



Boutique Hotel Development Guidelines

Created by:

Urban Planning Department

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Approved by:

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Record of revisions

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	Boutique Hotel Development Guidelines	Doc ID:	UBP-2023-DGL0025
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Table of Contents

Introduction 4

Definitions & abbreviations 4

Planning approvals 6

Building height, F.S.I and setback plan 6

Foundation depth 7

Services 7

Access and circulation 9

Structural and civil works 11

Land usage 12


Boundary wall 13

Parking 13

Universal/ PWD access 13

Development Requirements 14




	Boutique Hotel Development Guidelines	Doc ID:	UBP-2023-DGL0025
		Version:	1.0
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- Introduction**
1. 1.1. This guideline comprises of the planning and development controls of the plots allocated as Boutique hotels/Guest houses in Hulhumalé – Urban Isle.
 - 1.2. Developments coming under this guideline will follow the general and specific requirements to the development based on the usage.
 - 1.3. Prior drawing and construction approvals need to be obtained from this corporation before the construction of any building in Hulhumalé.
 - 1.4. Prior building permit for building use needs to be obtained from this corporation once the construction works have been completed for any such building.
 - 1.5. Guesthouses are defined according to the Ministry of Tourism’s definition of ‘Guesthouse’, as referred in the Guesthouse regulation published by the Ministry of Tourism.
 - 1.6. Boutique Hotels are defined according to the Ministry of Tourism’s definition of ‘Boutique Hotels’, as referred in the regulations published by the Ministry of Tourism.


- Definitions & abbreviations**
2. 2.1. MHLUD: Ministry of Housing, Land and Urban Development
 - 2.2. EIA: Environmental Impact Assessment
 - 2.3. GPON: Gigabit Passive Optical Network which is used to deliver broadband access to buildings.
 - 2.4. HPA: Health Protection Agency



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- 2.5. MNDF: Maldives National Defense Force
- 2.6. SQFT: Square feet
- 2.7. SQM: Square meters
- 2.8. PWD: People with disabilities
- 2.9. MWSC: Male' Water and Sewerage Company
- 2.10. Building: 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



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**CHAPTER 1
GENERAL REQUIREMENTS**

**Planning
approvals**


- 3. 3.1. 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 this corporation for comments before proceeding to the final architectural and structural drawings.
- 3.2. The final detail drawing approval and related construction approvals need to be obtained from this corporation before the construction of any building in Hulhumalé.
- 3.3. The final detail drawing set should be signed and stamped by a registered local architect/structural engineer.
- 3.4. A detailed breakdown with the list of spaces and the area allocated for the spaces must be provided with each stage of the submission.
- 3.5. The permit to use the building will be issued after the construction works, followed by an inspection of the development.

**Building
height, F.S.I
and
setback
plan**

- 4. 4.1. Building setback plan, allowable maximum height and F.S.I will be provided in the guideline drawings.
- 4.2. F.S.I is calculated as:

$$\text{Floor Space Index (F.S.I)} = \frac{\text{Gross Floor Area}}{\text{Plot Area}}$$



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- 4.3. The following spaces will be excluded from GFA:
 - 4.3.1. Terrace communal open areas
 - 4.3.2. Open voids
 - 4.3.3. Service ducts
 - 4.3.4. Lift void
 - 4.3.5. Stair void of the top floor
- 4.4. Building Height is subjective to the plot location, area of the plot, and land usage. Please refer to the guideline drawings.
- 4.5. No part of the building should be projected beyond the building setback line.
- 4.6. The setback area at ground level can be utilized for circulation or bicycle parking but should not be covered above at any level.


Foundation depth

- 5.1. The structural engineer of the development will decide the foundation depth for each building.
- 5.2. The foundation protection method should be submitted with the final detailed drawings.
- 5.3. The foundation system shall be approved by the relevant government entity and submitted with detailed drawings if:
 - 5.3.1. The building height exceeds 37m from the natural ground level; OR
 - 5.3.2. The structure's foundation is deeper than 2m below the natural ground level.

Services

- 6.1. Consultation is to be done at the concept level with service providers of electricity, plumbing, and



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		Version:	1.0
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sewerage, GPON, as to how these could be economically and sustainably incorporated into the development.

- 6.2. All developments should provide the GPON fiber cabling system for commercial and accommodation units. Refer to in-building cabling guidelines.

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.

- 6.3. Dedicated utility space at either ground or first-floor level should be provided for the provision and/or installation of relevant services as required.
- 6.4. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
- 6.5. In accordance with the EPA guidelines, it is required to have adequate storage of water (if possible, with integrated rainwater harvesting systems) within the development for firefighting and any other emergency usage.
- 6.6. An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services.
- 6.7. The discharge of foul water should be to a sewer network approved by the relevant service provider.
- 6.8. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.




- 6.9. A Garbage Management Room must be provided within the development.
- 6.10. 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 other regulatory bodies mandated with the regulation of Solid Waste Management/Collection within the Greater Male' area.
- 6.11. 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.
- 6.12. The garbage collections area should be planned to guarantee waste separation. Waste management areas must be constructed to prevent cross-contamination of waste and must adhere to the segregation act.
- 6.13. Any telecom-related infrastructure/ equipment can be installed on the buildings with prior approval from this corporation.
- 6.14. A minimum space of 8 sqft should be allocated within the equipment/server room for this corporation's equipment rack.

**Access and
circulation**

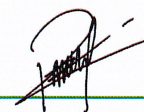
- 7. 7.1. A sheltered, safe and convenient vehicular drop-off/pick-up area, with universal access should be provided to all dwellings, facilities & services within the plot.
- 7.2. Frontage of the site and pedestrian & vehicular access ways into the site should be designed &



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constructed by the developer. This includes but is not limited to the pathways, lighting, softscapes, hardscapes & urban furniture.

- 7.3. Vehicular pathways within the plot should be designed in a way that is safe, with minimum interruption to both pedestrian pathways and green verges within the plot and during ingress and egress.
- 7.4. 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.
- 7.5. Wherever parking is provided appropriate floor paint marking must be given.
- 7.6. An adequate number of elevators should be provided along with an elevator traffic analysis report justifying the number of elevators.
- 7.7. At least one elevator must be fire-rated.
- 7.8. An adequate number of staircases should be proposed based on the MNDF fire protection guidelines.
- 7.9. Demarcate and provide appropriate lighting on pedestrian routes.
- 7.10. Disability access should be integrated to all aspects of the development.
- 7.11. All corridors should have a minimum width of 1250 mm.
- 7.12. Where stepped access is unavoidable, especially at ground floor level, the steps should be designed as suitable for physically impaired persons or wheelchair users.



- 7.13. Any slope provided for pedestrian/ PWD access should be between 1:10 to 1:12 with railings and a firm & even surface.
- 7.14. Any slope provided for vehicular access should be between 1:8 to 1:12 with a firm and even surface.
- 7.15. There must be egress facilities for the building's occupant load on each floor.


**Structural
and civil
works**

- 8. 8.1. The designed lifespan of the main structure should be a minimum of 50 years.
- 8.2. 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.
- 8.3. Necessary standards for construction to ensure the quality of workmanship and site safety during construction should be followed
- 8.4. 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.

**CHAPTER 2
SPECIFIC REQUIREMENTS**

- Land usage 9.**
- 9.1. These allocated land plots are for the construction of guesthouses whereby its ground floor level is allocated for commercial use, parking, services and guesthouses if needed. Commercial uses in this context shall be limited to the following:
- 9.1.1. Restaurant
 - 9.1.2. Cafe'
 - 9.1.3. Training hall / Seminar hall
- 9.2. The supporting facilities that will be included are:
- 9.2.1. Reception & Lobby
 - 9.2.2. Utility services
 - 9.2.3. Maintenance & store rooms
 - 9.2.4. Waste Collection area
 - 9.2.5. Parking
 - 9.2.6. Toilets
 - 9.2.7. Housekeeping & Laundry facility
- 9.3. Following are prohibited uses within this development.
- 9.4. 50% of the terrace can be allocated for guesthouse or commercial use.
- 9.5. In case of any other commercial use, approvals need to be obtained from HDC in written format before the commencement of work.



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9.6. Any other land use apart from the mentioned land uses is prohibited in the allocated land plots.

Boundary wall

- 10.**
- 10.1. The boundary walls could be built with a maximum height of 1.2 meters from the natural ground level.
- 10.2. Urban interaction is highly encouraged especially on commercial frontage.


Parking

- 11.**
- 11.1. The specified amount of bicycle parking should be provided within the development site for both staff & guests.
- 11.2. Parking spaces should be appropriately sized for movement in and around and should cater for disability and wheelchair movement where considered necessary.
- 11.3. Bicycle parking shall be provided as per the following ratio:
- 11.3.1. Minimum 1 bicycle/room (for guests)
 - 11.3.2. Minimum of 1 bicycle for every 2 persons should be provided within the development (for staffs).
- 11.4. The development should have a designated drop off/parking area for a minimum of one buggy which are in operation within the island.

**Universal/
PWD
access**

- 12.**
- 12.1. PWD access must be provided at the main entrance of the building.
- 12.2. Easy accessibility between internal and external spaces.
- 12.3. PWD toilets should have a minimum turning diameter of 1.5m and an outward opening door with clear access of minimum 900mm.
- 12.4. Ensure that all aspect of the building complies with the Maldives Disability Act.



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**Development
Requirements**

- 13.**
- 13.1. It is encouraged for the building to be aesthetically designed consisting of different elements of sustainability.
 - 13.2. The design method to provide both aspects of natural lighting and ventilation should be taken into consideration when designing.
 - 13.3. Male, female, and PWD toilets must be provided at the development for visitors and staffs.
 - 13.4. The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development.
 - 13.5. The whole development should follow the most recent guidelines set by the relevant authorities of the government.
 - 13.6. The whole development should comply with the most recent guidelines and regulations set by the Ministry of Tourism and other relevant authorities for similar developments.

Note: In addition to the aforementioned requirements, refer to the guideline drawings issued by this corporation with details specific to the allocated development.

