



PLANNING & DEVELOPMENT DEPARTMENT

# TEMPORARY LAND GUIDELINE

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## 1.1. INTRODUCTION

- 1.1.1. This guideline will be applicable to lands which are allocated as temporary lands as support facilities which are required for permanent developments across Hulhumale', Thilafushi / Gulhifalhu and not limiting to any other extended zones.

## 1.2. LAND USAGE

- 1.2.1. These allocated land plots are strictly for the temporary usage as specified.
- 1.2.2. Temporary land size to be maximum 10% of the GFA of the development project that it caters for. For infrastructure projects however, the area is to be determined with consultation of HDC Projects Department.
- 1.2.3. Following are prohibited uses of these dwellings:
- 1.2.3.1. Any industrial use, any use where flammable materials are used
  - 1.2.3.2. Commercial usage/activities within the regulated temporary land.

## 1.3. SITE LAYOUT

- 1.3.1. The site layout drawing of the temporary land should be provided.
- 1.3.2. The temporary land usage should be limited to the area allocated for the temporary use and should not encroach beyond the given boundary.
- 1.3.3. Entrance to the temporary land should be allocated at minimum 3 meters apart from any corners of the site.
- 1.3.4. No temporary land is to be allocated across a proposed road development.
- 1.3.5. No temporary land is to be allocated across a proposed transformer or pump station location.

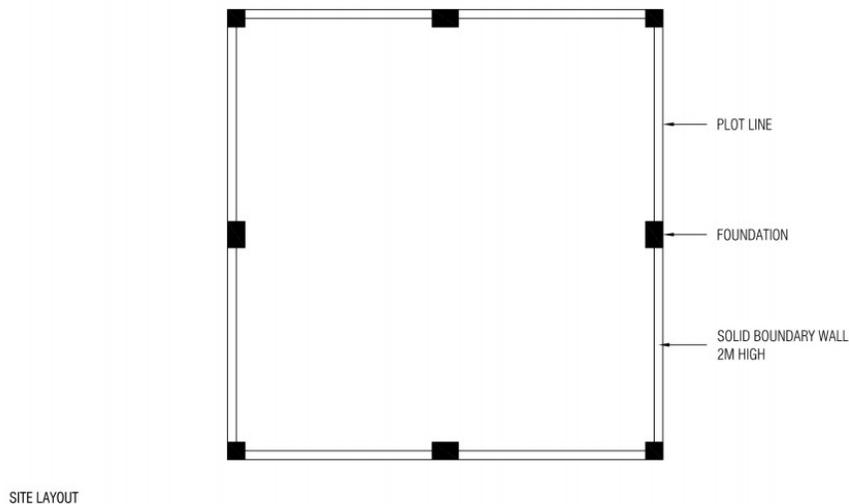
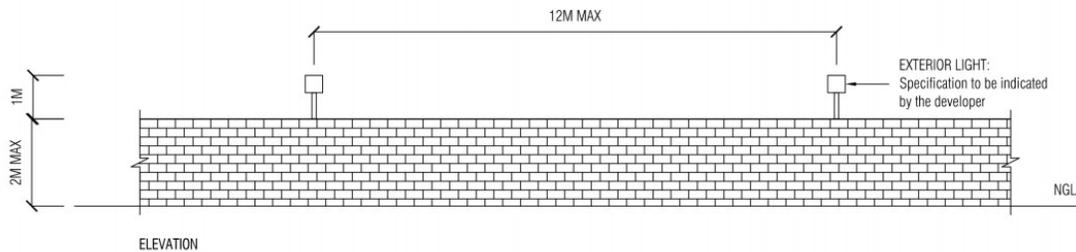
## 1.4. BOUNDARY WALL

- 1.4.1. A boundary wall height of maximum 2 meters (from Natural Ground Level) should be constructed within the given plot boundary.
- 1.4.2. Setback between boundary wall and plot area allocated is 1 meter.
- 1.4.3. For temporary lands adjacent to a sub-station/pump-station, the boundary wall must have a minimum setback of 1m between them.
- 1.4.4. The foundation of the boundary wall should be placed within the plot boundary.
- 1.4.5. Exterior lighting poles & lights should be placed up to an additional 1m from the boundary wall. *(please refer to drawing attached)*
- 1.4.6. In such a case, the solid portion of the wall is to be 2.0 meters in height with a perforation (inclusion of light poles & lighting) of up to 1 meter can be allowed (from Natural Ground Level).
- 1.4.7. Boundary wall should be constructed before the usage of temporary land.

## 1.5. EXTERIOR LIGHTS

- 1.5.1. Exterior lighting poles & lights should be placed up to an additional 1m from the boundary wall.
- 1.5.2. Exterior lights should be placed on the boundary wall and facing the street/ pedestrian pathway adjacent to the temporary land.
- 1.5.3. Exterior lights should be placed on the boundary wall at every 25m (maximum distance). Exterior lighting plan drawing should be provided prior to the construction of the boundary wall. *(please refer to attached drawings)*
- 1.5.4. Lighting specifications should be to an appropriate specification and should not be a nuisance to the public. The purpose of the lighting is to provide light for safety of the community and mitigate risk to the developer.

**NOTE:** In addition to this, please refer to the accompanying drawings.



Note: Foundation should be placed within the plot boundary and should not go beyond plot boundary.