



# Planning and development guidelines for industrial lands in Thilafushi Phase 1

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**Created on:**

5<sup>th</sup> June 2023

**Approved by:**

Chief Planning Officer, Planning Division

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Record of revisions

#	Revision Approval Date	Version	Revisions made	Page number	Approved by	Decision Number
1	18 <sup>th</sup> September 2021	1.0	Initial Document	-	CPO	-
2	5 <sup>th</sup> June 2023	1.1	Revisions to the format of the document due to rebranding	1-25	SM	-
3	16 <sup>th</sup> January 2024	1.2	Revision to the format of the document due to reinstating title to HDC	1-23	SM	-

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- INTRODUCTION** 1. 1.1. HDC, formed initially as Housing Development Corporation, is committed to developing, monitoring and setting the development controls of all the infrastructure-related projects.
- 1.2. This guideline comprises planning and development controls of the plots in area shown in Annex 1 for various industrial usage in Thilafushi Phase 1.

- OBJECTIVE** 2. 2.1. This guideline aims to set the planning and development controls in construction works with a major focus on the growing industrial usage in Thilafushi.

- DEFINITIONS & ABBREVIATIONS** 3. 3.1. MNDF: Maldives National Defense Force
- 3.2. "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.
- 3.3. "Corporation": Corporation in this guideline refers to Housing Development Corporation Limited.
- 3.4. "Website": The website in this guideline refers to the official website of this corporation.
- 3.5. "Industrial Use": Any approved industrial activity that is allowed to be done in the Maldives under the regulations and guidelines set forth by authorities.
- 3.6. "Developer": A developer in this guideline is identified as the owner of the land and develops the acquired land through construction.

- DRAWING AND BUILDING APPROVALS** 4. 4.1. The developer shall submit the intended usage in writing to HDC and get approval for the specified

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use, before commencing any construction-related works.

- 4.2. Concept-level drawings (site plan showing the surrounding context, floor plans, conceptual sections) and spatial layout, showing the overall classifications and requirements of the development, must be submitted to HDC for concept approval before proceeding to the final detailed architectural and structural drawings.
- 4.3. Before submitting concept drawing to HDC, the building concept should be submitted to MNDF if the building is designed for the uses mentioned in clause 5.2. The purpose of this approval is to check for the fire and safety standards of the building to store hazardous and flammable materials. The developer shall submit the approved concept drawing to HDC for further approvals.
- 4.4. The final architectural and structural drawings shall be stamped by a local architectural checker and structural checker, registered as a professional in MNPHI.
- 4.5. To approve a drawing set or any changes related to the drawing, the developer must submit the form "HI Application for approval of drawing in Hulhumalé, Gulhifalhu and Thilafushi" to HDC.
- 4.6. Prior to the construction, all the related approvals for the purpose must be obtained from HDC.
- 4.7. The developer must ensure the demarcation and plot measurements of the leased land before construction.
- 4.8. The developer shall be responsible for taking any required approvals from EPA and conducting environmental assessment screening as needed.
- 4.9. A copy of the mentioned approvals in 4.8 shall be submitted to HDC.

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- 4.10. Use of the building must be commenced after obtaining building usage approval from HDC once the construction is completed.
- 4.11. The building must be constructed and provide the intended services within 2 years of drawing approval.

**LAND USE**

**5.**

- 5.1. The plots from Thilafushi Phase 1 are allocated for industrial uses.
- 5.2. The following uses in the allocated plots are only allowed if the plot area is more than 10,000 SQFT.
  - 5.2.1. Storage of highly flammable liquids and gases
  - 5.2.2. Petroleum storage
  - 5.2.3. Storage of chemicals
- 5.3. Before the submission of concept drawing to HDC, the building concept should be submitted to MNDF for the uses mentioned in clause 5.2 to check for fire and safety standards. The developer shall submit the approved concept drawing to HDC for further approval.

**SETBACK PLAN**

**6.**

- 6.1. The setback plan should be provided as follows unless a specific setback plan is provided to the developer based on the usage:

Plot Area (SQFT)	Front Setback (M)	Other setbacks (M)
Plot area 2000 and less	1	1
Plot area 2001-5000	2	1
Plot area 5001-10000	3	1

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Plot area 10001-20000	4	2
Plot area > 20001	4	3

- 6.2. All the buildings should provide the setback as shown in Annex 2.
- 6.3. No part of the building, such as roof eaves, gutters and door/window panels, etc. should be projected out beyond the plot line.
- 6.4. The setback area at ground level can be utilized for circulation but should not be covered above at any level.

**G.F.A of the building**

- 7. 7.1. Gross Floor Area (G.F.A) is the total covered area of the building. The following spaces are excluded from the GFA of the building:
  - 7.1.1. Services Ducts
  - 7.1.2. Lift voids
  - 7.1.3. Stair void of 5<sup>th</sup> floor
  - 7.1.4. Open voids
  - 7.1.5. Balcony
  - 7.1.6. Stair and lift coverage above 18.5m
  - 7.1.7. 50% of the terrace area
  - 7.1.8. Basement Parking

**BUILDING HEIGHT**

- 8. 8.1. The developer must ensure that the building does not exceed the height limit allocated for the plots.
- 8.2. Habitable spaces should have a minimum clear height of 2.7m from the lower surface of the sheet/deck to the floor surface level. All the other spaces should have a minimum clear height of 2.4m from the lower surface of the sheet/deck to the floor surface level.

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- 8.3. A lift is required if the building height exceeds 15m. The upper surface of the lift hoistway slab should not exceed 4.5m. However, a maximum height of 7m for a lift to accommodate the machine room is allowable with the submission of lift specification detail.
- 8.4. The maximum height for the covered area in terrace should not exceed 4.5m.
- 8.5. If the building has a lift, the highest point of the roof (sloped roof or roof slab) must not exceed 4.5m from the terrace floor level.
- 8.6. If the building height is lower than 15m and does not have a lift, the highest point of the roof slab must not exceed 3m from the terrace floor level. If the building has a sloped roof, the highest point of the slope should not exceed 1.2m from the roof beam level.
- 8.7. If the development has a basement, the minimum clear height between the floor level and ceiling shall be 2.2m.
- 8.8. Regardless of the ground floor level in a building, the starting point to calculate the height of the building will be taken from the pavement level to the upper surface of the highest slab/roof beam.
- 8.9. The following table shows the building height limit with regard to the plot area.

Plot Area (SQFT)	Building Height (meters)
Plot Area < 600	9.5
601 - 800	12
801 - 1000	15 + 4.5
Plot Area > 1001	18.5 + 4.5

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<b>Doc ID:</b>	<b>UBP-2023-GLD031</b>
<b>Version:</b>	1.2
<b>Classification:</b>	Public
<b>Effective Date:</b>	18th January 2024

**ROOF AREA AND LIFT MACHINE ROOM**

- 9.1. The roof slab or the covered area for stair void/lift machine room should not be extruded into the setback area.
- 9.2. The number of stairs and lifts should be determined in compliance with the fire safety standards, depending on the size of the plot.
- 9.3. A shaded walkway of not more than 2m should be provided from the entrance of the lift and stairs.
- 9.4. The maximum coverage area for the lift and stairs will be the covered area in clause 9.3, including the covered walkway area.
- 9.5. The covered 50% area of the terrace will be calculated excluding the area covered for the lift and stair in clause 9.4.
- 9.6. If the building has a sloped roof, the awning or gutter can be extruded towards the setback up to a maximum limit of 0.45m into the setback area.
- 9.7. The terrace can be covered under the following circumstances:
  - 9.7.1. The total covered area for the terrace is considered without the area mentioned in clause 9.4. This area should not exceed 50% of the terrace area.
  - 9.7.2. The area covered should not exceed the maximum height of the lift or stair void.
  - 9.7.3. If the height of a lift exceeds 4.5m, 50% of the terrace area covered should not exceed the maximum height of 4.5m.

**PARKING AND LOADING/UNLOADING**

- 10.1. The parking and loading/unloading requirements based on the usage are identified in Annex 7 of this guideline.
- 10.2. If the developer opts for a mechanical parking system, the manufacturers' specifications for the cause shall be submitted to HDC.

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- 10.3. Vehicular pathways within the plot should be designed efficiently, with minimum interruption during ingress and egress.

**BOUNDARY WALL**

- 11.** 11.1. A boundary wall or a fence must be constructed within 3 months from the agreement signing date for Thilafushi plots. The boundary wall or fence should be constructed (where it is mandatory) as follows:

- 11.2. Plots developed using shoreline access should have a boundary wall from all sides except the side facing the sea.

- 11.3. The boundary wall or fence should be constructed as follows:

- 11.3.1. Should either be a solid wall or a fence.

The height of the wall should be 2m from

- 11.3.2. natural ground level (This is including the capping beam height).

Drawing of the placement of main gate in

- 11.3.3. the boundary should be approved by HDC prior to installation.

Maximum 6m will be allowable for gate installation in plots where the wall length (in

- 11.3.4. which the gate is to be installed) is 40m and more. If the wall in which the gate is to be installed is less than 40m, 50% of the wall can be used for the purpose.

- 11.3.5. Placement of the gate in the corner of the plots is not allowed.

The address board can be placed on the boundary wall, on the right side of the main entrance. The maximum height to install the address board is 1.2m from the ground level.

- 11.3.6. No parts of the boundary wall should exceed the plot line.
- 11.3.7.

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**BALCONY AND TERRACE (RAILING/PARAPET)**

- 12.** 12.1. The minimum height of the parapet wall or the railing of the balcony and the terrace should be 1.2m from the floor finished level.

**VOIDS, DOORS AND WINDOWS**

- 13.** 13.1. No doors/windows should exceed the plot line when opened.
- 13.2. Doors/windows should not be placed on the wall towards the adjacent building. However, glass blocks and fixed frosted glass for light penetration are allowable.
- 13.3. The voids of the building shall be as shown in Annex 5. Any void along the plot line should have a minimum of 0.75m inwards with a minimum clear width of 0.6m. Voids within the plot shall have a minimum clear dimension of 0.6m on all sides.
- 13.4. Ventilation is measured up to 6m from the opening. If the opening is not less than 15% of the floor area, ventilation is measured up to 7.5 from the opening. In both of these cases, ventilation of an opening is measured up to 4m from both sides of the opening.

**SUPPORT FACILITIES**

- 14.** 14.1. A maximum of 40% can be used to accommodate supporting facilities for the intended use, within the given plot. For habitable spaces, an opening of 10% of the floor area towards a void/open space shall be provided for ventilation. The opening can be a door or a window. Glass blocks and non-openable parts of doors and windows are not considered as means to provide ventilation.
- 14.2. The support facilities for industrial plots should be as follows:
- 14.2.1. Staff accommodation
- 14.2.2. Utilities and maintenance
- 14.2.3. Office

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14.2.4. Security Room

14.2.5. Toilets

14.2.6. Staff Kitchen/Mess room

14.3. 10% of building GFA can be used for accommodation purposes. This 10% will be deducted from the 40% (Clause 14.1) used for supporting facilities.

14.3. The accommodation shall be provided in a way that each person gets 38 sqft from the habitable room. Toilets, open spaces and walkways/corridors are included in the 30% of supporting facilities.

14.5. Accommodation of staff shall be provided in compliance with this guideline and any other guidelines set forth by the relevant authorities.

**FOUNDATION DEPTH**

**15.** 15.1. The structural engineer of the development shall determine the depth of the foundation for each building.

15.2. The foundation protection method should be submitted with the final detailed drawings.

15.3. The foundation system shall be approved before commencing the construction works of the building if the structure's foundation is deeper than 2m below the natural ground level.

**GUTTER PIPELINE**

**16.** 16.1. If the building is constructed with a roof, provision for a gutter should be sufficient in the roof awning.

16.2. The gutter should be connected to a soak pit through a pipeline, within the plot area.

16.3. The soak pit locations should be identified in the floor plans during the submission of the final detailed drawing.

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|-----------------------|------------|-------|---|
| <b>DRAINAGE</b>       | <b>17.</b> | 17.1. | Provision to drain the water collected from rain or other means must be provided within the plot area.  |
|                       |            | 17.2. | The mechanism to collect the rainwater (either from terrace drainage or gutter pipeline) must be shown in the drawing during the submission of the final detailed drawing.  |
|                       |            | 17.3. | In case of maintenance or blockage of drainage, a mechanism to discharge the water to the sea must be established.  |
| <b>SEWERAGE</b>       | <b>18.</b> | 18.1. | If the area does not have a proper sewerage system, the waste discharge should be disposed to a septic tank within the plot area.   |
| <b>FIRE SAFETY</b>    | <b>19.</b> | 19.1. | Buildings designed for industrial usage shall be approved by MNDF to ensure that the building is in compliance with the fire and safety standards set by the authority.   |
|                       |            | 19.2. | Prior to construction, the drawing shall be checked and approved by MNDF for fire safety standards and should be submitted to HDC within 30 days of detail drawing approval.  |
| <b>SUSTAINABILITY</b> | <b>20.</b> | 20.1. | In accordance with the URA guidelines, it is required to have adequate water storage (if possible, with integrated rainwater harvesting systems) within the development for firefighting, emergency usage and also to minimize water demands on site. |
|                       |            | 20.2. | 50% of the terrace area (Clause 9.5) will only be allowed on the basis that the covered area is used entirely for the purpose of installing solar panels. (The structure shall accommodate installing solar panels to produce renewable energy).      |
|                       |            | 20.3. | The developer must obtain approval from the relevant authorities to install solar panels.   |
|                       |            | 20.4. | A copy of the obtained approvals in clause 20.3 shall be submitted to HDC.  |

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<b>Doc ID:</b>	<b>UBP-2023-GLD031</b>
<b>Version:</b>	1.2
<b>Classification:</b>	Public
<b>Effective Date:</b>	18th January 2024

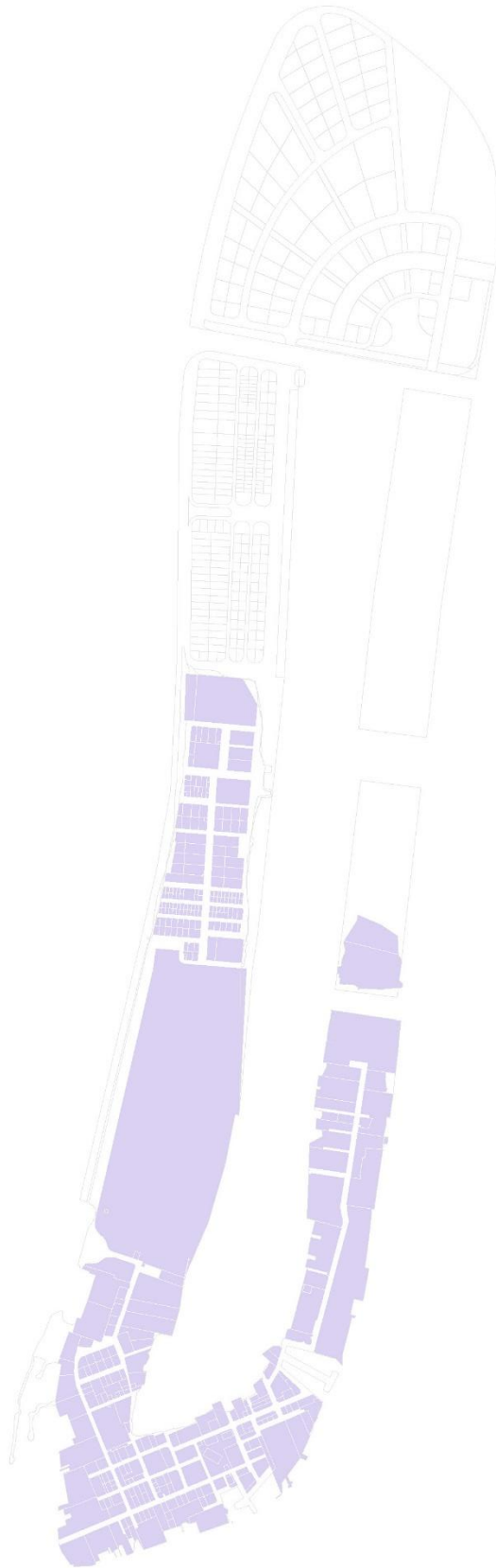
- 20.5. The permit to use the terrace floor will only be issued after the installation of solar panels.
- 20.6. All the work related to the installation of the solar panel is the sole responsibility of the developer.

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**ANNEX 1**

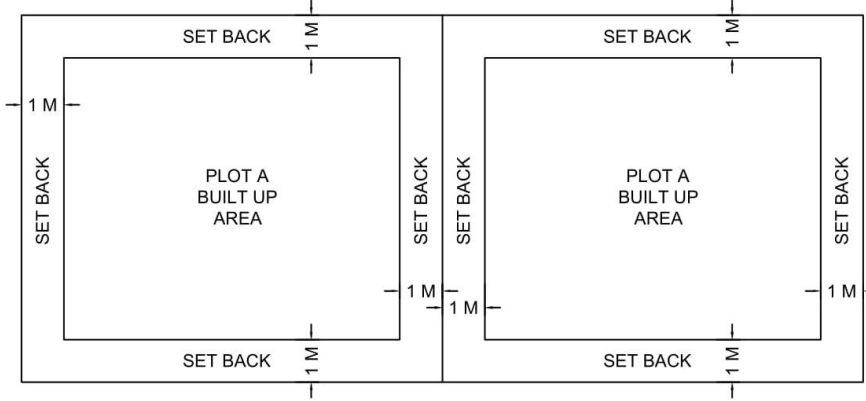
DRAWING: THILAFUSHI - PHASE I



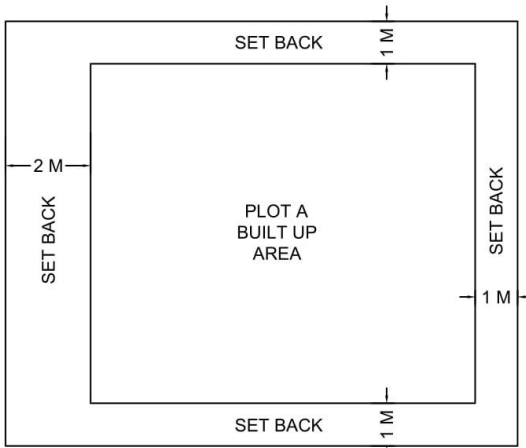
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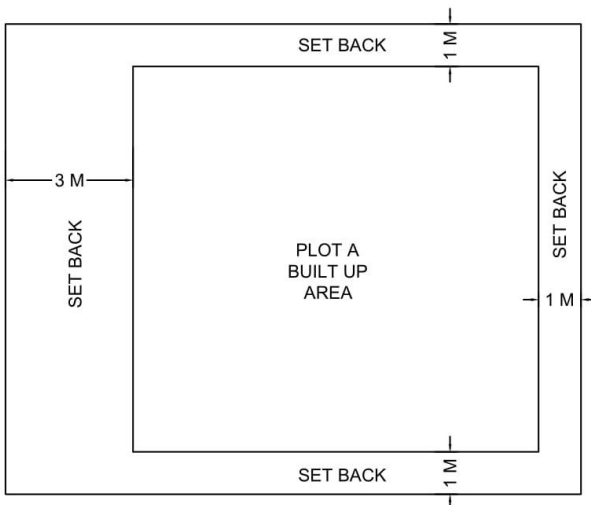
**ANNEX 2**



All plot area from 2,000 and below



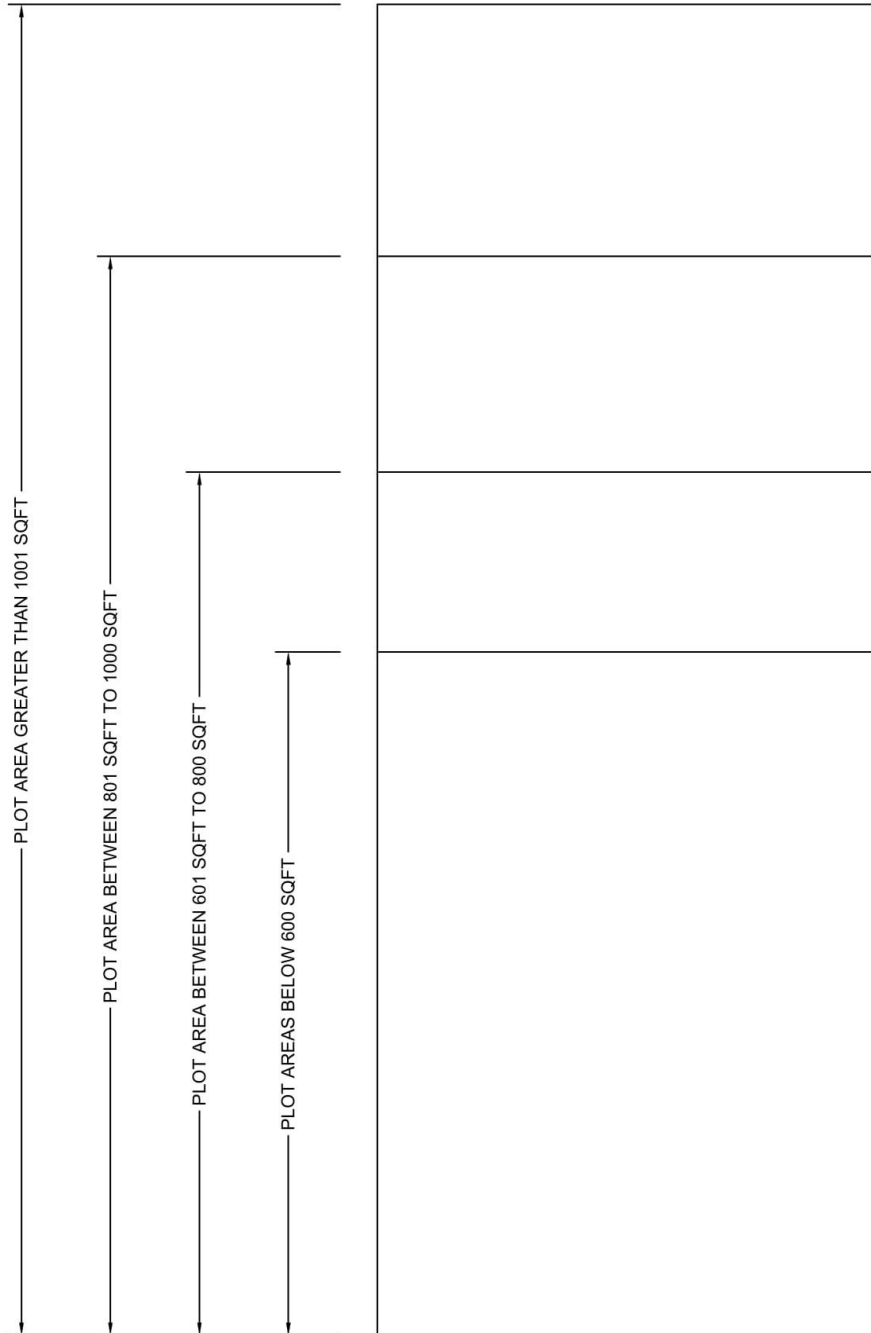
All plot area above 2,000 sqft and below 5,000 sqft.



All plot area above 5,000 sqft and above.

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**ANNEX 3**

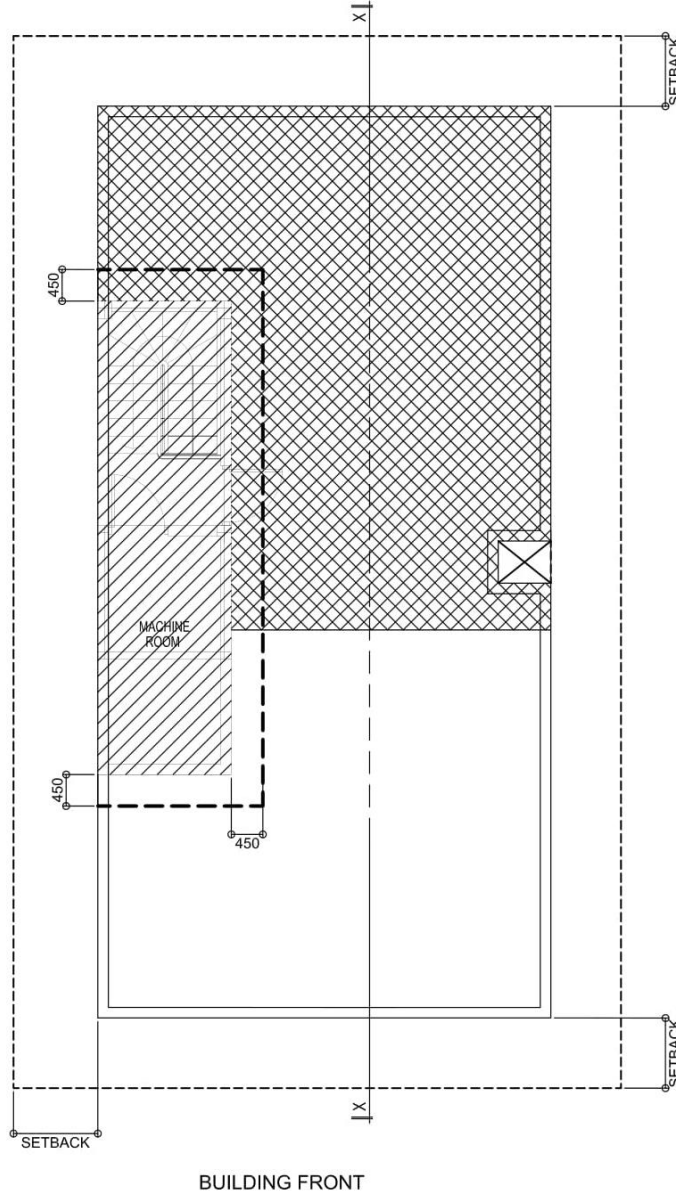


- Lift must be installed if the building height exceeds 15m.
- Additional 4.5m allowed for lift machine room.
- Additional 3 meters allowed for pitched roof (If no lift is installed)

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**ANNEX 4**



**TERRACE LEVEL PLAN**

SCALE: N.T.S

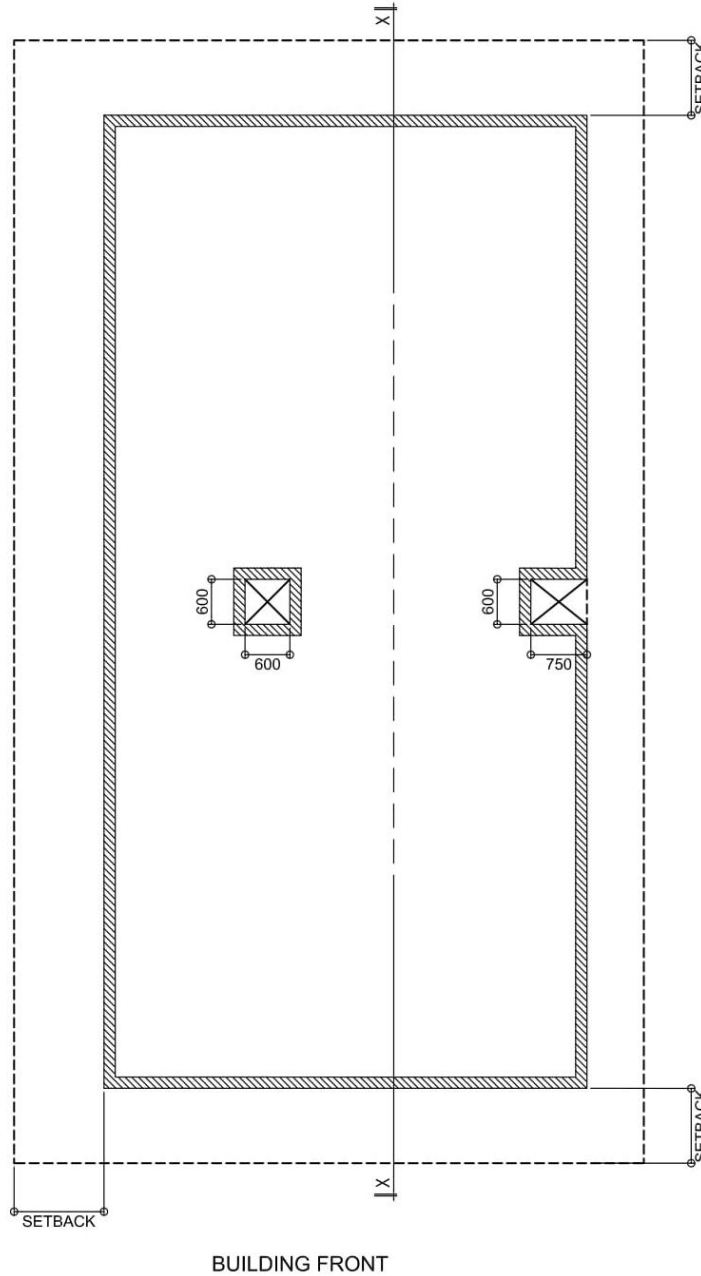
- COVERED AREA SHOULD NOT BE MORE THAN 20 SQM.
- 50% COVERED AREA FOR SOLAR PANEL INSTALLATIONS .

\* 0.45M OVERHANG FOR STAIR & LIFT AREA CAN BE ALLOWED FROM THE WALL AS SHOWN IN THE DIAGRAM

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**ANNEX 5**



**TYPICAL FLOOR PLAN**

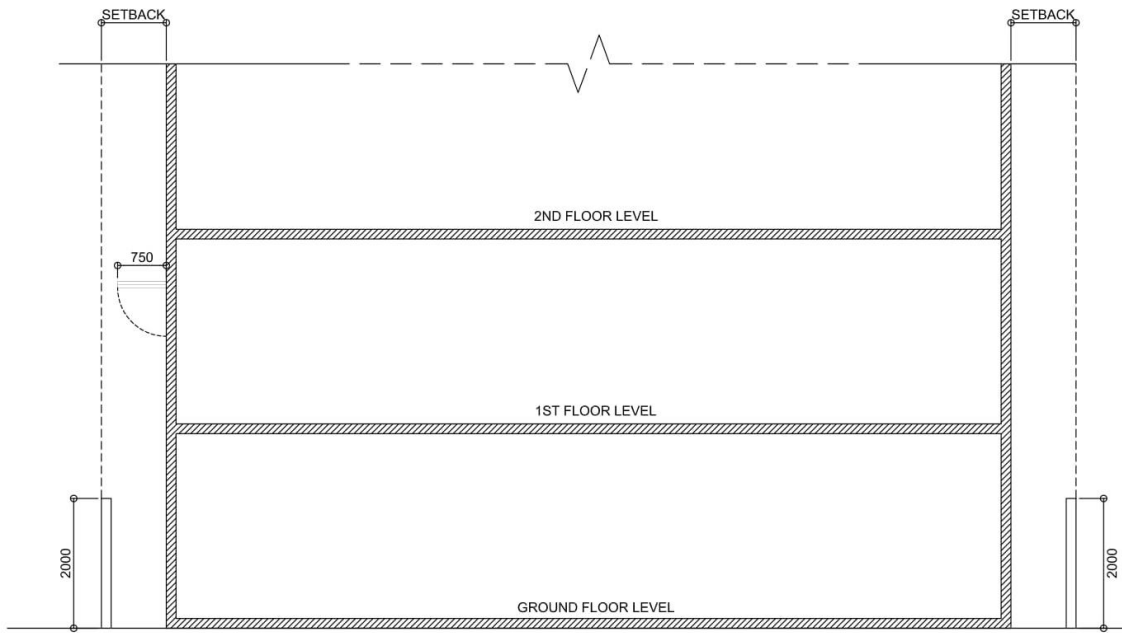
SCALE: N.T.S

- VOIDS SHOULD HAVE A MINIMUM OF THE DIMENSIONS GIVEN ABOVE TO BE USED FOR VENTILATION.

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### ANNEX 6



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**ANNEX 7**

<b>PARKING REQUIREMENTS</b>		
<b>CATEGORY</b>	<b>MINIMUM PARKING (BASED ON UNIT/GFA)</b>	
<b>WAREHOUSE/STORAGE FACILITIES AND FACTORIES</b>	HV	1 slot for (Loading/Unloading) 0-2500 SQM and 1 slot for every additional 5000 SQM
	MOTORCYCLE	1 Motorbike per every 200 SQM
<b>GARAGES AND WORKSHOPS</b>	MOTORCYCLE	1 Motorbike per every 100 SQM
	HV	1 slot for (Loading/Unloading) 0-2500 SQM and 1 slot for every additional 5000 SQM
Space required for 1 HV: 24m <sup>2</sup> (4m x 6m)		
Space required for 1 motorcycle: 2m <sup>2</sup> (1m x 2m)		
HV = HEAVY VEHICLE		
GFA = GROSS FLOOR AREA		

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