



PLANNING & DEVELOPMENT DEPARTMENT

OUTDOOR SPORTS COMPLEX COMMERCIAL UNITS

UNIT FRONTAGE & DESIGN GUIDELINES
(COMMERCIAL UNITS)

29/07/2019



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1. INTRODUCTION

This document is intended to communicate the standards and the guidelines to be followed by the tenants occupying units from Outdoor sports complex.

2. GENERAL GUIDELINES

- Frontage refers to the front side, towards the corridors where entrance to the unit is located.
- This guideline is applicable to all commercial units in Outdoor sports complex.
- Drawings (refer to the drawings requirement) should be submitted to HDC for approval.
- Any onsite works should be carried after HDC approves the design drawings.

3. FAÇADE

- If the tenant requires to enclose the space, full front facade of the commercial unit must be frameless glass façade.
- A maximum of 20% of the total front area can be covered by a sticker/frosting/opaque material. The name board should be incorporated within this 20%.
- A roller shutter door can be used to close at the end of business hours.
- Minimum height of the entrance door should be 2.1m.
- All units must have disability access of 1:12 slope & strictly not less than 1:10 provided within the units. (Please refer to Maldives Disability Act)
- If the tenant requires a name board to be projected to the walk way perpendicular to the façade, it should not be projected more than 750mm and in a clear height of 2.5m from the floor finish level of walkway. Each unit is strictly entitled to and limited to one number of such projections.
- If a tenant needs to install a security camera, a dome type camera is allowed to be placed on the façade.
- All AC outdoor units should be fixed at the back of the unit. The location of the outdoor unit shall be proposed by HDC at the services design stage of each unit.

4. DRAWING REQUIREMENT

Drawings should be submitted to HDC for approval. Below are the minimum requirements required for approval

- Detailed Floor Plans with dimensions
- Exterior & interior elevations
- Services drawings fit to guidelines set by relevant authorities and approved by them.
- Fire drawings approved by MNDF.
- Structural drawings, if any such changes are proposed (should be signed by a Certified Structural Engineer)

5. OTHERS

- The tenant should be responsible for any damages incurred to the property and/or its users in installing / modifying any component of the unit.



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