire from the date of issuance of this Guarantee (13 months from the issuance date). Therefore, unless a claim is lodged against us in writing on or before that date, our liability under this Guarantee will cease without any further notice to you.

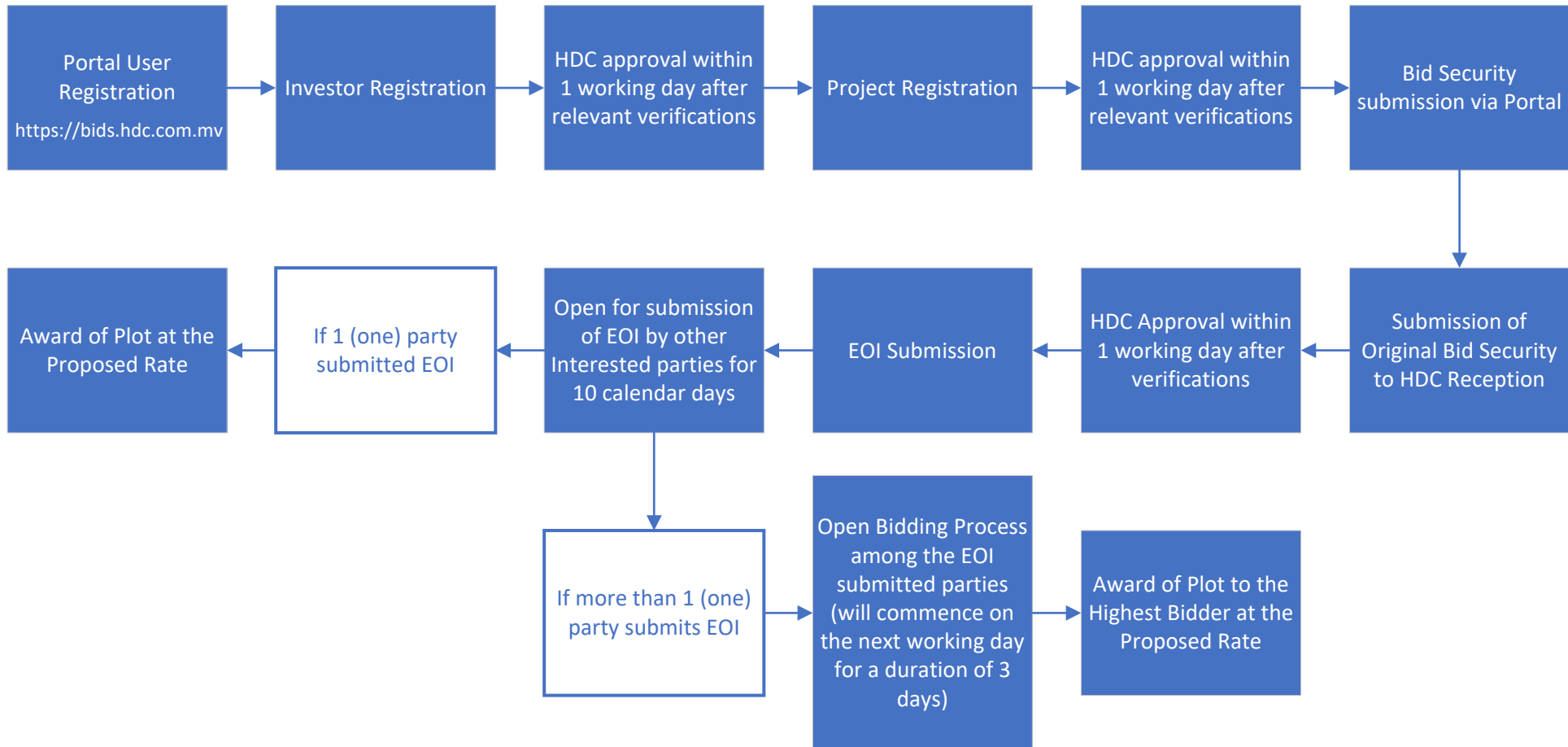
(Seal and signature of the bank / financial institution)

**Annex 02**

**2 Stage Sales Process Flow**



## 2 Stage EOI Sales Process



**Annex 03**  
**Term sheet**



cb

**Sale of Land for the Development & Operation of Office Buildings**

<p><b>1. Plot Details</b></p>	<p><b>Type 1</b>                  Lot no: 11767                  Area: 6124.67 sqft</p> <p>Lot no: 11768                  Area: 6124.67 sqft</p> <p>Lot no: 11769                  Area: 6124.67 sqft</p> <p><b>Type 2</b>                  Lot no: 11770                  Area: 9633.70 sqft</p> <p>Lot no: 11771                  Area: 9633.70 sqft</p>
<p><b>2. Parties to the Agreement</b></p>	<p>2.1. Housing Development Corporation Ltd                  HDC Building                  Hulhumalé                  (hereinafter referred to as “lessor”, which expression shall include its successors-in-title, liquidators, administrators and lawful assignees where the context so requires or admits).</p> <p>2.2. (Insert Name of Buyer).                  (Insert Identity Card Number)/ (Business Reg No.)                  (Insert Permeant Address)/ (Business Address)                  (Insert Contact No,)/ (Business Contact No.)                  (Insert Email Address)/ (Business Email Address)                  (Hereinafter referred to as “Buyer”, which expression shall include its successors-in-title, liquidators, administrators and lawful assignees where the context so requires or admits)</p>
<p><b>3. Objective</b></p>	<p>3.1. Sale of land for the development of office buildings</p>
<p><b>4. Land Usage</b></p>	<p>4.1. The land shall be utilized for the development of office buildings</p> <p>4.2. Any other land use apart from the intended land uses are prohibited in the allocated land plot.</p>



	4.3. Any development on the land should be in compliance with the Hulhumalé Planning and Development guidelines.
<b>5. Conditions precedent</b>	5.1. Make full payment amounting to MVR XXX (inclusive of GST) within 60 calendar days of conditional award letter.
<b>6. Concept Drawings</b>	<p>6.1. If the submitted concept drawing is as per the development guidelines, HDC must provide the approval within 14 working days from the submission date.</p> <p>6.2. If the submitted concept design is not as per the development guidelines, HDC must provide comments to the Developer within 14 working days from submission.</p> <p>6.3. Developer must ensure rectifications are made as per the comments of HDC and submit within 14 working days of HDC's comments being communicated, failing to do so will result in cancelation of the conditional award letter.</p> <p>6.4. Revised concept cannot be submitted prior to receiving comments from HDC.</p> <p>6.5. The Developer will have to address all issues highlighted in comments for drawings prior to submission of revised concept.</p> <p>6.6. If the concept is changed / revised and resubmitted for approval, after the initial approval has been given, the developer will be charged a review fee of MVR 3 per square meter.</p> <p>6.7. The HDC must inform in writing to the Developer of the approval or rejection of the revised concept drawings submitted.</p>
<b>7. Detailed Drawings</b>	<p>7.1. If the submitted detailed drawings is as per the approved concept and Hulhumalé development guidelines, HDC must provide the approval within 14 working days of submission date.</p> <p>7.2. If the submitted detailed drawings in not as per the approved concept drawings and Hulhumalé</p>

	<p>development guidelines HDC must provide the comments within 14 working days with a 14 calendar days period to Developer to submit revised drawings as per the comments.</p> <p>7.3. If the Developer fails to get approval for the detailed drawings with the second submission, HDC will consider it as failure to fulfill the condition and will lead to the termination of the agreement.</p> <p>7.4. HDC will charge the Developer as per HDC's drawings approval fee at the time of detailed drawings approval and the approval will be released upon Developer making the payment.</p>
<b>8. Land Handover</b>	8.1. HDC must handover the land as is where is basis to the developer for construction within 7 workings days of detailed drawings approval.
<b>9. Time Line</b>	<p>9.1. The developer must submit concept drawings within 30 days from agreement signing</p> <p>9.2. The concept drawings must be submitted and approved prior to the submission of detailed drawings.</p> <p>9.3. The Developer must submit detailed drawings within 180 days from concept approval.</p> <p>9.4. The developer must mobilize to the development site within 30 calendar days of land handover date</p> <p>9.5. Developer must submit BOQ and EIA report (if required by the relevant authorities) within 30 days of detailed drawings approval.</p> <p>9.6. Developer must complete the project within 1095 calendar days from the date of agreement signing</p>
<b>10.Sale Price</b>	<p>10.1. The minimum sale price is MVR 4500 per sq.ft (Exclusive of GST)</p> <p>10.2. The sale price is the proposed sale price/sq.ft by the Developer.</p> <p><b><i>Note: Sale price shall be proposed during the bidding process in which the highest bidder may select the desired plot</i></b></p>



<b>11.Financing of the project</b>	11.1. The developer has to secure finance for the project
<b>12.Mortgage Rights</b>	12.1. Mortgage rights of the land shall be given to the buyer upon request as per mortgage policy of HDC
<b>13. Title Transfer</b>	13.1. HDC will initiate the transfer title of land within 45 days of agreement signing
<b>14.Responsibility of the developer</b>	<p>14.1. Make Payment on the land price as per the clause 10</p> <p>14.2. Develop concept and get HDC's approval before starting any construction on the plot,</p> <p>14.3. Undertake detailed drawings and get approval from HDC before starting any construction work on the site.</p> <p>14.4. Ensure that the land will only be utilized for the purpose of developing an office building as per the planning and development guidelines of Hulhumalé</p> <p>14.5. Ensure that any development is as per the Hulhumalé Masterplan</p> <p>14.6. HDC should be given first offer of refusal in case the developer wishes to sell of the land after the title has been transferred</p>
<b>15.HDC responsibility</b>	<p>15.1. Ensure that the land is kept clear of any encumbrances until land title is made in favor of the developer</p> <p>15.2. Initiation of transfer the title within 45 days of agreement signing</p> <p>15.3. If the developer is eligible for freehold title, HDC shall transfer the title of the land to the developer and in any other circumstance, the developer shall be granted a leasehold right of 99 years.</p>
<b>16.Termination</b>	<p>16.1. Upon agreement termination, the developer must give the ownership of any approved drawings to HDC under the agreement.</p> <p>16.2. If the developer fails to achieve any hard deadlines and exceeds by more than 50%, HDC will terminate the agreement. Under no circumstances this clause should be taken as an automatic time extension to any hard deadlines given in the agreement</p>

	<p>16.2.1. For example, if the deadline for the completion of project is 1095 days from agreement signing, however for any reason if the project is completed later than (1095*150%) 1642 days from agreement signing.</p> <p>16.3. If for any reason if the developer is penalized and the total accumulated penalty amount exceeds 20% of the project value, HDC has the right to terminate the agreement.</p> <p>16.4. In case of a no-fault termination, HDC shall payback any amount that the proponent has made to HDC for the land price within 6 months from date of notice of termination</p> <p>16.5. If any development has been undertaken at the time of termination, the development will be value at cost by an independent valuer.</p>
<p><b>17. Process of Termination</b></p>	<p>17.1. Upon agreement termination, the developer must give the ownership of any approved drawings under the agreement.</p> <p>17.2. Upon agreement termination, HDC will take possession of any immovable assets on the land as per clause 17</p> <p>17.3. If the agreement is terminated due to a fault of the developer, HDC will consider the duration from agreement signing to the date of termination as a lease period with the lease rate of MVR 28.4 per sq.ft. HDC shall return any amount the lessee may have paid more than the incurred lease amount within 6-month from the date of notice of termination.</p>
<p><b>18. Possession of immovable assets</b></p>	<p>18.1. Upon agreement termination, HDC will provide an exclusive 6 months plus a non-exclusive 6 months, from the date of termination to the exiting developer to find a new developer to undertake the development with HDC's business terms to be shared with termination notice.</p>

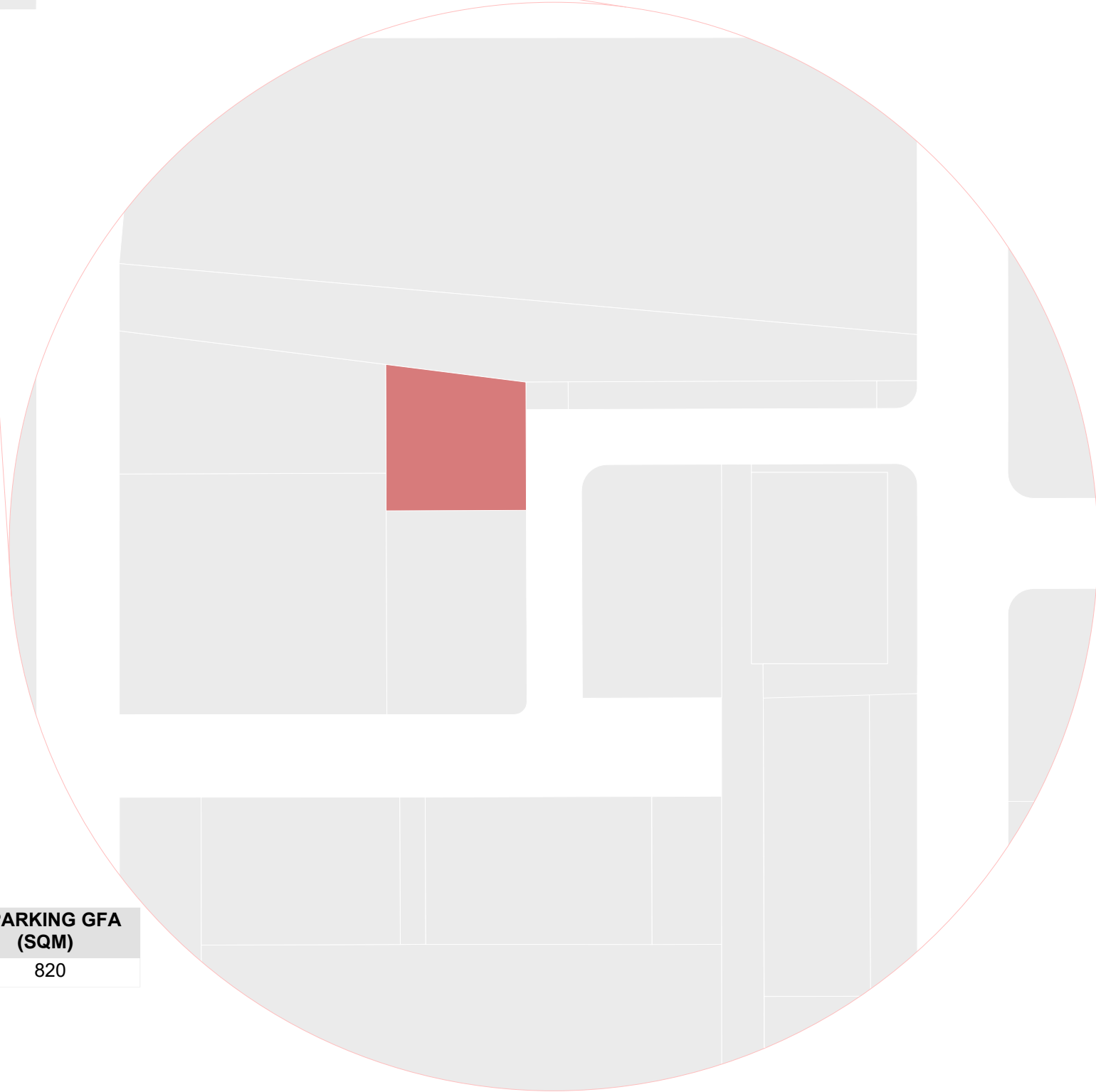


	<p>18.2. The exiting developer understands that the land sale term is only offered to government SOEs and government authorities and the new business terms HDC will offer will be different than the one offered to SOEs and government authorities.</p> <p>18.3. If the developer fails to find a new developer within the exclusive 6 months period, HDC has the right to try finding a developer within non-exclusive 6 months period.</p> <p>18.4. The exiting developer should not carry out any work on the site starting from the date of termination notice.</p> <p>18.5. If both parties fail to find a new developer to undertake the development as per the 17.2 &amp; 17.3, the developer must peacefully vacate the land and handover any immovable assets on the land to HDC and HDC will not be liable to pay any compensation towards such an asset to the developer</p>
<p><b>19. Definitions</b></p>	<p>19.1. Hard deadlines: Hard deadlines are the deadlines for the following tasks:</p> <p>19.1.1. Date for the submission of the detailed drawings</p> <p>19.1.2. Date for the completion of the construction and finishing works</p> <p>19.1.3. Date for obtaining the building usage permit for the intended purpose</p> <p>19.2. Exiting developer: refers to the developer with whom HDC has terminated the agreement and given time to find a new developer.</p> <p>19.3. New developer: refers to the developer who is going to take over the project from the exiting developer to complete the development.</p>

**Note:**

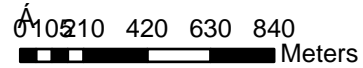
- Should not have any payment due to HDC
- The contract terms only include the key points of the agreement. The agreement is not limited to the clauses included in the contract terms.
- The terms are subject to survey and board approval.

**Annex 04**  
**Location Drawings and**  
**Planning & Development Guidelines**



PARCEL NO	AREA (SQM)	SITE COVER	FOOTPRINT (SQM)	HEIGHT (FLR)	MAX GFA (SQM)	PLOT RATIO	PARKING GFA (SQM)
D10-1a	JGJ	70%	1000	6	3902	4.2	820

Parking requirement has been calculated in the following ratio;  
 1 car for every 250 sqm (1 cars) and 1 motorbike for every 60 sqm (1 motorbikes)



## DRAWING: OFFICE OPTION - HULHUMALÉ

Scale: 1:25,000

Drawn By: Mahaath

Checked By:

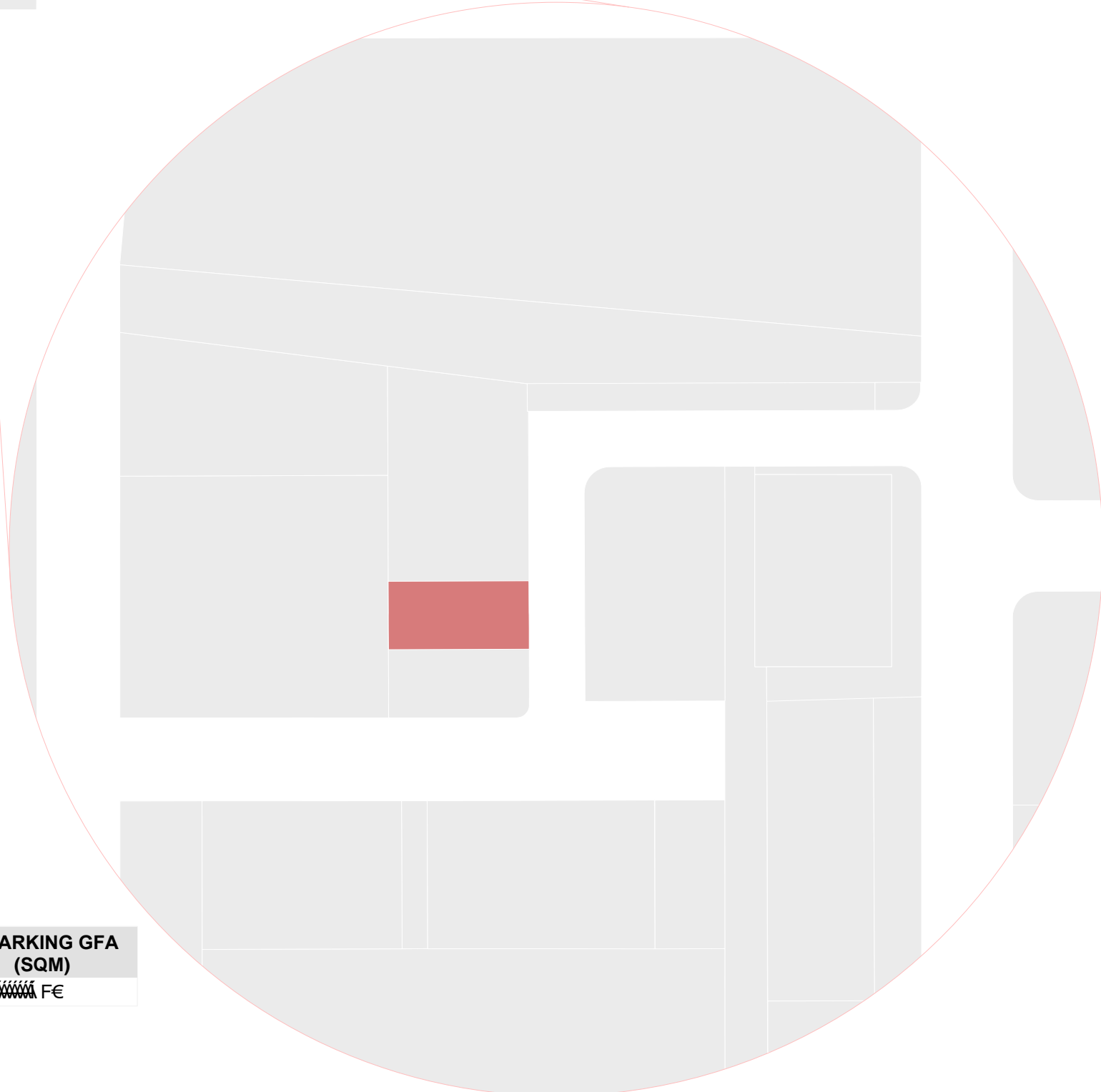
Date: 1/25/2023

Remarks:









PARCEL NO	AREA (SQM)	SITE COVER	FOOTPRINT (SQM)	HEIGHT (FLR)	MAX GFA (SQM)	PLOT RATIO	PARKING GFA (SQM)
D10-1a	51 J	0.1	31	4	100	0.3	100

Parking requirement has been calculated in the following ratio;  
 1 car for every 250 sqm (for cars) and 1 motorbike for every 60 sqm (for motorbikes)  
 The parking GFA is an approximate value and is subject to change

0 10 20 40 60 80 Meters

**DRAWING: OFFICE OPTION - HULHUMALÉ**

Scale: 1:25,000

Drawn By: Mahaath

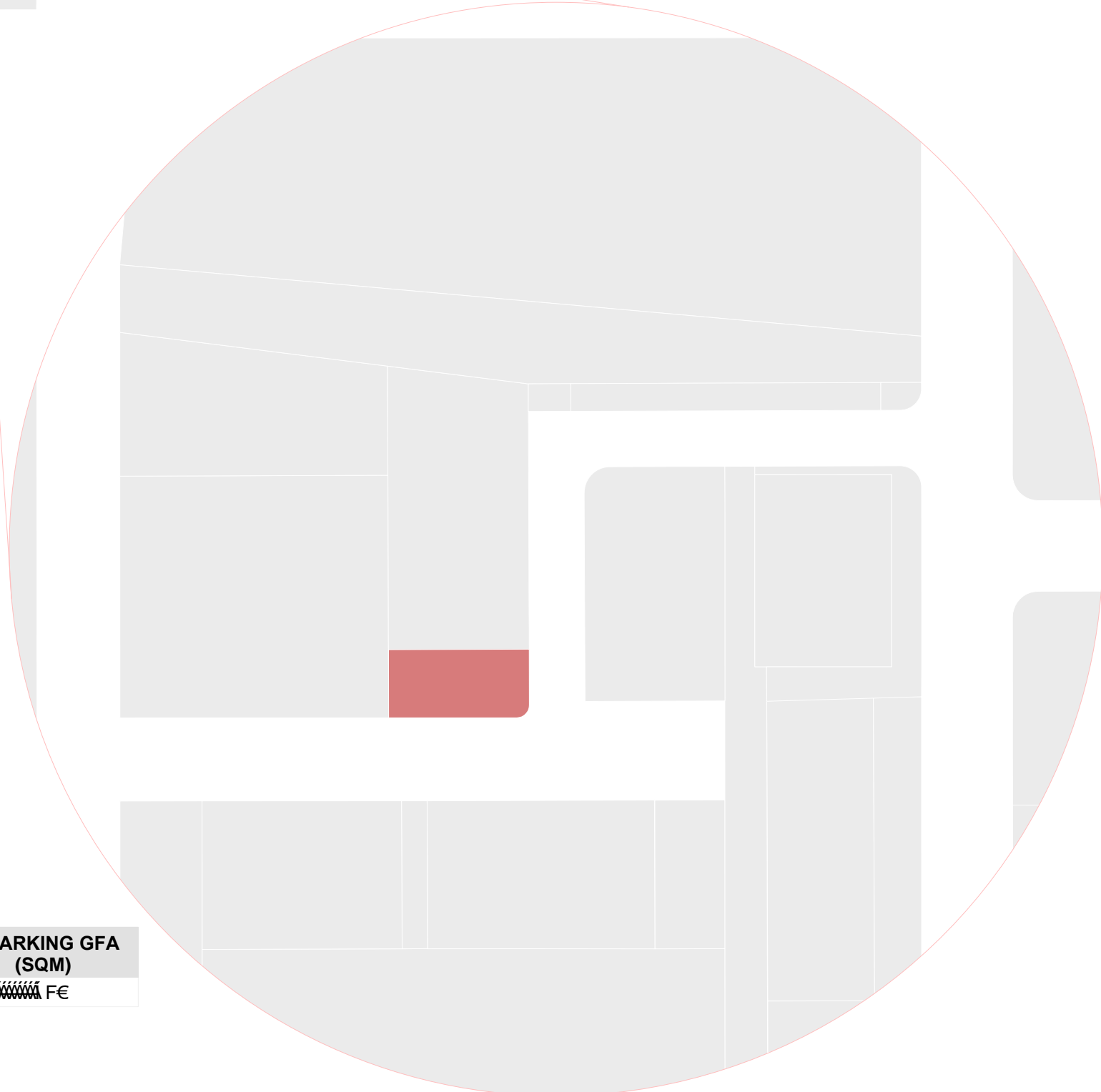
Checked By:

Date: 1/25/2023

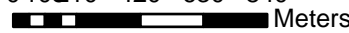
Remarks:



**HOUSING DEVELOPMENT CORPORATION**  
 PLANNING AND DEVELOPMENT  
 3RD FLOOR, HDC BUILDING,  
 HULHUMALÉ, MALDIVES  
 TEL: +9603353535, FAX: +960 3358892  
 EMAIL: planning@hdc.com.mv



PARCEL NO	AREA (SQM)	SITE COVER	FOOTPRINT (SQM)	HEIGHT (FLR)	MAX GFA (SQM)	PLOT RATIO	PARKING GFA (SQM)
D10-1a	11,420	100%	11,420	4	11,420	1.0	1,420

Parking requirement has been calculated in the following ratio;  
 1 car for every 250 sqm (€ cars) and 1 motorbike for every 60 sqm (€ ^D  
 The parking GFA is an approximate value and is subject to change  
 010210 420 630 840  
 Meters

## DRAWING: OFFICE OPTION - HULHUMALÉ

Scale: 1:25,000

Drawn By: Mahaath

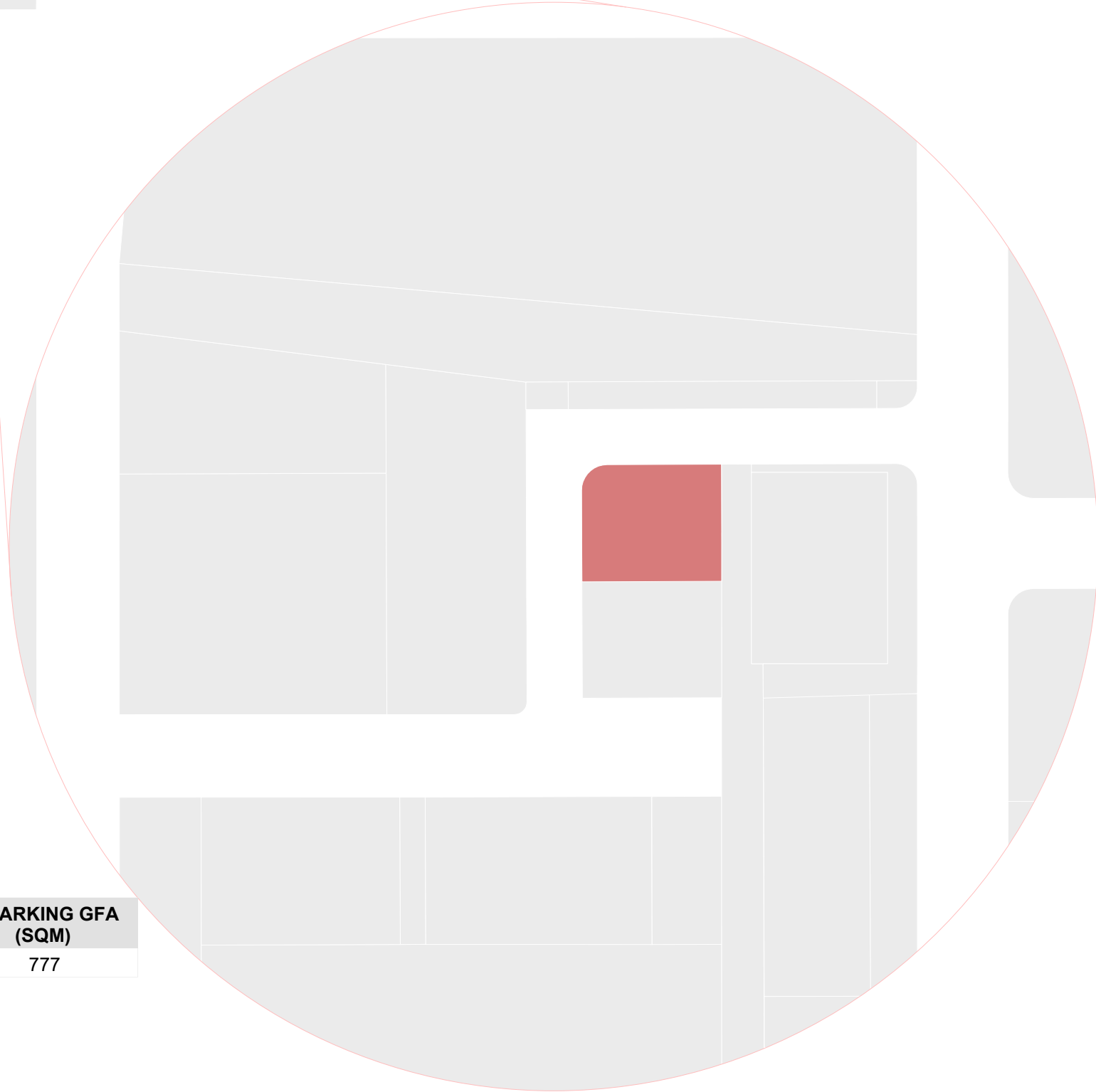
Checked By:

Date: 1/25/2023

Remarks:



**HOUSING DEVELOPMENT CORPORATION**  
 PLANNING AND DEVELOPMENT  
 3RD FLOOR, HDC BUILDING,  
 HULHUMALÉ, MALDIVES  
 TEL: +9603353535, FAX: +960 3358892  
 EMAIL: planning@hdc.com.mv



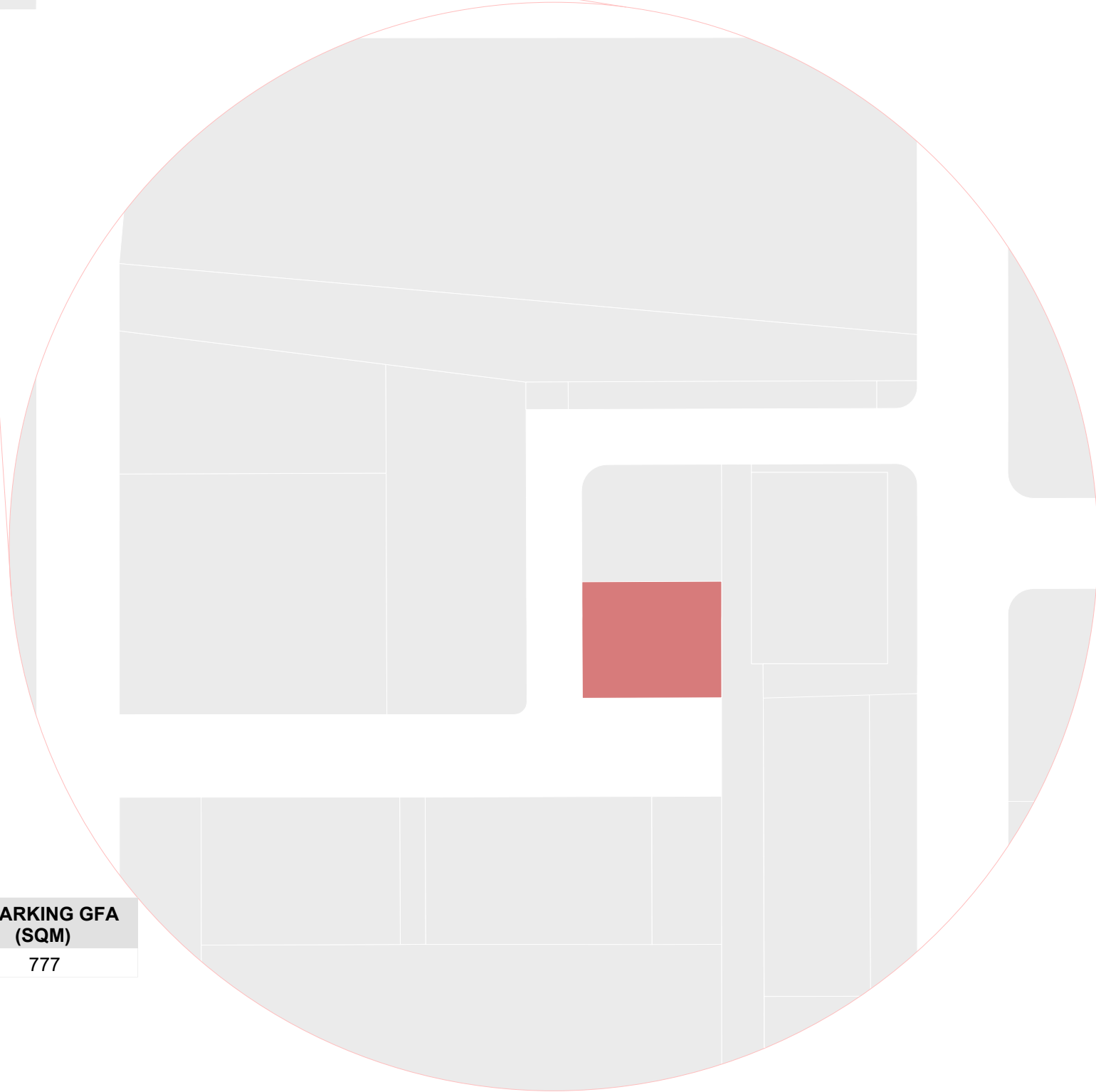
PARCEL NO	AREA (SQM)	SITE COVER	FOOTPRINT (SQM)	HEIGHT (FLR)	MAX GFA (SQM)	PLOT RATIO	PARKING GFA (SQM)
D10-1b	895	0.70	627	6	3,761	4.2	777

Parking requirement has been calculated in the following ratio;  
 1 car for every 250 sqm (15 cars) and 1 motorbike for every 60 sqm ( 63 motorbikes)  
 The parking GFA is an approximate value and is subject to change

0 10 20 40 60 80 Meters

**DRAWING: OFFICE OPTION - HULHUMALÉ**





PARCEL NO	AREA (SQM)	SITE COVER	FOOTPRINT (SQM)	HEIGHT (FLR)	MAX GFA (SQM)	PLOT RATIO	PARKING GFA (SQM)
D10-1b	895	0.70	627	6	3,761	4.2	777

Parking requirement has been calculated in the following ratio;  
 1 car for every 250 sqm (15 cars) and 1 motorbike for every 60 sqm ( 63 motorbikes)  
 The parking GFA is an approximate value and is subject to change

0 10 20 40 60 80  
 Meters

## DRAWING: OFFICE OPTION - HULHUMALÉ

Scale: 1:25,000

Drawn By: Mahaath

Checked By:

Date: 1/26/2023

Remarks:







PLANNING & DEVELOPMENT DEPARTMENT

# MIX-OFFICE DEVELOPMENT GUIDELINES



A handwritten signature in black ink, appearing to be 'EA'.

# Contents

<b>1. PLANNING GUIDELINES .....</b>	<b>3</b>
1.1. INTRODUCTION.....	3
1.2. LAND USAGE .....	3
1.3. BUILDING HEIGHT, F.S.I AND SETBACK PLAN .....	4
1.4. DEPTH OF FOUNDATION.....	4
1.5. BOUNDARY WALL .....	5
1.6. PARKING.....	5
1.7. SERVICES .....	5
<b>2. DESIGN GUIDELINES .....</b>	<b>6</b>
2.1. INTRODUCTION.....	6
2.2. COMMERCIAL AREA.....	6
2.3. OFFICE AREA .....	6
2.4. ACCESS & CIRCULATION .....	6
2.5. STRUCTURAL & CIVIL WORKS .....	7
2.6. SOLID WASTE MANAGEMENT .....	8
2.7. GENERAL REQUIREMENTS .....	8



# **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 the land allocated for a mix-office development in Hulhumale'.
- 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.** 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 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 allocated land is for the construction of a mix-office building whereby its ground floor level and first floor level are used for commercial uses, while the upper floors are for pure office use. Commercial uses in this context shall be limited to the following:
  - Café'
  - Restaurant
  - First aid shop
  - Training hall
  - Office space
  - Seminar hall
- 1.2.2.** In case if any other commercial use, approvals need to be obtained from HDC in written format before commencement of work.
- 1.2.3.** 50% of the terrace can be obtained for commercial use.
- 1.2.4.** The supporting facilities that will be included are;
  - 1.2.4.1.** Utility services
  - 1.2.4.2.** Maintenance and storerooms
  - 1.2.4.3.** Waste collection area



**1.2.5.** Following are prohibited uses within this development:

**1.2.5.1.** Residential use

**1.2.5.2.** 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:

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

**1.3.2.** Following spaces will be excluded from GFA:

**1.3.2.1.** Parking spaces

**1.3.2.2.** Basement parking

**1.3.2.3.** Terrace communal open areas

**1.3.2.4.** Ramp dedicated for parking

**1.3.2.5.** Open void

**1.3.2.6.** Service duct

**1.3.2.7.** Lift void

**1.3.2.8.** Stair void of top floor

**1.3.3.** 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.

**1.3.4.** An additional 2 m high pitch roof from maximum building height will be allowed.

**1.3.5.** An additional maximum 4-meter height from the terrace slab is allowed for a lift machine room.

**1.3.6.** No part of the building should be projected out into the road beyond the building setback line.

**1.3.7.** The minimum height between finished floor levels to slab/ceiling soffit level is 2.7 meters.

### **1.4. DEPTH OF FOUNDATION**

**1.4.1.** The depth of the foundation will depend on structural integrity and it will be decided by the structural engineer.

**1.4.2.** The foundation protection method and visual soil report should be submitted.

**1.4.3.** If the foundation of the structure is deeper than 1.8288 meters (6 feet), the developer should submit an environmental impact assessment.



## 1.5. BOUNDARY WALL

- 1.5.1. The boundary walls could be built with a maximum height of 1.2 meters from the natural ground level.
- 1.5.2. Urban interaction is highly encouraged especially on commercial area frontage.

## 1.6. PARKING

- 1.6.1. Parking spaces should be designed to an international standard (the standard referred to should be mentioned).
- 1.6.2. Sufficient amount of vehicle parking should be provided from the floors allocated for parking within the development.
- 1.6.3. Parking spaces should be appropriately sized for movement in and around and should cater for people with disabilities where considered necessary.
- 1.6.4. The entrance for the parking area should have a sufficient opening for easy entry and exit simultaneously.
- 1.6.5. The specified amount of parking should be provided within the development site for both staff and visitors.
- 1.6.6. Parking spaces should be appropriately sized for movement in and around and should cater for disability and wheelchair movement where considered necessary
- 1.6.7. 5% of total number of car parking slots must be designed for people with disability (PWD)
- 1.6.8. 5% of total number of motorbike parking slots must be designed for people with disability (PWD).
- 1.6.9. A parking justification must be submitted along with the drawing submission at all stages
- 1.6.10. The development should accommodate a minimum vehicle parking of the following ratio:
  - 1.6.10.1. A car parking for every 250 m<sup>2</sup> of GFA
  - 1.6.10.2. A motorcycle parking for every 60 m<sup>2</sup> of GFA
- 1.6.11. An additional 10% of parking area allocated should be dedicated for visitor parking.

## 1.7. SERVICES

- 1.7.1. 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.
- 1.7.2. 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. And it should be easily accessible for the service provider.
- 1.7.3. Dedicated utility space at either ground or first-floor level should be provided for the provision and/or installation of relevant services as required.
- 1.7.4. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
- 1.7.5. An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services.
- 1.7.6. The discharge of foul water should be to a sewer network approved by the relevant service provider.



- 1.7.7. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.
- 1.7.8. The garbage collection area (away from common areas) with easy access should be provided at each floor level and a central collection area on the ground floor with ease of loading/unloading vehicular access.
- 1.7.9. A waste management plan is to be developed along with the waste management authority to minimize public intrusion and ease of access.
- 1.7.10. Any telecom-related infrastructure/equipment can be installed on the buildings with prior approval from HDC.
- 1.7.11. A minimum space of 8sqft should be allocated within the equipment/server room for HDC's equipment rack.
- 1.7.12. In building wiring its requirements should be provided as per the in-building wiring guidelines published on HDC's website.

## **2. DESIGN GUIDELINES**

### **2.1. INTRODUCTION**

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

### **2.2. COMMERCIAL AREA**

- 2.2.1. Entrance to the commercial area should be from frontage of the plot facing the main road.
- 2.2.2. Commercial area should have designed entrances/pathways for loading and unloading.
- 2.2.3. Commercial area should consist of a common male and female toilet with at least one standard PWD toilet, and service area for panel room, utilities, etc., at ground level.

### **2.3. OFFICE AREA**

- 2.3.1. Preferably entrance to office area should be separate from the commercial entrance, and should accommodate a waiting / lobby area for its users.
- 2.3.2. In addition to the above, each floor should consist of a designated utility area.
- 2.3.3. Minimum level of ventilation of the building should abide by the Male' planning guidelines.
- 2.3.4. Lift lobbies and corridors should be designed to allow natural light and ventilation.

### **2.4. ACCESS & CIRCULATION**

- 2.4.1. A sheltered, safe, and convenient vehicular drop-off/pick-up area, with universal access, should be provided to all dwellings, facilities & services within the plot.
- 2.4.2. 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.
- 2.4.3. 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
- 2.4.4. An adequate number of elevators should be provided along with an elevator traffic analysis report justifying the number of elevators.
- 2.4.5. At least one elevator must be fire rated.

- 2.4.6.** An adequate number of staircases should be proposed based on the MNDF fire protection guidelines.
- 2.4.7.** Demarcate and provide appropriate lighting on pedestrian routes.
- 2.4.8.** Disability access should be integrated at all pedestrian and vehicular drop-off/pick-up points.
- 2.4.9.** 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.
- 2.4.10.** A corridor should have a minimum width of 1200mm.
- 2.4.11.** Where stepped access is unavoidable, especially at ground floor level, the steps should be designed as suitable for physically impaired persons or wheelchair users
- 2.4.12.** Any slope provided for vehicular access should be between 1:8 to 1:12 and with a firm and even surface.
- 2.4.13.** Any slope provided for pedestrian/PWD access should be between 1:10 to 1:12 with railings and a firm & even surface.
- 2.4.14.** Every storey of a building shall be provided with exit facilities for its occupant load.
- 2.4.15.** 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 building occupants or users.
- 2.4.16.** It is mandatory to provide separate lifts for commercial and office use, unless otherwise stated. Moreover, the staircases should be up to the emergency evacuation standards set forth by MNDF Fire and Rescue.
- 2.4.17.** Pedestrian linkages from one building to the other are highly encouraged within the development to promote connectivity and pedestrian interaction
- 2.4.18.** 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
- 2.4.19.** Use scored, colored, textured, and/or similar paving that is distinguishable from the travel lane at the drop-off area.
- 2.4.20.** Illuminate all outdoor parking areas with illumination towards the paved areas only and not into any adjacent buildings.
- 2.4.21.** Wherever parking is provided appropriate floor paint marking must be given.
- 2.4.22.** Car parking size: 2.4m x 4.8m (100mm line thickness). Give an additional 300mm for the width of parking at every end.
- 2.4.23.** Motorbike parking size: 2m x 1m (100mm line thickness)
- 2.4.24.** Car parking spaces for people with disability: 3.4m x 4.8m with an adjacent minimum 2.4 m wide shared space for wheelchair transfers. (100mm line thickness)
- 2.4.25.** Motorbike parking spaces for people with disability: 2m x 1.5m (100mm line thickness)

## **2.5. STRUCTURAL & CIVIL WORKS**

- 2.5.1.** The designed lifespan of the main structure should be a minimum of 50 years.
- 2.5.2.** 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.



- 2.5.3.** Necessary standards for construction to ensure the quality of workmanship and site safety during construction should be followed
- 2.5.4.** 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

## **2.6. SOLID WASTE MANAGEMENT**

- 2.6.1.** A garbage Management Room must be provided within the development.
- 2.6.2.** 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.
- 2.6.3.** The Solid Waste Management areas shall be designed to ensure the segregation of waste. Garbage Chute and Garbage Management Room shall comply with the segregation act and should be designed to avoid cross-contamination of waste.

## **2.7. GENERAL REQUIREMENTS**

- 2.7.1.** The design method to provide both aspects of natural lighting & ventilation should be taken into consideration when designing.
- 2.7.2.** It is encouraged for the building to be aesthetically designed consisting of different elements of sustainability.
- 2.7.3.** Male, female, and universal standard disability access (PWD) toilets must be provided at each building.
- 2.7.4.** A baby care room should be included at the building.
- 2.7.5.** The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development.
- 2.7.6.** Ensure that all aspects of the building comply with the Maldives Disability Act.
- 2.7.7.** The whole development should comply with the most recent guidelines set by the relevant authorities of the government.