



# Upscale Hotels – Urban Isle Development Guidelines

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Director, Urban Planning Department

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- Introduction**
1. 1.1. This guideline comprises planning and development controls of Upscale Hotels in 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.

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



- 2.10. Building: A dwelling within the given plot area which is not movable/portable, and is finished using various construction materials to a standard acceptable to HDC
- 2.11. Public Open Spaces: Common spaces, such as but not limited to courtyards or terraces, within the building
- 2.12. Private Open Spaces: Open spaces such as balconies or terraces are only accessible through residential units

**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 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 architectural and structural drawings shall be stamped by a local architectural and structural checker registered as a professional in relevant authorities.
- 3.3. A detailed breakdown with the list of spaces and the area allocated for the spaces must be provided at each submission stage.
- 3.4. Before the construction, all the related approvals for the purpose must be obtained from This corporation.
- 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:

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

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 for maximum height, footprint, and gross floor area)

4.5. Minimum height between finished floor levels to slab soffit in any habitable space should be 2.7 meters.

4.6. No part of the building such as roof eaves, gutters, door/window panels, etc. should be projected beyond the building setback line.

4.7. 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.**

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.**
- 6.1. Consultation is to be done at the concept level with service providers of electricity, plumbing, GPON and sewerage, 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.
  - 6.3. 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.
  - 6.4. Dedicated utility space at either ground or first-floor level should be provided for the provision and/or installation of relevant services as required.
  - 6.5. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
  - 6.6. 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, if applicable.

- 6.7. An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services.
- 6.8. The discharge of foul water should be to a sewer network approved by the relevant service provider.
- 6.9. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.
- 6.10. The waste management area / room (away from common areas) with easy access should be provided at each floor level and a central collection area at the ground floor with ease of loading/unloading vehicular access.
- 6.11. A waste management plan is to be developed along with the waste management authority to minimize public intrusion and ease of access.
- 6.12. The Waste 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.
- 6.13. Waste management zones must be planned to guarantee waste separation. Waste Management Rooms must be constructed to prevent cross-contamination of waste and must adhere to the segregation act.

- 6.14. All proposed cafes within the development should adhere to all the requirements set forth by the Food & Drug Authority relating to food storage / preparation / service & disposal.

**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 & constructed by the developer. This includes, but is not limited to, the pathways, lighting, softscapes, hardscapes & urban furniture.
- 7.3. 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.
- 7.4. An adequate number of staircases should be provided along with an elevator traffic analysis report justifying the number of elevators.
- 7.5. At least one elevator must be fire-rated.
- 7.6. An adequate number of staircases should be proposed based on the MNDF fire protection guidelines.
- 7.7. Routes for pedestrians should be marked off, and illumination should be adequate.
- 7.8. Disability access should be integrated at all pedestrian and vehicular drop-off/pick-up points.
- 7.9. 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.

- 7.10. All corridors should have a minimum width of 1200mm.
- 7.11. Where stepped access is unavoidable, especially at ground floor level, the steps should be designed as suitable for physically impaired persons or wheelchair users.
- 7.12. Any slope provided for vehicular access should be between 1:8 to 1:12 and with a firm and even surface.
- 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. Every storey of the building must be provided with exit facilities for its occupant load.
- 7.15. Illuminate all outdoor parking areas with illumination towards the paved areas only and not into any adjacent buildings.
- 7.16. 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.
- 7.17. Use scored, colored, textured and/or similar paving that is distinguishable from the travel lane at the drop off area.
- 7.18. Wherever parking is provided appropriate floor paint marking must be given.

**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. The allocated land is for the construction of Upscale Hotels whereby it is used mainly for the accommodation of tourists.
  - 9.2. The development should be designed in a way which provides universal access for Persons with Disability (PWD).
  - 9.3. The building should accommodate the required vehicular parking given under section 12.3 and 12.4 of this document.
  - 9.4. Following is prohibited uses within this development:
    - 9.4.1. Any 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.

**Boundary  
wall**

- 10.**
- 10.1. The boundary wall is to be a solid wall, not more than 2.0 meters high from natural ground level.
  - 10.2. A perforated fencing can be proposed on top of the solid wall up to a total height on 2 meters.
  - 10.3. If required, the developer may choose to have a boundary wall with perforation or demarcate the plot boundary with natural green verge.



**Parking**

- 11.**
- 11.1. Parking spaces should be designed to an international standard (the standard referred to should be mentioned).
  - 11.2. The specified amount of bicycle parking should be provided within the development site for both staff & guests.
  - 11.3. Parking spaces should be appropriately sized for movement in and around and should cater for people with disabilities.
  - 11.4. Bicycle parking shall be provided as per the following ratio:
    - 11.4.1. Minimum of 2 bicycle per room (for guests).
    - 11.4.2. Minimum of 1 bicycle for every 2 staff members.
  - 11.5. Maximum of 2 car parking should be provided for operational purposes (EV charging)
  - 11.6. Car parking size: 2.4m x 4.8m (100mm line thickness). Give an additional 300mm for the width of parking at every end.
  - 11.7. The development should have a designated drop off/ parking area for a minimum of one buggy which are in operation within the island.
  - 11.8. Each parking space/zone should have a minimum of one EV charging station.

**Universal/  
PWD  
Access**

- 12.**
- 12.1. Easy accessibility between internal and external spaces.



- 12.3. Internal spaces should provide a safe transit point for people with limited mobility and people who use a wheelchair.
- 12.4. Guidelines to consider:
- a) Make wide enough for wheelchair access
  - b) Provide adequate maneuvering space
  - c) Provide even, non-slip surfaces
  - d) Provide ramped access for ease of dealing with more than one level and for easy entry from external to internal spaces.
  - e) Provide lighting for safety and security  
Install sounding devices, such as a doorbell, to identify visitors.
- 12.5. Indoor circulation:
- 12.5.1. Circulation through different spaces must be well planned for easy maneuverability, especially for people with limited mobility and people who use a wheelchair.
  - 12.5.2. Incorporate spaces wide enough for wheelchair access
  - 12.5.3. Ensure door handles are level handles to make easily accessible.
- 12.6. Ensure that all aspects of the building comply with the Maldives Disability Act.
- 12.7. PWD access must be provided at the main entrance of the building.
- 12.8. PWD toilets should have a minimum turning diameter of 1.5m and an outward opening door with clear access of minimum 900mm.

12.9. Accessibility and Safety Standards: Each hotel should be designed to be universally accessible, including features that accommodate the needs of guests with disabilities.

**Development  
Requirements**

13.1. It is encouraged for the development to be aesthetically designed consisting of different elements of sustainability.

13.2. In line with our commitment to sustainable operations, the hotels should incorporate the latest energy efficiency technologies and water conservation practices. The design should leverage advancements in sustainable architecture and smart technology to minimize environmental impact while ensuring superior comfort and convenience for the guests.

13.3. Quality and Design Standards: Each hotel must adhere to high standards of design quality and service delivery, reflective of international hospitality brands encompassing every aspect of the property from the interior and exterior structures to the signage, and the landscaping. Specifically, the design aesthetic and functional features should mirror, if not surpass, the standards upheld by globally recognized hotel brands such as Hilton, Sheraton, and the like.

13.4. Units must have a minimum size of 50 sqm (538 sqft) excluding the bathroom.

13.5. The main entrance/reception area should have ample space to accommodate guests comfortably and provide easy flow and circulation in and out of the building.





- 13.6. PWD access must be provided at the main entrance of the building.
- 13.7. Male, female and disability access toilets must be provided at the development.
- 13.8. The hotel must have a common outdoor area for guests (eg: a roof garden or spacious common terrace)
- 13.9. The services are to be screened away from public view and should not be a hindrance to the aesthetics of the development.
- 13.10. The whole development should follow all updated and the most recent guidelines set by relevant authorities of the government.
- 13.11. The design and operation of the hotel should strictly comply with international safety and risk mitigation standards to ensure the wellbeing of all the guests and staff.
- 13.12. Private Open Spaces:
  - 13.12.1. Private spaces are defined as open spaces such as balconies or terraces only accessible through residential units.
  - 13.12.2. All dwellings should be provided with private open space /balcony, adjacent to the main living area.
  - 13.12.3. The private open space/balcony can be used as or together with a drying area which should be screened from public view.

13.12.4. Minimum size for private open space/balcony should be as given under section 15.13.7. of this guideline.

13.13. Residential:

13.13.1. Consideration must be given to ease of access and circulation within the residential unit for all occupants especially for the physically impaired.

13.13.2. The pedestrian approach towards the entrance of units should be wide enough for two-way traffic and the main entrance of the dwelling at a minimum width of 900mm.

13.13.3. Weather-resistant non-slip material should be provided where necessary.

13.13.4. Adequate lighting should be provided to all residential units.

13.13.5. Design and layout should make use of natural daylight as much as possible to encourage minimum use of electrical lighting.

13.13.6. Opening panels of windows, above ground floor level, should be at a minimum height of 1000mm above the internal floor finish level and any opening below 1000mm should be protected with a safety railing.

13.13.7. Private open spaces/balconies should have a minimum clear width of 1000mm.

13.13.8. Glazing used for doors and windows should be safe and with a nominal



thickness proportionate to the area of the panel as per British Standard or equivalent.

- 13.3.9. Wherever 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.
- 13.3.10. Additional safety measures, to minimize the risk of falling over, should be taken if horizontal railings are to be provided.
- 13.3.11. Floor finishes in wet areas should be provided with slip-resistant surfaces.
- 13.3.12. Every dwelling should be connected to electricity and GPON networks.
- 13.3.13. Every dwelling should be provided with an adequate pressure of water as per the service providers' requirements.
- 13.3.14. All units must have dedicated and adequate spaces/ledges for AC outdoor units, which must be properly screened from public view.
- 13.3.16. PWD accessible toilets must be provided in the reception area.

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