HOUSING DEVELOPMENT CORPORATION

HOUSING DEVELOPMENT CORPORATION LTD.

REQUEST FOR PROPOSAL (RFP)

TO DESIGN, BUILD, OPERATE AND TRANSFER (DBOT) A WAREHOUSE SHELL IN LOT 10639 (M2-26), HULHUMALÉ

PROPOSAL REFERENCE NUMBER: HDC (161)-EM/IU/2020/31

ANNOUNCEMENT DATE: 10th February 2020

PROPOSAL SUBMISSION DEADLINE: 5th April 2020

REQUEST FOR PROPOSAL (RFP)

Date: 10th February 2020

Reference No: **HDC (161)-EM/IU/2020/31**

1. Housing Development HDC Ltd. (HDC) is seeking local and international parties for the to **"Design, Build, Operate and Transfer (DBOT) a Warehouse Shell in Lot 10639 (M2-26), Hulhumalé".** (hereinafter called the "Works"). This request for proposal (RFP) states the instructions for submitting proposals, procedure and criteria by which a proponent may be selected and the terms of the lease.
2. A complete set of the RFP Documents may be obtained by eligible interested parties from HDC website www.hdc.com.mv
3. Proposal must be submitted no later than 11:00 hrs on 5th April 2020 and must be accompanied by a Bid Security, in accordance with the Instructions to Proponents.
4. Process and Schedule of Critical Dates:

Process	Date and Venue	Details of the Process
Announcement	10th February 2020	- Will be uploaded to HDC's website along with RFP
Registration for the Clarification Meeting	Latest by 20th February 2020, 1300hrs	- Interested parties can register during this period by emailing their Company details and contact person's name and contact number to sales@hdc.com.mv - Only the registered parties shall be invited to the Clarification meeting
Clarification Meeting	**Date and Time shall be shared with the registered parties**	- Only the registered parties will be invited for the Clarification Meeting.
Enquiries	27th February 2020, 13:00 hrs.	- Enquiries are to be submitted in writing or via email to sales@hdc.com.mv
Submission of Proposal	5th April 2020 09:30 hrs to 11:00 hrs **Venue to be announced at a later date**	- The Bid Security form and the Price Proposal form must be completed and submitted - Proposal should be submitted before the deadline
Proposal Opening	5th April 2020 11:15 hrs **Venue to be announced at a later date**	- HDC will open the Proposals, in the presence of Proponents designated representatives

SECTION I. INSTRUCTIONS TO PROPONENTS (ITP)

A. GENERAL		
1. Scope of Proposal	1.1	The Lessor; HOUSING DEVELOPMENT CORPORATION LIMITED an incorporated limited liability company operating under the registration number C793/2008 and having its registered office at HDC Building, 3rd Floor, Hulhumalé Republic of Maldives (hereinafter called and referred to as "the Lessor",) issues this Request for Proposal (RFP) to **"Design, Build, Operate and Transfer (DBOT) a Warehouse Shell in Lot 10639 (M2-26), Hulhumalé"**, as specified in Section III Lessor's Requirements.
	1.2	The proposal reference number for this RFP is **HDC (161)-EM/IU/2020/31**
	1.3	Throughout this RFP Documents: (a) the term "in writing" means communicated in written form and delivered against receipt; (b) except where the context requires otherwise, words indicating the singular also include the plural and words indicating the plural also include the singular; and (c) "day" means calendar day.
2. Corrupt and Fraudulent Practices	2.1	It is requirement of Lessor that proponents, suppliers, contractors and their agents (whether declared or not), sub-contractors, sub-consultants, service providers or suppliers, and any personnel thereof, observe the highest standard of ethics during RFP process and execution of Works. In pursuance of this policy, the Lessor:

		(a) defines, for the purposes of this provision, the terms set forth below as follows: (i) "Corrupt practice" means the offering, giving, receiving, or soliciting of anything of value to influence the action of a public official in the procurement process or in contract execution; and (ii) "Fraudulent practice" means a misrepresentation of facts in order to influence a procurement process or the execution of a contract to the detriment of HDC, and includes collusive practice among Proponent (prior to or after Proposal submission) designed to establish Proposal prices at artificial noncompetitive levels and to deprive HDC of the benefits of free and open competition. (b) will reject a proposal for award if it determines that the proponent recommended for award, or any of its personnel, or its agents, or its sub-consultants, sub-contractors, service providers, suppliers and/or their employees, has, directly or indirectly, engaged in corrupt or fraudulent practices in competing for the contract in question. (c) will sanction a firm or individual, at any time including declaring such firm or individual ineligible, either indefinitely or for a stated period of time: to be awarded a contract from Lessor. (d) will terminate the contract after having given fourteen (14) days' notice to the Proponent.
3. Eligible Proponents	3.1	A Proponent must be a registered business (sole trader, partnership or limited liability company) – subject to ITP 3.2
	3.2	Proponent should be locally registered in the relevant authority.
	3.3	Proponent may jointly apply with another potential Joint Venture Partner. If the Joint venture company is not formed at the time of

		application, a board resolution of the Joint Venture partner indicating the intention to form a Joint Venture with the proponent in case of award of the project shall be submitted, along with the singed Joint Venture agreement stating the shareholding structure, and any other relevant details.
	3.4	A Proponent shall not have a conflict of interest. Any Proponent found to have a conflict of interest shall be disqualified. A Proponent may be considered to have a conflict of interest for the purpose of this RFP process, if the Proponent: (a) directly or indirectly controls, is controlled by or is under common control with another Proponent; or (b) receives or has received any direct or indirect subsidy from another Proponent; or (c) has the same legal representative as Owner; or (d) has a relationship with another Proponent, directly or through common third parties, that puts it in a position to influence the proposal of another Proponent, or influence the decisions of the Lessor regarding this RFP process; or (e) submit more than one proposal in this RFP process by business entity. Participation by a Proponent in more than one Proposal will result in the disqualification of all Proposal in which such Proponent is involved.
	3.5	A Proponent shall not be under suspension from proposal submission by the Lessor.
	3.6	Proponents shall not have consistent history of court/arbitral award decisions against the Proponent for the last five (5) years.

	3.7	Proponent shall not have occurrence of non-performance of a contract as a result of Proponent default for the last five (5) years.
	3.8	Proponent shall not be an existing contractor or a developer with an ongoing court case with HDC in relation to overdue.
	3.9	The Proponent shall provide proof of funds for the whole project as per the submitted financial forecast.
	3.10	A Proponent shall provide such evidence of eligibility satisfactory to the Lessor, as the Lessor shall reasonably request.
B. CONTENTS OF RFP DOCUMENTS		
4. Sections of RFP Documents	4.1	The RFP Documents include all the sections specified below, and should be read in conjunction with any addenda issued in accordance with ITP 6 • Section I. Instructions to proponents (ITP) • Section II. Evaluation and Qualification Criteria • Section III. Lessor's Requirement • Section V. Business Proposal Requirement • Annexes
	4.2	Unless obtained directly from the Lessor, the Lessor is not responsible for the completeness of the RFP Documents, responses to requests for clarification, or Addenda to the RFP Documents in accordance with ITP 6. In case of any contradiction, documents obtained directly by the Lessor shall prevail.
	4.3	The Proponent is expected to examine all instructions, forms, terms, and specifications in the RFP Documents and to furnish with its proposal all information and documentation as is required by the RFP Documents.
5. Clarification of RFP Documents	5.1	A Proponent requiring any clarification of the RFP Documents shall contact the Lessor in writing at the Lessor's address specified in the ITP 5.2 or raise its enquiries during the

		Clarification Meeting if provided for in accordance with ITP 5.3. The Lessor will respond in writing to any request for clarification, provided that such request is received no later than four (4) days prior to the deadline for submission of proposal. The Lessor shall promptly publish its response at the web page identified in the ITP 5.2. Should the clarification result in changes to the essential elements of the RFP Documents, the Lessor shall amend the RFP Documents following the procedure under ITP 6 and ITP 17.3.
	5.2	For **clarification purposes** only, the Lessor's address is: **Real Estate Management** Housing Development Corporation Ltd. Third Floor, HDC Building Hulhumalé, Maldives Tel: (+960)335 5259, (+960)335 5266, (+960)335 5134 Fax: (+960) 335 8892 E-mail: sales@hdc.com.mv Webpage: www.hdc.com.mv
	5.3	Only registered parties shall be invited to the Clarification Meeting.
6. Amendment of RFP Documents	6.1	At any time prior to the deadline for submission of proposal, the Lessor may amend the RFP Documents by issuing addenda.
	6.2	Any addendum issued shall be part of the RFP Documents and shall promptly publish the addendum on the Lessor's web page in accordance with ITP 5.2.
	6.3	To give Proponents reasonable time in which to take an addendum into account in preparing their proposal, the Lessor should extend the deadline for the submission of proposal, pursuant to ITP 17 .3

C. PREPARATION OF PROPOSALS		
7. Cost of Bidding	7.1	The Proponent shall bare all costs associated with the preparation and submission of its proposal, and the Lessor shall not be responsible or liable for those costs, regardless of the conduct or outcome of the RFP Process.
8. Language of Proposal	8.1	The RFP, as well as all correspondence and documents relating to the RFP exchanged by the Proponent and the Lessor, shall be written in the ENGLISH or DHIVEHI language.
9. Documents Comprising the Proposal	9.1	The Proposal shall comprise the following: (a) Letter of Contract Price Proposal Form in accordance with Annex 04; (b) Bid Security in accordance with ITP 14; (c) written confirmation authorizing the signatory of the Proposal to commit the Proponent, in accordance with ITP 15.2; (d) Business Proposal Requirement stipulated in Section IV (e) any other document required in the ITP.
10. Letter of Price Proposal	10.1	The Letter of Price Proposal shall be prepared using the relevant forms furnished in Annex 04. The forms must be completed without any alterations to the text, and no substitutes shall be accepted except as provided under ITP 15.2. All blank spaces shall be filled in with the information requested.
	10.2	The Proponent shall quote prices conforming to the requirements specified in Section II and Section III and fill in Contract Price Proposal Form in accordance with Annex 04;

11. Documents Comprising the Business Proposal	11.1	The Proponent shall furnish a Business Proposal including Contract Price Proposal form, Bid Security, Legal documents, Concept Design, Financial documents, Operational/Business plan, Floor Space Distribution plan, Project Schedule indicating project duration and completion date, documents confirming the experience in relevant field and any other information as stipulated in Section IV, in sufficient detail to demonstrate the adequacy of the Proponent's proposal to meet the work requirements.
12. Currencies of Proposal	12.1	The currency(ies) of the proposal are to be quoted in Maldivian Rufiyaa (MVR)
13. Period of Validity of Proposals	13.1	Proposal shall remain valid for a period of **One Hundred and Eighty (180) days** after the proposal submission deadline date prescribed by the Lessor in accordance with ITP 17.2. A proposal valid for a shorter period shall be rejected by the Lessor as non-responsive.
14. Bid Security	14.1	The Bidder shall furnish as part of its proposal, a bid security in original form bid security, in the amount of: If a local party the Bid Security amount is MVR 500,000.00 (Maldivian Rufiyaa Five Hundred Thousand). If an International Party the Bid Security amount is USD100,000.00 (Hundred Thousand Dollars)
	14.2	The Bid Security shall be valid for 180 (One Hundred and Eighty) days from the deadline for submission of Proposals.
	14.3	The bid security shall be a demand guarantee in forms of an unconditional guarantee issued by a locally registered Bank or financial institution (such as an insurance, bonding or surety company). The bid security shall be submitted using the Bid Security Form included in Annex 03.

	14.4	Any proposal not accompanied by a substantially responsive bid security shall be rejected by the Lessor as non-responsive.
	14.5	The bid security of the successful Proponent shall be returned as promptly as possible once the successful Proponent has signed the Contract and furnished the required performance security.
	14.6	The bid security of unsuccessful Proponents shall be returned as promptly as possible upon the successful Proponent's signing the Contract and furnishing the performance security if relevant.
15. Format and Signing of Proposal	15.1	The Proponent shall submit one original of the documents comprising the proposal as described in ITP 9.1.
	15.2	The original and all copies of the proposal shall be typed or written in indelible ink and shall be signed by a person duly authorized to sign on behalf of the Proponent. This authorization shall consist of a written confirmation of a Power of Attorney to sign on behalf of the Proponent. The name and position held by each person signing the authorization must be typed or printed below the signature. All pages of the proposal where entries or amendments have been made shall be signed or initialed by the person signing the proposal.
	15.3	Any inter-lineation, erasures, or overwriting shall be valid only if they are signed or initialed by the person signing the proposal.
16. Sealing and Marking of Proposals	16.1	The Proponent shall enclose the proposal. These envelopes containing the original and the copies shall then be enclosed in one single envelope.
	16.2	The inner and outer envelopes shall: (a) bear the name and address of the Proponent; (b) bear the name of the Works, to be addressed to the Lessor and bear specific identification of this RFP process:

		"Proposal to Design, Build, Operate and Transfer (DBOT) a Warehouse Building in Lot 10639 (M2-26), Hulhumalé" **Housing Development Corporation Ltd.** **Third Floor, HDC Building** **Hulhumalé, Maldives** **Proposal Reference No: HDC (161)-EM/IU/2020/31** (c) Proposal Check list specified in Annex 07 must be attached with the envelope (d) bear the name, address and contact number and contact person of the Proponent. (e) bear the registration number and the stamp (where applicable) (f) bear a warning not to open before the time and date for proposal opening.
	16.3	If all envelopes are not sealed and marked as required, the Lessor will assume no responsibility for the misplacement or premature opening of the proposal.
17. Deadline for Submission of Proposal	17.1	Proposals must be received by the Lessor at the address and no later than the date and time specified in the ITP 17.2. Proponents ***do not*** have the option to submit their proposals electronically.
	17.2	For **proposal submission purpose** only, **Venue to be announced at a later date** **The deadline for proposal submission is:** Date: 5th April 2020 Time: 11:00hrs
	17.3	The Lessor may, at its discretion, extend the deadline for the submission of proposals by amending the RFP Documents in

		accordance with ITP 6, in which case all rights and obligations of the Lessor and Proponents previously subject to the deadline shall thereafter be subject to the deadline as extended.
18. Late Proposal	18.1	The Lessor shall not consider any proposals that arrives after the deadline for submission of proposal specified in ITP 17.2. Any proposal received by the Lessor after the deadline for submission of proposal shall be declared late, rejected, and returned unopened to the Proponent.
19. Proposal Opening	19.1	Except in the cases specified in ITP 18.1, the Lessor shall publicly open and read out in accordance with ITP 19.3 all proposal received by the deadline, at the date, time and place specified in the ITP 19.2, in the presence of Proponents` designated representatives and anyone who choose to attend. However, if an unforeseen circumstance arises resulting in the delay of the proposal opening, the Lessor shall inform the attendees.
	19.2	For **proposal submission purpose** only, **Venue to be announced at a later date** Date: 5th April 2020 Time: 11:15 hrs
	19.3	Envelopes shall be opened one at a time, reading out: the name of the Proponent; the total price, the presence or absence of a bid security, if required; and any other details as the Lessor may consider appropriate. The Lessor shall neither discuss the merits of any proposal nor reject any proposal except for late proposal in accordance with ITP 18.1 and proposals that are not in accordance with Annex 07.

	19.4	The Lessor shall prepare a record of the proposal opening that shall include, as a minimum: the name of the Proponent; the Price; and the presence or absence of a bid security, if one was required. The Proponents' representatives who are present shall be requested to sign the record. The omission of a Proponent's signature on the record shall not invalidate the contents and effect of the record. A copy of the record shall be publicly announced after the proposal opening.
D. EVALUATION AND COMPARISON OF PROPOSALS		
20. Confidentiality	20.1	Information relating to the evaluation of proposals, comparison of proposals and recommendation of contract award shall not be disclosed to Proponents or any other persons not officially concerned with the RFP process until information on Contract award is communicated to all Proponents in accordance with ITP 29.
	20.2	Any attempt by a Proponent to influence the Lessor in the evaluation of the proposals or Contract award decisions may result in the rejection of its proposal.
	20.3	Notwithstanding ITP 20.2, from the time of proposal opening to the time of Contract award, if a Proponent wishes to contact the Lessor on any matter related to the RFP process, it shall do so in writing.
21. Clarification of Proposals	21.1	To assist in the examination, evaluation, and comparison of the proposals, and qualification of the Proponents, the Lessor may, at its discretion, ask any Proponent for a clarification of its proposal, giving a reasonable time for a response. Any clarification submitted by a Proponent that is not in response to a request by the Lessor shall not be considered. The Lessor's request for clarification and the response shall be in writing. No change, including any voluntary increase or decrease, in the prices or substance of the proposal shall be sought, offered, or permitted,

		except to confirm the correction of arithmetic errors discovered by the Lessor in the evaluation of the proposals, in accordance with ITP 24.
	21.2	If a Proponent does not provide clarifications of its proposal by the date and time set in the Lessor's request for clarification, its proposal may be rejected.
22. Deviations, Reservations, and Omissions	22.1	During the evaluation of proposal, the following definitions apply: (a) "Deviation" is a departure from the requirements specified in the RFP Documents; (b) "Reservation" is the setting of limiting conditions or withholding from complete acceptance of the requirements specified in the RFP Documents; and (c) "Omission" is the failure to submit part or all of the information or documentation required in the RFP Documents.
23. Determination of Responsiveness	23.1	The Lessor's determination of a proposal's responsiveness is to be based on the contents of the proposal itself, as defined in ITP 9.1.
	23.2	A substantially responsive proposal is one that meets the requirements of the RFP Documents without material deviation, reservation, or omission.
	23.3	A substantially responsive proposal is one that meets the requirements of the RFP Documents without material deviation, reservation, or omission. A material deviation, reservation, or omission is one that, (a) if accepted, would

		(i) affect in any substantial way the scope, quality, or performance of the Works specified in the Contract; or (ii) limit in any substantial way, inconsistent with the RFP Documents, the Lessor's rights or the Proponent's obligations under the proposed Contract; or (b) if rectified, would unfairly affect the competitive position of other Proponents presenting substantially responsive proposal.
	23.4	If a proposal is not substantially responsive to the requirements of the RFP Documents, it shall be rejected by the Lessor and may not subsequently be made responsive by correction of the material deviation, reservation, or omission.
24. Correction of Arithmetical Errors	24.1	Provided that the proposal is substantially responsive, the Lessor shall correct arithmetical errors on the following basis: (a) if there is a discrepancy between the unit price and the total price that is obtained by multiplying the unit price and quantity, the unit price shall prevail and the total price shall be corrected, unless in the opinion of the Lessor there is an obvious misplacement of the decimal point in the unit price, in which case the total price as quoted shall govern and the unit price shall be corrected; (b) if there is an error in a total corresponding to the addition or subtraction of subtotals, the subtotals shall prevail and the total shall be corrected; and (c) if there is a discrepancy between words and figures, the amount in words shall prevail, unless the amount expressed in words is related to an arithmetic error, in

		which case the amount in figures shall prevail subject to (a) and (b) above.
	24.2	Proponents shall be requested to accept correction of arithmetical errors. Failure to accept the correction in accordance with ITP 24.1, shall result in the rejection of the Proposal.
25. Evaluation of Proposal	25.1	The Lessor shall use the criteria and methodologies listed in Section II Evaluation and Qualification Criteria.
26. Lessor's Right to Accept Any Proposal, and to Reject Any or All Proposal	26.1	The Lessor reserves the right to accept or reject any proposal, and to annul the RFP process and reject all proposal at any time prior to contract award, without thereby incurring any liability to Proponents. In case of annulment, all proposals submitted and specifically, bid securities, shall be promptly returned to the Proponents.
E. AWARD OF CONTRACT		
27. Award Criteria	27.1	Subject to ITP 26.1, the Lessor shall award the Contract to the Proponents whose proposals has been determined to be substantially responsive to the RFP Documents and scored the highest marks from each category as specified in ITP 25.1, provided further that the Proponent is determined to be qualified to perform the Contract satisfactorily.
28. Notification of Conditional Award	28.1	Prior to the expiration of the period of proposal validity, the Lessor shall notify the successful Proponent, in writing, that its proposal has been accepted.
	28.2	Until a formal contract is prepared and executed, the successful Proponents' proposal and the conditional notification of award shall constitute a binding Contract.

29. Signing of Contract	29.1	Promptly upon notification of the conditional award, the Lessor shall send the successful Proponent the Contract Agreement.
	29.2	Agreement must be signed within 7 (seven) working days from the date of submission of the Performance Guarantee as per Section I, Clause 31 of this RFP.
30. Termination	30.1	In case of breach of any of the Contractual obligations by the Proponent, HDC shall have the right to terminate the contract with prior notice.
31. Performance Guarantee	31.1	Within thirty (30) days of the receipt of notification of conditional award from the lessor, the successful proponent shall furnish the Performance Guarantee.
	31.2	The Performance Guarantee amount shall be 5% of the estimated project value. The Performance Guarantee amount shall be as follows: For local parties: If 5% of the estimated project value is lower than MVR. 500,000.00 (Maldivian Rufiyaa Five Hundred Thousand), Performance Guarantee amount shall be MVR. 500,000.00 (Maldivian Rufiyaa Five Million), and if 5% of the estimated project value goes beyond MVR. 5,000,000.00 (Maldivian Rufiyaa Five Million), the maximum Performance Guarantee amount shall stay at MVR. 5,000,000.00 (Maldivian Rufiyaa Five Million). For international parties: If 5% of the estimated project value is lower than USD. 100,000.00 (Hundred Thousand Dollars), Performance Guarantee amount shall be USD. 100,000.00 (Hundred Thousand), and if 5% of the estimated project value goes beyond USD. 1,000,000.00 (One Million Dollars), the maximum Performance Guarantee amount shall stay at USD. 1,000,000.00 (One Million Dollars).

		The Performance Guarantee shall be valid for 12 (twelve) months from the date of Agreement signing, and shall be renewed annually until the completion of the construction period and for an additional two months.
	31.3	Failure to pay the Performance Guarantee within the specified time period as per Section I, sub clause 31.1 will result in the annulment of conditional award of contract.

SECTION II. EVALUATION AND QUALIFICATION CRITERIA

This Section contains all the criteria that the Lessor shall use to evaluate proposals and qualify Proponents. In accordance with ITP 25, no other factors, methods or criteria shall be used. The Proponent shall provide all the information requested in the forms included in Section IV, Business Proposal Requirements and proposal shall fulfill requirements in accordance with ITP 9.1.

Proposal evaluation will be conducted based on the following categories will be taken into account whilst allocating points;

1. Contract Price (per SQFT of the Build-up GFA)– 30%

1.1. The Contract Price will be evaluated based on the lowest proposed price per square feet of the Gross Floor Area (GFA) as per the proposed concept design.

1.2. The proposed contract price per square feet of the GFA shall be inclusive of all the costs including preliminaries except for GST (Goods and Services Tax).

1.3. In evaluation of proposals procedure to eliminate the outliers as per Annex 02 shall be applied on the proposed Contract Price.

2. Floor Space Distribution - 25%

Floor space distribution will be evaluated based on the proportion of net leasable units given to HDC for the first 10 years, where more points will be given for higher percentages of leasable units proposed to HDC.

3. Concept Design- 15%

3.1. The concept design shall be submitted in a separate sealed envelope within the main proposal envelope. The evaluation would be carried out on the basis of the items submitted as par the items highlighted in the Project Brief in Annex 05, Section 7: Submission (Deliverables and Procedure)

3.2. The concept design will be evaluated based on the following criteria:

a. Clarity of concept (20 points)

- Clarity of the proposed idea
- Understanding of the brief and business model

- Quality of concept translation to design
- Translation of concept to physical design

b. Site Responsive Design (25 points)

- Addressing the surrounding urban context?
- Accessibility and site circulation
- Integrating with the socio-economic needs of the community

c. Sustainability (25 points)

- Integrating proposed material addressing to the local weather and surrounding context
- Integrating Passive design features and strategies
- Energy efficiency and generation features, strategies and impacts
- Incorporation of ecological and green features areas to reduce carbon footprint

d. Aesthetics and Functionality (20 points)

- Distinctiveness architectural language
- Form and Function-Proportion, Solid and Void and Form and Shape in connection and to complement the existing structure and architectural language of the surrounding context.
- Quality of aesthetics achieved by the harmonious balance between Texture, Color, Tone, Direction expressing the façade and its design.

e. Quality of Content (10 points)

- Completeness of submission content
- Concept Presentation
- Quality of presentation medium (boards, models, interactive presentation, etc.)
- Design communication quality

4. Financial Capability - 15%

4.1 Evaluation will depend on the Proponents' financial strength and financial performance such as working capital, debt ratio, and cash and cash equivalents.

4.2 Proponents who scores less than 5% from financial capability shall be disqualified.

5. Experience in a Relevant Field - 10%

Experience will be evaluated based on the number of years in development and operation in a similar field by the proponent, the scale of such operations, the number of completed projects and the project values of those projects.

5.1. A maximum of 7% will be given based on proponent's experience in real estate development. Maximum marks (7%) will be given if the proponent's value of completed projects is equal to or exceeds 150% of the estimated contract value. Project completion letters shall be submitted as proof of completed projects.

5.2. A maximum of 3% will be given based on proponent's operational experience in a similar industry. Maximum marks (3%) will be given for proponent's who have been in operation in a similar industry for 3 years or more.

5.3. Proponent may submit the experience of the shareholding companies, should the proponent be a major shareholder in the company, and should that company be operating in a related industry.

6. Delivery Period – 5%

The maximum construction period is 18 months from the date approval of detailed drawings. However, higher points in this category shall be awarded on lowest proposed delivery period of the project, where 12 months is the minimum acceptable project delivery period.

SECTION III. LESSOR'S REQUIREMENT

General Specifications

1. Scope of Works

The proponent shall design, develop, operate and transfer a Warehouse Shell in Lot 10639 located in the Industrial area of Hulhumalé on a Design, Build, Operate and Transfer (DBOT) model as per the below detailed terms and conditions.

1.1 Design, Build Operate and Transfer (DBOT)

The proponent shall design, build operate and transfer the warehouse shell 2 as per the terms and conditions given in this RFP.

1.1.1 DBOT Model- The Proponent shall design, build operate and transfer the warehouse shell to HDC, where a minimum of 25% of the units shall be transferred to HDC upon completion of the development. The rest of the units shall be transferred to HDC as equal proportions starting from the 11th year, whereby at the end of 20th year, all the units including the whole property shall be transferred to HDC.

1.1.2 DBOT duration and key timelines

1.1.2.1 The Proponent shall submit the performance guarantee within 30 days from the notification of the conditional award.

1.1.2.2 The Proponent shall submit Detailed Drawings of the warehouse shell for the approval of HDC within 60 calendar days from the signing of the DBOT Agreement. Thereafter, HDC will give comments on the submitted Detailed Drawings within 14 (fourteen) working days from the date of submission. The Proponent further undertakes to make any alterations to the revised Detailed Drawings and submit within 14 (fourteen) working days from the date of comments given by HDC, at the Proponent's sole cost. The revised Detailed Drawings shall comply with all specific requirements of HDC mentioned in the comments and Guidelines of HDC.

1.1.2.3 Upon the Detailed Drawings being finalized and approved by the relevant authorities, the Proponent shall grant exclusive right to HDC to utilize the Detailed Drawings in the event the Proponent fails to deliver the project as agreed between the parties. Under such circumstances, the Detailed

Drawings shall become the property of HDC and the Proponent shall not have any right or claim whatsoever in respect of the Detailed Drawings.

1.1.2.4 The development site shall be handed over to the proponent within 7 (seven) working days from the approval of the detailed drawing. The development land will be handed over to the proponent in its current condition, and any clearance required on the development land shall be the sole responsibility of the proponent.

1.1.2.5 The Proponent shall submit BOQ for the project within 30 (thirty) calendar days from the approval of detailed drawings.

1.1.2.6 The Proponent shall mobilize the Land Plot 10639, within 30 (thirty) calendar days from the handover of the development site.

1.1.2.7 If required by EPA, EIA shall be submitted to HDC within 30 (thirty) calendar days from the approval of the detailed drawings.

1.1.2.8 The Proponent shall complete the construction and development of the land according to the timeframe specified in the project schedule from the date of approval of the Detailed Drawing for the warehouse shell.

1.1.2.9 The DBOT operational duration is 20 (twenty) years from the date of completion of the construction of the warehouse shell.

1.1.2.10 The proponent shall strictly follow the development timeline and project schedule submitted to HDC, and HDC has the full discretion to grant any extension to the construction period proposed by the Proponent.

1.1.3 Allocation of units

1.1.3.1 First 10 (ten) years- At least 25% of the net leasable area of the property in terms of the units shall be transferred to HDC.

1.1.3.2 From 11th to 20th year- An equal proportion of the total net leasable area in terms of units operated by the Proponent shall be transferred to HDC every year, where 100% of the units and the whole property shall be transferred at the end of 20th year.

1.1.3.3 2/3rd of the units operated by the Proponent shall be allocated for small and medium enterprises

1.1.3.4 In case if the proponent wishes to sublease the units to be operated by the proponent to one single party, the proponent shall give HDC the offer of first refusal.

2. Security, Maintenance, Cleaning and Insurance expenses

2.1. Recurrent expenditure on management, security, maintenance, common area cleaning and property insurance of the warehouse shell during the construction and operational duration of the property, shall be borne solely by the Proponent.

2.2. The Proponent can charge a management fee to HDC on the number of units allocated to HDC in the same rate and practice as the Proponent charges the management fee on the tenants of the rest of the units operated by the Proponent.

3. Other Terms and Conditions

3.1. Proponent should not collect any payments from potential lessees (or pre-lease the warehouse shell units) who wishes to lease units from the warehouse shell prior to the completion of 20% of the building structure.

3.2. The Proponent shall submit monthly development progress reports to HDC once the development site is mobilized.

3.3. The proponent must install fire safety measures as per the standard approved by the Maldives National Defense Force.

3.4. Management and administration of the warehouse shell including but not limited to security, maintenance, common area cleaning and property insurance shall be undertaken by the proponent throughout the DBOT period.

3.5. The proponent must comply with all the regulations, guidelines of the relevant authorities throughout the DBOT duration.

4. The Product

4.1 The Proponent shall design and build the warehouse shell in Lot 10639 (M2-26), as per the Project Brief given in Annex 05 including, but not limited to the following list of facilities:

- 4.1.1 Maintenance and management Office
- 4.1.2 East Vehicular access
- 4.1.3 Guard room
- 4.1.4 Installation of Fire system (eg: smoke detectors and fire extinguishers)
- 4.1.5 Motor cycle parking area
- 4.1.6 Waste management area
- 4.1.7 Common Toilets in each floor

4.2 The developed net leasable area shall be at least 60,000 square feet.

5. Financing of the project

5.1. The proponent shall secure finance for the whole project, where minimum 30% of the project cost shall be from the proponent's own sources of funding, and 70% of the project cost could be financed from external sources.

5.2. The proponent shall be granted with mortgage rights on the land plot in accordance with the mortgage policy of HDC.

SECTION IV. BUSINESS PROPOSAL REQUIREMENT

To establish its qualifications to perform the contract in accordance with Section II (Evaluation and Qualification Criteria) and to determine the proposal as substantially responsive proposal Proponent shall provide the information requested in the corresponding documents included hereunder.

1. **Contract Price Proposal Form (As in ANNEX 04)**

2. **Bid Security (As in ANNEX 03)**

3. **Legal Documents:**

   (a) Copy of Business Registration Certificate

   (b) Copy of GST Registration certificate (for the relevant and similar work)

   (c) Copy of Tax returns for the past 3 (three) years (GST & BPT)

   (d) Copy of Trade permit (for the relevant and similar work).

   (e) If a partnership: partnership profile documents

   (f) If a company; memorandum and Articles of Association of the Company.

   (g) If a company; Board Resolution of the Company confirming Board of Director's approval for proposed work.

   (h) Information of the proponent's authorized representative employed to carry out the works, preferably fulltime personnel of the proponent. The proponent shall provide the name, address, contact number, email address and details of the authorized representative who will liaise with Lessor on behalf of the Proponent.

   (i) Power of Attorney to sign on behalf of the Proponent in accordance with ITP 15.2.

   (j) If the proponent is planning to form a joint venture company, the board resolution and company registration certificate of the partner company and a signed agreement between the two companies should be submitted stating the shareholding structure.

4. **Financial Documents;**

   (a) Bank statements of the past six (06) months of the Business Entity or the monthly balance or monthly average balance confirmation. The submitted statement shall be original, authorized and sealed by the Bank / Financial institution.

   (b) Audited Financial Statements of the past three (03) years (authorized by a certified audit firm / individual)

(c) Source of funding (Should specify that how at least 30% of the contract price will be funded by the proponent's sources of funding, and whether internal or external funding will be used for the 70% of the proposed contract price).

(d) The Proponent shall submit bank comfort letter for the specified amount if any proportion of the project is financed by external funding.

5. Business Plan:

(a) Business Plan should be including Company profile, Marketing Plan, Management Plan and HR Plan, Operational and Financial plans for the project.

(b) Financial plan shall include a financial forecast, indicators, investment value and source of funding.

(c) Project Schedule

(d) The proponent should mention the facilities and services included in the unit.

(e) Shall include concept drawing or space utilization plan.

6. Concept Design

(a) The proponent shall submit a concept design for the DBOT Warehouse shell in accordance with the given specifications in the Project brief attached under Annex 05 and Development guideline under Annex 06.

7. Experience in Relevant Field

(a) Proponent may submit documents proving their experience including project completion letters, list of projects and its' values, and scale of operations in relevant field.

8. Floor Space Distribution Plan

(a) The proponent shall submit a floor space distribution plan where in the first 10 years after completion of the project, at least 25% of the net leasable area in terms of units shall be given to HDC.

(b) From the 11th year till the end of 20th year, the proponent shall transfer equal leasable floor space annually to HDC, whereby at the end of the 20th year, 100% of the units and the whole property shall be transferred to HDC.

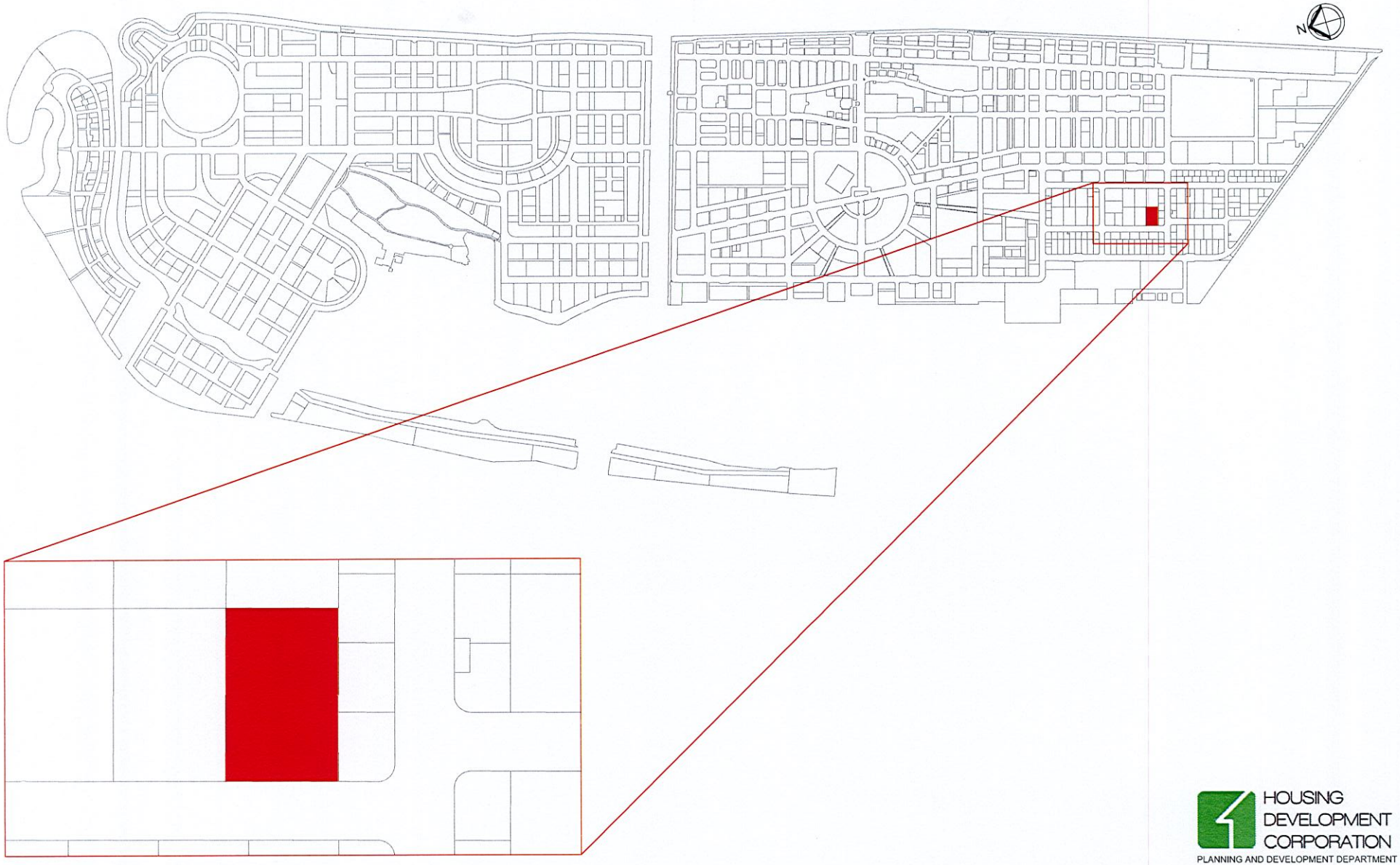
9. RFP Document Checklist

(a) Checklist should be attached as per Annex 07 outside the sealed envelope

Annex 01- Drawings (Location map / Plot map)

Plot Number	Usage	Plot Area (sq.ft)
Lot 10639 (M2-26)	Warehousing (Dry and cold storage)	26,909.75

** Areas given are subjected to minimal changes*



PROJECT: LOT 10639 M2-26

DRAWING: LOCATION MAP

Scale: N.T.S

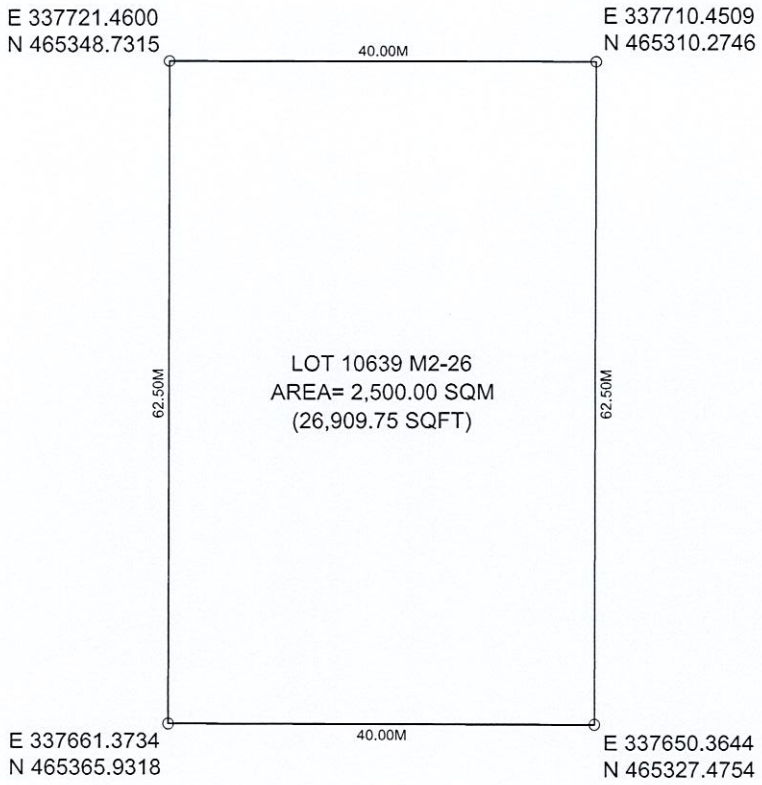
Drawn by: Jilan

Checked by: Zinaf

Date: 24th July 2019

Remarks:

HOUSING DEVELOPMENT CORPORATION
PLANNING AND DEVELOPMENT DEPARTMENT
3RD FLOOR, HDC BUILDING HULHUMALE'
REPUBLIC OF MALDIVES
TEL. +(960)3353535, FAX +(960)3358892
EMAIL : planning@hdc.com.mv



HOUSING DEVELOPMENT CORPORATION
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REPUBLIC OF MALDIVES
TEL. +(960)3353535, FAX +(960)3358892
EMAIL : planning@hdc.com.mv

PROJECT: LOT 10639 M2-26

DRAWING: PLOT MAP

Scale: N.T.S | Drawn by: Jilan | Checked by: Zinaf | Date: 24th July 2019 | Remarks:

C-24

HOUSING DEVELOPMENT CORPORATION

PLANNING AND DEVELOPMENT DEPARTMENT
3RD FLOOR, HDC BUILDING HULHUMALE'
REPUBLIC OF MALDIVES
TEL. +(960)3353535, FAX +(960)3358892
EMAIL : planning@hdc.com.mv

PROJECT: LOT 10639 M2-26

DRAWING: SITE PLAN

Scale: N.T.S | Drawn by: Jilan | Checked by: Zinaf | Date: 24th July 2019 | Remarks:

C1-24

Annex 02

Procedure to Eliminate Outliers

Minimum Acceptable NPV per Square feet

	470.65

Step 1: Comparison of NPV of acceptable proposals

Proponent	**NPV**	
Proponent 1	797.37	Accepted
Proponent 2	713.73	Accepted
Proponent 3	817.56	Accepted
Proponent 4	761.38	Accepted
Proponent 5	896.05	Rejected
Proponent 6	982.46	Rejected
Proponent 7	796.03	Accepted
Proponent 8	711.86	Accepted
Proponent 9	759.32	Accepted
Proponent 10	852.89	Accepted

Step 2: Calculating Quartile Range

LQ	
	759.84
UQ	844.06
IQR	84.22

Step 3: Calculating Acceptable Range

LB	
	470.65
UB	886.17

Note:
* LQ = Lower Quartile (25%)
* UQ = Upper Quartile (75%)
* LB = Min NPV Acceptable
* UB = Upper Boundary (UQ+(IQRx0.5))

NOTE: This is a sample of how the outliers are eliminated

Annex 03

Bid Security Form

WHEREAS, *(name of Proponent)* (hereinafter called "the Proponent") has submitted their bid dated *(date of submission of bid)* to Design, Build, Operate and Transfer a warehouse shell in Lot 10639 (M2-26) in Hulhumalé industrial zone (hereinafter called "the Bid").

KNOW ALL PEOPLE by these presents that We *(name of the proponent)* having our registered office at *(address of the proponent's business)* (hereinafter called "the Proponent") are bound unto the Housing Development Corporation Ltd of the Republic of Maldives, registration number C-793/2008 (hereinafter called "the Plot Owner") in the sum of *MVR/USD ..... (Maldivian Rufiyaa or US Dollar) for* which payment well and truly to be made to the said Unit Owner, the Bank binds itself, its successors, and assigns by these presents.

SEALED with the Common Seal of the said Bank this ..... Day of 2020.

THE CONDITIONS of this obligation are:

1. If the Proponent

(a) Withdraws its Bid during the period of bid validity

2. If the Proponent, having been notified of the acceptance of its Bid by the Housing Development Corporation Ltd during the period of bid validity:

(a) Refuses to accept the award;

(b) Fails or refuses to pay Acquisition Fee; or

(c) Fails to submit the Performance Guarantee; or

(d) Fails to execute the term and conditions of DBOT Agreement; or

We undertake to pay to the Plot Owner up to the above amount upon receipt of his first written demand, without the Plot Owner having to substantiate his demand, provided that in his demand the Plot Owner will note that the amount claimed by him is due to him owing to the occurrence of the above condition.

This Guarantee will remain in force up to and including the date (1st October 2020) 180 days from (5th April 2020) after the deadline for submission of this Guarantee or as it may be extended by the Plot Owner, notice of which extension(s) shall be given to the Bank. Any demand in respect of this Guarantee shall reach the Bank not later than the above date.

This guarantee shall supersede all agreements between us and the Proponent in relation to this Bid. If there are any inconsistencies between this guarantee and any other document exchanged between us and the Proponent, the terms of this guarantee shall prevail.

This guarantee shall be governed by and construed in accordance with the laws of Republic of Maldives.

(signature of the Proponent)

Note: The bid security should be of MVR/USD ..... (Maldivian Rufiyaa or US Dollar) should remain in force for until 1st October 2020 (180 days from date of bid submission).

Annex 04

LETTER OF CONTRACT PRICE PROPOSAL

Date: _____

Proposal Reference No: _____

Type of Business: _____ **Plot number:** _____

To: Housing Development Corporation Ltd.
Ground Floor, HDC Building
Hulhumalé, Maldives

We, the undersigned, declare that:

(a) We have examined and have no reservations to the Request for Proposal (RFP) documents including all addenda issued in accordance with Instruction to Proponents (ITP) 6.

(b) We meet the eligibility requirements and have no conflict of interest in accordance with ITP 3;

(c) We have not been suspended nor declared ineligible by the Lessor in accordance with ITP 3.5.

(d) We have no litigation history and non-performance of a contract in accordance with ITP 3.6 and ITP 3.7.

(e) We, (insert *company name and company registry number)*, offer to design, build, operate and transfer a warehouse shell.

(f) We undertake, to propose a contract price for the proposed project, where proposal is accepted. The proposed Contract Price MVR per Sq.ft. of the proposed Concept Design of our proposal is:

Contract Price per Sq.Ft. of GFA as per proposed Concept Design is
MVR .....L ..... *(amount in numbers)*
(Rufiyaa .....Laari.....) *(amount in words)*

NB: The rent should be proposed at the rate of per square feet per month. Rent proposed in any other format will be rejected at the time of the Proposal opening. The rate proposed for each following year shall be with an increment to the previous year's rental rate. Rates proposed not according to the RFP will result in the disqualification of the proposal.

(g) Our proposal shall be valid for a period of One Hundred and Eighty (180) days from the date of proposal submission deadline in accordance with RFP document and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

(h) We understand that this proposal, together with your written acceptance thereof included in your notification of award, shall constitute a binding contract between us, until a formal contract is prepared and executed; and

(i) We understand that Lessor is not bound to accept the highest evaluated proposal or any proposal that may receive.

Proponent:

Name: .....

(Seal)

Address: .....

Duly authorized to sign the proposal for and on behalf of the Company:

Name: .....

Title: .....

Signature: .....

Date: .....

Annex 05

Project Brief

بسم الله الرحمن الرحيم

HOUSING DEVELOPMENT CORPORATION

PLANNING & DEVELOPMENT DEPARTMENT

WAREHOUSE SHELL 2

PROJECT BRIEF

1.0 TABLE OF CONTENTS

2.0 INTRODUCTION

This Design brief has been created to enable the development of warehouse to be safe, functional, usable and easily operable. The intent of this brief is to guide the developer, designer, consultant's and operator in the production of innovative, efficient and functional product.

This project will cater for the potential demand for industrial activities in Hulhumale'. The facility will provide a platform to supply industrial and commercial activities which would add value to Hulhumale' and its economy. Being a utilitarian facility, the design is focused on making the spaces functional and efficient. The structural integrity of the warehouse 2 should accommodate the cold storage units, and warehouse units and other intended necessary requirements.

The main components include:

- Cold Storage unit
- Warehouse units
- Management Office
- Washrooms
- Guard House
- Services Rooms
  - Fire pump
  - Backup Generator
  - Pump
  - Transformer (If required)
- Vehicle Parking
- Service Lifts
- Loading and unloading
- Dedicated loading and unloading facilities
- Proper circulation

3.0 PROJECT DETAILS

Plot area: 2,500 sqm (26,909.78 sqft)
Setbacks:

- Front: 1 m from plot boundary.
- Side: 3 m from plot boundary. (any 1 side)
- Back: 3 m from plot boundary

Height: 18.5m (additional 4m for Lift machine room if required)

**Refer to Planning & Development guidelines, industrial area development guidelines.*

MINIMUM SPATIAL REQUIREMENTS

GROUND FLOOR

The warehouses in the ground floor should have provision for cold storage and chiller facilitates. The Insulation padding should be installed to ensure the temperature is maintained in the building.

Minimum area of the unit 1000 sqft

Height of the unit 4.5 meters.

REMAINING FLOORS

Remaining floor will store products such as mentioned in the table.

Minimum area of the unit 1000 sqft

Height of the unit 3 meters

#	Items
1	Paper
2	Spare parts
3	Dry foods
4	House hold items
5	Furniture

Depending on the business plan, the developer has the right to propose dry to cold storage allocation.

FACILITIES IN THE BUILDING

- The building shall be designed to allow easy vehicles access
- Service elevators should be located in the building
- Adequate lighting should be provided in the common area
- A guardroom should be located
- Surveillance cameras should be installed
- Fire extinguishers and smoke detectors
- Staff parking area
- Vehicle waiting area
- Loading and unloading area
- Waste management area
- Forklifts and Hand pallet truck renting area
- Maintenance office
- Utilities
  - Electricity
  - Water connections
  - Provision for AC
  - Provision for phone line and internet
  - Fire Safety

4.0 ARCHITECTURAL REQUIREMENTS

A. SITE DEVELOPMENT

The most impactful design decisions are often made during the site planning phase, laying the groundwork for a project that positively contributes to the operations, operator, the tenants or users and to its neighborhood, and creating the framework for the rest of the design development.

- Design the development to take into consideration the potential negative impacts of adjacent properties, including but not limited to, overshadowing, overlooking & wind tunnel effect.
- Consider prominent view corridors and physical intersections.
- Design and orient the building to take into consideration climatic factors where there are maximum benefits to be derived from natural lighting, energy efficiency (e.g. solar heat gain) and protection from weather elements. Installation of a future solar thermal system or solar photovoltaic system must be considered.
- Design the ground floor of the building to cater for the non-operational and operational activities, if applicable, through architectural expression and the inclusion of entrance doors, canopies and windows addressing the street. Ensure appropriate sidewalk width is provided to accommodate the anticipated pedestrian traffic flow.
- Utilize the existing site's features in creating compatible and well-defined amenity areas for adults and/or child-oriented activities. Minimize overshadowing of amenity spaces by neighboring buildings. Create shading through natural means (e.g. deciduous tree planting).
- Consider vehicular, bike, and pedestrian circulation through and around the site.
- Avoid creating residual, unusable spaces.

B. PEDESTRIAN & VEHICLE CIRCULATION

- Main circulation routes and entrances should be well defined and well lit. Entrance should be highlighted as well and should be welcoming for walk-in entrances
- Disability access should be integrated at all non-operational (utilitarian) areas and spaces such as management offices and security offices
- Locate additional site access points for non-operational parking (visitors and users motorcycle and car parking) as well as dedicated and non-dedicated loading and unloading area
- Pedestrian walkways shall be differentiated from driving surfaces through the use of durable landscape treatments and/or surface materials.
- All pedestrian ways shall be scaled to the use and expectations of pedestrian volumes in any given location
- Ensure that the road networks and flow of traffic within the boundary shall be designed to complement the development.
- Design the layout of walkways to follow natural pedestrian traffic patterns with a hard surface such as concrete, unit pavers, natural stone pavers or other suitable material, to discourage routing across operational circulation flows.
- Consider the design of garbage and move-in/out areas to ensure ability of large trucks to maneuver.
- Vehicular pathways within the plot should be designed in a way that is safe, with minimum interruption to both pedestrian pathways and operations within the plot and during ingress and egress

C. VEHICULAR PARKING

- All parking must be accommodated within the plot area.
- Parking shall be provided as per the following:
    - Non Operational –
        - 1 No. of motorbike parking per unit
        - 4 No of motorbike parking for administrative and security staff
        - An additional 10% of the total number of parking must be allocated for visitor parking
    - Dedicated loading and unloading
    - Common loading and unloading
    - An additional 10% of the total number of parking must be allocated for visitor parking
- Controlled / structured parking and surface can be located at the perimeter of the lot adjacent to the access roads.
- Provide separate vehicular and pedestrian circulation systems with a strong emphasis on pedestrian linkages between uses. Make provisions for pedestrian routes through parking area(s) with sightlines at intersections of walkways and vehicular traffic.
- Demarcate and provide appropriate lighting on pedestrian routes.
- Separate parking aisles from primary vehicle circulation routes and entry drives whenever possible.
- Use design elements that are visually interesting and consistent with other streetscape materials used in the overall development.
- Utilize Universal Design techniques where feasible to provide a separation between driveway curb-cuts and drop-off areas to minimize turning conflicts; provide a clear separation of vehicular traffic between drop-off zones and access to either a parking lot or parking structure; and design drop-off lanes so as not to obstruct traffic flow when motorists are stopped to discharge passengers.
- Use scored, colored, textured and/or similar paving that is distinguishable from the travel lane at the drop off area.
- Illuminate all outdoor parking areas with illumination towards the paved areas only and not into any adjacent buildings.
- Wherever parking is provided appropriate floor paint marking must be given.

D. FORM, MATERIALS & AESTHETICS

I. INTORDUCTION

Both aesthetic and functional, building materials can enhance a development's massing and façade strategy, while also contributing to overall building identity. Materials also contribute to a development's environmental impact, constructability, and durability. By selecting sustainable materials as part of a high-performance building envelope, designers can reduce environmental impact and energy costs.

Materials should be selected with local construction expertise in mind, noting that a well-designed building requires quality construction. Durable, easily-maintained materials can contribute to the longevity of a building; up-front investment in materials and construction details often results in cost savings over time by reducing the need for renovations.

II. GENERAL MATERIAL REQUIREMENT

- Establish consistent levels of material quality and detail.
- To encourage the construction of resource efficient buildings that utilize, to the extent practical, recycled, renewable, and/or reused construction materials.
- All primary building facades shall incorporate materials that are durable, economically maintainable and of a quality that will retain their appearance and finish over time & withstand climatic conditions.
- All material used should fit to relevant standards and must be available with proper technical standards and specification documents.

III. SIGNAGE'S

- Provide a comprehensive signage system that considers the orientation, location, direction and distance of signage based on the physical layout of the project.
- Ensure that all exterior signage is durable, low maintenance and vandal resistant.
- Provide project identification sign(s) at the main entrance that include the development name and address.
- Provide internal way-finding signage in all drive ways, parking area, lobby areas and at each elevator location.
- Provide metal/cast aluminum door numbers and plates. Door numbers are to be centered within the door width at a height of 1,800 mm (70 in.) from the ground to the top of the plate using tamperproof membrane screws.
- Provide text and identification plates for all multi-purpose and utility rooms.
- Provide traffic signs & floor marking wherever needed.
- Pathways include paved and unpaved footpaths. They must be safe for all users, particularly people with low vision and blindness or mobility disability.
- Seal or upgrade unpaved footpath surfaces, where possible, since these often become hazardous in adverse weather conditions
- Clear of all obstructions
- Construct slopes that do not exceed a gradient of 1:10
- For slopes that exceed 1:10, install ramps and allow for landings with minimum dimension of 1 m x 1 m every 9 m, to enable rest opportunities
- Use smooth, continuous, non-slip and even surfaces for all pathways
- Avoid stepped curbs or, if required, ensure they are between 70 mm and 150 mm high

- Place drains, grating and manholes outside pedestrian pathways to avoid potential changes in pathway texture and height
- Cover all drains, gratings and manholes for safety, ensuring covers are level with the path surface and have narrow grid patterns

IV. DOORS

- Install each door with a door handle, extra pull handle, glazing, kick plate and sign
- Select doors with a minimum of 2 m clear height to avoid head contact with the top of the door frame
- Install single doors at recommended minimum clear opening of 850 mm
- Install door hardware, such as latches, locks, handles and pulls, that can be easily grasped with one hand
- Provide lever-type handles, not knobs, for ease of use

V. ENTRANCES

- Make at least one entrance, preferably the main one, accessible by people using wheelchairs
- Connect accessible pathways to accessible indoor and/or outdoor parking areas, drop-off areas, local public transit stops and public footpaths
- Paint entrance doors in a color that contrasts with surrounding surfaces
- Provide lighting at entrances and along accessible pathways.

VI. STAIRS

- All steps in one flight should be uniform.
- Steps should be 150 mm to 180 mm high and not less than 260 mm deep.
- Angled risers are preferred to nosing's, but if nosing's are used, they should be rounded and not project more than 40 mm.
- Nosing's should have permanent color contrasts to facilitate ease of use for people with low vision and blindness.
- Stair covering should be slip-resistant, firmly fixed and easy to maintain.
- Landings should be provided at least every 15 steps to assist people who cannot manage long staircases.
- Each landing should be at least 1.2 m long
- Clear width of stairways should be at least 1 m, preferably 1.5 m allowing for easy two-way traffic.

VII. HANDRAILS

- Handrails should be provided on both sides of a flight of stairs and on each side of landings.
- Handrails should be positioned between 800 mm and 1 m above floor finish.
- Handrails must extend a minimum of 300 mm beyond top and bottom steps, turning to the wall.
- Handrails should be supported on brackets that do not obstruct continuous hand contact with the handrail.

VIII. WAREHOUSE UNITS

- Make wide enough for handling vehicles
- Provide adequate maneuvering space
- Provide even, non-slip surfaces
- Provide ramped access for ease of dealing with more than one level and for easy entry from external to internal spaces
- Provide lighting for safety and security
- Adequate natural lighting and ventilation should be provided
- Provision for air-conditioning should be provided in case needed
- Units should be fitted with roller shutters of maximum possible width for ease of operation

GROUND FLOOR

Parking

- **Flooring**

Flooring must be durable enough to withstand this constant exposure to the elements like salt chemical or sand that get tracked on vehicles tires, as well as to heavy vehicle traffic that can include hot tire pickup. When hot tires gain traction on a flooring system, they can sometimes peel up the top layer of sealant.

  - Excellent adhesion
  - Excellent durability
  - High abrasion resistance
  - Minimum Compressive Strength: 20N/mm

- **Walls**

Walls must be durable enough to withstand this constant exposure to the elements like salt,

  - UV light resistance
  - resistant to dirt pick up and mildew
  - Easily maintained silk finish
  - Tensile Strength at 0°F (-18°C) 1200 psi
  - Resistance to Wind Driven Rain (TT-C-555B) No passage of water through the coating

- **Ceiling**

Celing must be durable enough to withstand this constant exposure to the elements like salt,

  - Easily maintained silk finish
  - Resistance to Wind Driven Rain (TT-C-555B) No passage of water through the coating
  - Anti-corrosive / antic-rustic

Stairs

- Compressive strength 50 N/mm2
- Flexual Strength 34N / mm2
- Tensile Strength 16 N/mm^2
- Abrasion Resistance 97mg Weight loss 0.03 depth of wear
- Impact 0.2 mm indentation

Office

- **Walls**

Walls must be durable enough to withstand this constant exposure to the elements like salt,

  - Minimum or double coat of dispersion paint or any other equivalent material
  - Fire resistant
  - Sound proof (35 to 40 Db)
  - Anti-corrosive and anti-rustic
  - Should be damp proof

- **Flooring**

Wall finishing should be durable enough to withstand constant exposure to humid environments and chemical like salt.

- Abrasion resistant (2.0mm^3)
- Excellent durability
- Minimum Compressive Strength: 20N/mm
- Fire Resistance (B2)
- Dimensional stability (+/- 0.4%)

- **Ceiling**

Walls must be durable enough to withstand this constant exposure to the elements like salt chemical or sand.

- Easily maintained silk finish
- Locally available
- Fire Resistant
- Thermal conductivity < 0.05-0.07 W/m.k
- R-Value/1" : 2 - 3

Wash room

- **Walls**

Walls must be durable enough to withstand this constant exposure to the elements like salt,

- Easily cleanable smooth surface
- Should be water-proof
- Water absorption should be < 0.50%
- Flexual Strength > 45 N/mm^2
- Wear and tear Abrasion resistant

- **Flooring**

All washroom flooring should be waterproof and floor finishing should be durable and easily cleanable

- Easily cleanable smooth surface
- Should be water-proof
- Water absorption should be < 0.50%
- Flexual Strength > 45 N/mm^2
- Wear and tear Abrasion resistant

- **Ceiling**

Walls must be durable enough to withstand this constant exposure to the elements like salt chemical or sand.

- Water expansion rate less than 0.15 %
- Water absorption rate 30%
- Locally available
- Fire Resistant
- Drying shrinkage rate 0.04% per 24 hrs

Services rooms

- **Flooring**

Flooring must be durable enough to withstand this constant exposure to the elements like salt chemical or sand that get tracked on vehicles tires, as well as to heavy vehicle traffic that can include hot tire pickup. When hot tires gain traction on a flooring system, they can sometimes peel up the top layer of sealant.

- Excellent adhesion
- Excellent durability
- High abrasion resistance
- Minimum Compressive Strength: 20N/mm

- **Walls**

Walls must be durable enough to withstand this constant exposure to the elements like salt,

- UV light resistance
- resistant to dirt pick up and mildew
- Easily maintained silk finish
- Tensile Strength at 0°F (-18°C) 1200 psi
- Resistance to Wind Driven Rain (TT-C-555B) No passage of water through the coating

Cold Storage

- **Walls**

Walls must be durable enough to withstand this constant exposure to the elements like salt,

- Fire Resistant
- Damp-proof
- Corrosion Resistance
- UV light resistance
- G90 galvanized or AZ50 aluminum-zinc, coated steel
- G90 galvanized or AZ50 aluminum-zinc, coated steel
- Minimum core density 40kg/m^3
- Maximum U- Value 0.025 BTU/Hr ft^2 °F

- **Ceiling**

Celling must be durable enough to withstand this constant exposure to the elements like salt,

- Maximum U- Value 0.025 BTU/Hr ft^2 °F
- Resistance to Wind Driven Rain (TT-C-555B) No passage of water through the coating
- Anti-corrosive / antic-rustic

5.0 STRUCTURAL DESIGN REQUIREMENTS

The structure of the proposed design shall be designed using steel.

The design of the structural members and connections shall be consistent with the intended use. The structural design must be done in accordance to British standards or any superseded European standard (Eurocode). The building should be designed for a lifetime of 100 years.

Relevant British Standards or any superseded European standard (Eurocode) should be considered for the selection of structural materials and construction.

Necessary standards for construction to ensure the quality of workmanship and site safety during construction should be followed.

The contractor/developer must also consider the following for the structural design and construction.

1. Governing Laws
2. Rules and regulations published by Ministry of National Planning and Infrastructure.
3. Hulhumalé Development Guidelines
4. EPA Guidelines
5. Tenants should be able to use the maximum space for the storage of goods.

Structural designer should ensure that intended use is achieved.

A. MINIMUM CHARACTERISTIC STRENGTH OF STRUCTURAL MATERIALS TO BE CONSIDERED

a) Reinforced concrete: Grade 30 N/mm2
b) Main Reinforcement steel bars: 460 N/mm2
c) Reinforcement Mild steel bars: 250N/mm2
d) Structural steel grade: minimum S275, in accordance to BS 5950-1

B. CONCRETE COVER REQUIREMENTS

a) All elements of sub structures: min 50 mm
b) Super structure
   - Column: min 40 mm
   - Beams: min 35mm
   - Slabs: min 30 mm
   - Shear walls/concrete walls: 40 mm

C. REQUIREMENT OF A CONSULTANT

Developer is required to hire a consultant for the quality assurance of the structure. This consultant should report directly to HDC. Duties and responsibilities of the the consultant are as follows.

A. **MATERIAL APPROVAL**
Consultant should forward the material approval requests to HDC with comments and suggestions for approval. Consultant should ensure that the approved materials meets the intended purpose.

B. **APPROVE METHODOLOGIES**
Prior to commencement of any construction works, Consultant should evaluate, suggest improvements and approve method statements submitted by the contractor. Consultant should ensure that the approved methodologies meet the intended purpose.

C. **ASSURANCE OF CONSTRUCTION QUALITY**
Necessary tests should be carried out on site and off site to ensure the quality of the final product. This includes, but not limited to compressive strength of concrete, tests done to ensure strength of steel, Slump test, Sieve Analysis.

D. **ASSURANCE OF FINISHING QUALITY**
Consultant should ensure that the works are carried out according to the approved methodologies and drawings. Consultant should also ensure that all works are carried out using approved materials.

E. **HOLD PROGRESS MEETINGS**
Consultant should hold regular progress meetings with contractor. Consultant should arrange meetings with contractor upon HDC's request.

F. **APPROVE AS BUILT DRAWINGS**
Consultant should ensure the timely approval of as built drawings and submit a compiled as built drawings to HDC upon completion of the project.

G. REPORTING

a. Weekly Report and monthly reports including the following
   i. Should include the overall construction progress showing the planned vs actual progress
   ii. 2 week forecast of planned works
   iii. Weather conditions
   iv. Manpower and machineries at site
   v. Issues and actions taken
   vi. List of approved materials and methodologies
   vii. List of inspections carried on site
b. Monthly Report
   i. Should include the overall construction progress showing the planned vs actual progress
   ii. Assessment of Weather conditions and identify if an extension of time is required for the developer
   iii. Payment details and forecast
   iv. Material schedules
c. Project Completion Report
   i. Summary of Project
   ii. Financial Details
   iii. Variations and Extension of time
   iv. Challenges faced during the implementation stage
   v. Maintenance requirements
   vi. Lessons Learnt

H. **ATTEND REQUEST FOR INSPECTION**
Manage and attend inspections as and when requested by contractor.

I. **ISSUING SITE INSTRUCTIONS**
Site instructions should be issued, if construction works by the contractor is found to deviate from the approved drawings and methodologies. Such instructions should immediately be brought to the attention of HDC.

J. **DOCUMENT MANAGEMENT**
Consultant should keep record (digital and physical) of all incoming and outgoing communication. All such communications should be compiled and submitted to HDC upon completion of the project.

K. **WORK CERTIFICATION FOR INTERIM PAYMENTS**
Consultant should issue a work completion certificate for claims by contractor for the completed works.

6.0 SERVICES REQUIREMENTS

A. INTRODUCTION

The contractor must fulfill the service guidelines provided by the employer. Contractor shall advice if the service guidelines provided by the employer is conflicting with the structural design. Contractor shall propose details for lifts proposed by the employer. Any significant changes brought to the architectural design, to accommodate services, must be approved by the employer. Pipe sizes and servicing should of a standard that is local and readily available. Contractor is responsible for all service shop drawings. Services must fit to regulations and must be approved from relevant authorities.
This section provides the general requirements for the mechanical services of a Warehouse building. The basic Mechanical Services covered in this section are: -

5.2 Air-conditioning and mechanical ventilation services;
5.3 Fire Protection Services;
5.4 Cold Plumbing Services;
5.5 Sanitary Plumbing Services;
5.6 Vertical Transportation Services (Lift Services)
5.7 Garbage collection and transfer

All relevant works must comply with the requirements of local and statutory authorities having jurisdiction over part/s of the works including but not limited to:

a) Housing Development Corporation (HDC)
b) Male' Water & Sewerage Company Pvt Ltd (MWSC) – Water and Sanitation Authority
c) Maldives National Defense Force (MNDF) – Fire Protection Authority
d) Ministry of Environment & Energy
e) Ministry of Health

According to Intergovernmental Panel on Climate Change (IPCC), buildings are responsible for one-third of all Green House Gas (GHG) emissions. In addressing to this, several measures as below can be taken in order to design a building that will be more energy efficient.

- Energy saving lighting system with motion sensors;
- Efficient equipment in buildings

Service areas shall occur away from public streets, parks, plazas and adjoining development. Views of service areas from streets, parks, plazas, pedestrian walkways and adjoining development shall be screened. Screening enclosures shall be incorporated into the building architecture and utilize the same materials as the principal building to the greatest degree possible. Screening shall include walls or fences of a minimum height of 6 feet to provide complete screening from normal eye level on all sides where access is not needed.

All the mechanical services must be suitable for local weather conditions (marine environment). Contractor is required to submit a proposal for the above mentioned systems during the concept stage and the drawings needed for the said systems needs to be submitted during the detail drawings submission.

It is recommended that consultation be done at concept level with services providers of electricity, plumbing, sewerage, telecommunication, as to how these could be economically and sustainably incorporated to the development.

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

Dedicated utility space at either ground or first floor level should be provided for the provision and/or installation of relevant services as required

B. AIR CONDITIONING & MECHANICAL VENTILATION

I. GENERAL GUIDELINES

Design principles, equipment selection and material specifications must be in line with good engineering practice and must give due regard to the following: -

- Comfort conditions;
- Simplicity of design and installation;
- Ease of operation and maintenance;
- Energy conservation and environmental impact;
- System flexibility and adaptability;
- Recognized and acceptable design standards;
- Screened within the façade to be aesthetically appealing,
- During design stage, take consideration to provide AC & AC outdoor unit provisions.
- Provide kitchen hood outdoor unit provisions.
- Toilet ventilation provisions

II. REGULATIONS & STANDARDS

The latest edition of the following standards must generally be applicable to the design of the air conditioning and mechanical ventilation systems. Where there is difference in standards or requirements between two documents or between a document and the specific requirements of the local authorities having jurisdiction, the more stringent standard or requirement must be applicable:

- Indoor Air Quality (IAQ)
- Latest edition of ASHRAE 62 "Ventilation for Acceptable Indoor Air Quality"
- Latest Edition of SMACNA, ASHRAE and ARI standards.
- CIBSE guidelines

Mechanical Ventilation System must be provided to all the services areas.

1. Air filtration

The air filtration system must generally be designed in accordance to the above mentioned standards.

2. M&E Plant rooms

Pump rooms, electrical transformer and switchgear rooms, refuse chamber and other electrical rooms must be mechanically ventilated.
All M&E Plant rooms must be separated from each other
The ventilation system must be provided with automatic controls to turn on and off on demand. Manual override systems must be provided to manually operate the ventilation system as needed. The ventilation system must also be interlocked with the fire protection system.

C. FIRE PROTECTION SERVICES

A. GENERAL

The section covers the general requirements for Fire Protection Systems.

a) Portable Fire Extinguisher
b) Automatic Carbon Dioxide System (for Electrical Low Voltage Room and Genset Room)
c) Clean Agent for Electrical Substation
d) Hose Reel System
e) Wet Riser System
f) Automatic Fire Detection System

B. REGULATIONS, STANDARDS AND CODES

The following standards, codes of practice and regulations must apply for all works carried out in this contract.

a) National Fire Protection Association (NFPA)
b) Maldives National Defense Force (MNDF)

All design must comply with the Statutory Regulations and requirements of the relevant Government Agencies & Local Authorities. Submission of plans to the authorities must be performed by registered Professional Engineers. Commissioning and testing of the Fire Protection facilities must be carried out by a qualified fire protection contractor registered with MNDF

C. SYSTEM REQUIREMENTS

Automatic Fire Detection and Alarm System
The building must be equipped with fully addressable type automatic Fire Detection & Alarm System. The main fire alarm panel must be installed in Fire & Water Room located at the Ground Level. Incoming water supply into Sprinkler and Wet Riser / Hose Reel tanks must be from external water mains and also from sea water in the event of fire.
Addressable heat/smoke detectors must be installed within the lift lobbies and M & E Rooms. Manual call points and alarm sounders with strobe lights must be installed to provide manual activation of fire alarm and must be located along escape routes and outside staircases. The manual call points must be of the break glass type surface mounted at 1.4m above floor level.
Ensure that the fire alarms have strobe lights.

Portable Extinguisher
Approved type Portable extinguisher will be located beside hose-reels and along escape routes for ease of identification and access. Suitable extinguishers must be provided for mechanical and electrical plant rooms.

Automatic Carbon Dioxide System
Carbon Dioxide System must be designed based on NFPA 12 requirements and must be installed in unmanned areas such as Electrical Low Voltage Rooms or Consumer Room, Gen Set Rooms, IT Server Rooms, Energy and Power Authority Switchgear Room and Transformer Rooms to meet Fire Protection Authority and Energy and Power Authority's requirement.

Hose Reel System
The Hose Reel system must be designed to BS 5306 Part 1 and complying with the requirements of the Local Fire Department.
Generally, all escape staircase, escape routes and large areas must be provided with hose reels. They will be located such that all parts of each floor is within 30m of the nearest hose reel.
The hose reel drum must include of 25mm dia. x 30m long approved type hose and nozzle located inside the hose reel riser or cabinet with glass front panel. Suitable signage must be provided.

During regular pump testing, valve along the Test Line of the Hose Reel System must be opened to allow the water to be returned to the Fire Fighting Water Storage Tank instead of being discharged into the drain.

Wet Riser System

The Wet Riser must be designed to local Fire Department and BS 5306 Part 1. Landing valves must be located at max. 60-meter radius at each floor and to which a rubber-lined hose with nozzles can be connected. The landing valve and hose must be located in the same compartment complete with glass front panel.

During regular pump testing, valve along the Test Line of the Hose Reel System must be opened to allow the water to be returned to the Fire Fighting Water Storage Tank instead of being discharged into the drain.

D. COLD WATER PLUMBING SERVICES

I. GENERAL

The section covers general requirements of the Cold-Water Plumbing Services. Generally, the works for the Cold-Water Plumbing services must include the following: -

a. The rainwater tank overflow must be connected to the ground well tank, where the ground well must be used primarily for irrigation purposes.
b. Recommended to use any brand of quality which is available locally, such as DAVEY or equivalent.
c. Pressurized pipes shall be higher grade such as PPR
d. Gravity pipes shall be higher grade such as HDPE
e. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply
f. It is highly recommended to have an adequate storage of water (rainwater harvesting integrated) with in the development for the purpose of firefighting and for any other emergency usage

*All materials should be suitable for Maldivian Environment (Marine Env.) which is locally available Contractor is required to submit a proposal for the above-mentioned systems during the concept stage and the drawings needed for the said systems needs to be submitted during the shop drawings submission.

II. REGULATIONS, STANDARDS AND CODES

The following standards, codes of practice and regulations must apply for all works carried out in this contract.

1. The relevant British Standard Specification (BS)
2. Male' Water and Sewerage Company Pvt. Ltd. (MWSC)
3. Latest Edition of ASHRAE standards

All design must comply with the Statutory Regulations and requirements of MWSC.
Submission of plans to the authorities must be performed by Professional Engineers. Commissioning and testing of the Cold Water and Sanitary facilities must be carried out by the qualified Cold Water and Sanitary contractor whom registered with MWSC and Local Authority.

III. SYSTEM REQUIREMENTS

The All Cold Water System tank must have 1-day storage capacity equipped with pumping system.

The cold water pumping system must be provided with essential electrical supply.

E. SANITARY PLUMBING SERVICES

I. GENERAL

Generally, the works for the Sanitary Services must include, but not limited, to the following:

1. Internal soil, waste, vent and anti-siphon, pipework, fittings and accessories for all toilets.
2. All manholes, floor traps, gully traps and accessories.
3. Drainage system shall be directly connected to the Municipal mains.
4. Essential power supply to pump control panels c/w wirings.

II. STATUTORY REGULATIONS

All design must comply with the Statutory Regulations and requirements of MWSC.

Contractor is required to submit a proposal for all the Cold Water Plumbing Services during the concept stage and the drawings needed for the said systems during the shop drawings submission.

Submission of plans to the authorities must be performed by Professional Engineers. Commissioning and testing of the Cold Water and Sanitary facilities must be carried out by the qualified Cold Water and Sanitary contractor whom registered with MWSC and Local Authority.

III. SYSTEM REQUIREMENTS

The contractor must propose a sanitary plumbing system to dispose of all soil and waste water from all sanitary fixtures. Well water and rain water tanks to be connected as mentioned above and must be used primarily for irrigation.

- Ensure water supply is separately measured for each unit, amenity space, parking garage & exterior use.
- Specify water conservation devices including low flow plumbing fixtures such as shower heads & water sufficient toilets.
- Provide shut-off valves for all individual water risers. Ensure all shut-off valves are clearly marked and easily accessible from common corridors.
- Allow for thermal expansion of piping and equipment. Provide expansion loops or joints on all main runs and all risers. Provide a pre-manufactured expansion joint(s) for all piping when crossing building's expansion joints. Isolate pipes to control vibrations.
- Finish piping insulation with a protective cover, painted and labelled for identification.
- Provide each unit with a main water shut-off valve and ensure each hot and cold-water supply fixture within the unit has an easily accessible isolation valve.
- Provide floor drains in public and barrier-free bathrooms.
- Provide a clean-out on every floor for accessing and cleaning drainage stacks.
- Provide garbage chute wash down facilities with sanitizing and odor control.
- Recommended to use a cutter pump system within the property for sewerage.
- Recommended to use slab drop method (refer to attached drawing in references) or wall mount WC for bathrooms.

*All horizontal and vertical service ducts should be easily accessible

F. VERTICAL TRANSPORTATION SERVICES (LIFT)

I. SYSTEM REQUIREMENTS

The elevators must be equipped with a backup power system in case of power outages.

Contractor is required to submit a proposal for the above mentioned systems during the concept stage and the drawings needed for the said systems needs to be submitted during the shop drawings submission.

The vertical transportation system (Lifts) is to facilitate the movement of tenants and other personnel in the building, the following must be provided: -

a) Fire Lift for (With Motor Room)
b) Goods lifts for warehouse units

The number of lifts can be proposed by the contractor along with a lift traffic analysis report.

II. LIFTS

The Lift will have the following basic function: -

1. Fireman Lift – to use for maintenance purpose only
2. Service Lift – to use for warehouse floors

The lifts must have the following:

I. Type - VVVF Motor type
II. Operation - Group Communication
III. No. of stops: depending on number of floors
IV. Automatic rescue device (ARD)
V. Emergency call system
VI. Emergency lights
VII. Machine room with AC
VIII. Door Type - Centre Opening (Double Door)
IX. CCTV

G. ELECTRICAL SERVICES REQUIREMENTS

I. INTRODUCTION

This section covers basic requirements of Mechanical & Electrical Services. Generally, the works for Mechanical and Electrical services must include, but not limited to, the following: -

a. Cabling from the nearest STELCO transformer
b. Air-Conditioning & Mechanical Ventilation Services;
c. Fire Protection Services;
d. Cold Plumbing Services;
e. Sanitary Plumbing Services;
f. Vertical Transportation Services (Lift Services);
g. Electrical Low Voltage Services;
h. Emergency Electrical Supply (Generator Set);
i. Communication Services comprising of: -
    1. Telephone & Internet Connection
    2. Internal Network cabling
    3. Card Access System
    4. CCTV System
    5. Automatic Barrier Gate System

All relevant works must comply with the requirements of local and statutory authorities having jurisdiction over
part/s of the works including but not limited to:
a) HDC – Local Council
b) Male' Water & Sewerage Company Pvt Ltd (MWSC) – Water and Sanitation Authority
c) State Electric Company Ltd (STELCO) – Energy and Power Authority
d) Relevant Telecom and Internet Service Provider
e) Maldives National Defense Force (MNDF) – Fire Protection Authority
f) Ministry of Environment and Energy

Contractor is required to submit a proposal for the above mentioned systems during the concept stage and the drawings needed for the said systems needs to be submitted during the shop drawings submission.

It is recommended that consultation be done at concept level with services providers of electricity, plumbing, sewerage, telecommunication and cable TV, as to how these could be economically and sustainably incorporated to the development.

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

Dedicated utility space at either ground or first floor level should be provided for the provision and/or installation of relevant services as required

II. REGULATIONS, STANDARDS, AND CODE

The following standards, codes of practice and regulations and any other subsequent revision or amendment must apply for all electrical works carried out in this contract.

a) Energy and Power Authority
b) The Regulation of the Electrical Equipment of Building
c) Electrical Engineers, United Kingdom.
d) The relevant British Standard Specification (BS)
e) The British Standard Electrical Code of Practice.
f) Local Fire Protection Authority
g) Maldives National Building Code
h) National Fire Protection Association. (NFPA)
i) Maldives Civil Aviation Authority (CAA)
j) Illuminating Engineering Society (IES) – Recommendation for lighting
k) The requirement of Telecom and Communication Authority
l) Latest edition of ASHRAE standards
m) CIBSE guidelines
n) Institute of Electrical Engineers (IEE)

III. DESIGN REQUIREMENTS

- The electrical requirement shall be based on the load calculation where the power supply to be connected to the mains grid. Incoming supply shall be confirmed from local Energy and Power Authority.
- Ensure individual revenue-grade suite metering is provided for unit, common laundry facility, common amenity space, and exterior use.
- Consider solar power systems for energy conservation and operation cost savings.
- Ensure a dedicated circuit is provided for each receptacle to avoid tripping when multiple appliances are used at the same time.
- Ensure all electrical conduits are concealed (surface mounted conduits will not be permitted).
- Provide rough-in for telecommunications equipment (computer, telephone, cable, etc.) and audiovisual (A/V) equipment in all common areas.
- Ensure electrical rooms are independent from all other spaces. Locate electrical rooms in one area, adjacent to other service rooms and preferably accessible by a service corridor, and as far as possible from residential units.
- Ensure that adequate ventilation is provided in transformer vaults and switchgear rooms to prevent overheating and equipment failure.
- LEDs must be provided in the following areas:
    a. Car park area & ramp
    b. M&E Plant Room
    c. Staircases
    d. Service Areas
- LEDs must be provided in the following areas:
    a. Lift lobby
    b. All other common areas
- LEDs and control gear must be provided for general and functional lighting. Architectural, interior decorative and landscape lighting must be based on proposal by respective specialist lighting consultants.
- External lighting fixtures must also be LEDs. The mounting column and fixture type must match the existing installation in the vicinity for aesthetic purpose and subject to the Architect/Landscape Architect selection.

- Separate electrical meters shall be installed for lifts, roof top and all common area services including common lighting shall be connected to separate meter.
- Separate metering panel for warehouse units and dedicated service lift.
- Provide electrical power sockets for common areas and roof top for maintenance purpose
- All outdoor/wet area power sockets, switches and lights should be weather proof
- Emergency lights for all common areas, services rooms and escape routes must be provided
- Surge protector (type 2) for all ICT equipment's must be provided

IV. SYSTEM REQUIREMENT

All electrical equipment must be earthed in accordance to IEE Electrical regulation.

Fire rated cables will be used for essential service power according to local Fire Protection Authority's requirement. Lighting and power system will be allocated using essential and non-essential system. As for the Main switchboard, it must be designed to accommodate the different load category.

Current local Energy and Power Authority practice and IEE Wiring Regulations must be strictly complied with.

The emergency lighting system must consist of self-contained emergency luminaries, which must independently detect loss of normal supply and automatically switch on the integral D.C. battery supply. The lighting system must be designed by alternating circuits, grouping of lighting switches to meet the functional requirements of end users. All external lights shall be controlled by digital timer with provision of manual control switches.

All stairways, corridors, equipment room and areas required by regulations must be adequately provided with exit and emergency lighting. The exit and emergency lighting must be installed to the requirements of local Fire Protection Authority.

The standby Generator Set should provide essential loads such as lift, fire pump system, common area lights, access control system and booster pump system

All the necessary safety and protection devices must be installed to meet Local Authority's requirement.

An emergency access way must be illuminated at all times from the essential supply to meet Local By-Laws. Emergency exits must have Exit Lights fitted for safe evacuation during emergencies. To meet local MNDFs requirement, self-contained emergency lights must also be provided to escape staircases.

Earth leakage protection and miniature circuit breakers must be installed to ensure that maximum safety and convenience of maintenance is afforded to each DB's.
For the overall safety of the installation, efficient electrical earthing and lightning protection systems must be installed.

Lighting
The illumination levels must be generally in accordance with the IES Code of Practice, CIBSE Code for Interior Lighting and Lighting Guide 3 (LG3) and current practices. The lighting system must be designed by arrangements of alternating circuits and selective grouping of light switching to achieve multi levels of illuminance. A daylight harvesting system must also be incorporated in to the design so as to maximize the use of sunlight while minimizing the energy consumption.

Self-contained Emergency Lighting

Self-contained emergency lighting of 3 hours' duration must be designed to local Fire Protection Authority's requirement. The self-contained emergency lights during mains healthy condition would operate from the main supply while simultaneously charging the battery. During a main power failure and the Gen Set supply failure, the same lamp while is utilized except that it would now operate from the battery. When the mains supply and or the Gen Set supply resume, the lamp would revert back to normal operations from the main supply and or the Gen Set supply.

Exit Sign
These self-contained types Exit Sign with standby batteries and automatic charging facilities will be provided.
During mains healthy condition, it would operate using the main supply, whilst during the Main power failure and the Gen Set supply failure, they will operate using the built-in battery.

Earthing System
Earthing system must be installed in accordance with the requirement of BS Code of Practice CP 1301, IEE Wiring Regulation (16th Edition) and Rules and Regulations of local Energy and Power Authority. The earthing system must comprise of neutral point earthing, copper tape interconnections and earth electrodes. Separate power system must have a common earth connection. Each of the systems below should have its own dedicated earthing system meeting their respective earthing requirements: -

1. Electrical system
2. Equipment frame
3. Telecommunication system

Lightning protection system
With the exception of Telecom's system, the rest must be integrated together by linking them with buried bare copper conductors of appropriate size. The purpose is to bring the earth resistance of the entire system to a lower value under the constraint of space available for the discharge of electric current to the ground.

The Telecom's system should be isolated from the integral system as far as possible to avoid the transfer of potential to Service Provider's electronic equipment and the telecommunication system.

Lightning Protection System
To ensure safety to the building and its occupants if lightning happens to hit it directly, a lightning protection must be proposed.

This proposal must be submitted during the concept stage and drawings must be submitted with the detail design submissions.

H. COMMUNICATION SERVICES

I. ASSUMPTIONS / DESIGN CRITERIA

- Internal telephone backbone cabling must be of conventional telephone copper cable.
- Card Access System will be provided to every residential level.
- Lift Access System will be provided to every lifts.
- CCTV system must be using Dome/Bullet IP Camera capable to record HD Video and Audio
- TV provisions must be provided for each unit.

II. SYSTEM DESCRIPTION

Building Access Control
The access control system uses RFID Cards as a medium of access. All authorized tenants must carry their RFID Card at all-time, otherwise will be treated as a visitor. A visitor will be issued with a visitor card and entry should be accompanied by an authorized personnel. Any forced entry will be noticed with an alarm to access control room/security room.

a) Common Area Access – all the tenants/authorized person should be able to access the common area of the building by using an RFID card.
b) Elevator Access – this enhance the overall security of the building by restricting tenant access to their respective floors only

CCTV System
The CCTV system must be designed to provide 24 hours' video recording facility at Security Control Room for individual camera installed in the building. Cameras must be provided at entrance guard house and entrance lobby point, which will be connected to a recorder and TV monitor. The CCTV system must be able to capture surrounding area, perimeter, entrance lift lobby, car parks. All activities within the premises & perimeter surrounding to keep track and recorded for playback if necessary.

Entry Barrier Gate System
The contractor must propose an Entry barrier gate system near the entrance to the car park consisting of:

1. Controller
2. ingress/egress barriers
3. access card reader
4. manual switch

7.0 SUBMISSION (DELIVERABLES & PROCEDURE)

A. CONCEPT SUBMISSION

Initial concept design should be submitted at the first tendering stage and approved by HDC before proceeding to the second stage.
Concept drawings should focus on the concept, how it is integrated to the surrounding and its site and how the concept has been translated to design finally compiled to a concept presentation.

One more important goal of this submission is to ensure that the design is according to our planning guidelines & if the building massing & overall design is up to our standards.

I. PLANNING APPROVALS

Planning approvals must be attained before proceeding to any detail design. The following components must be according to the planning guidelines.

- FSI
- Height
- Setback
- Parking
- Footprint
- Max no. of floors
- A master-plan stating the different phases, if any, of the whole development should be submitted to HDC, where applicable

II. ARCHITECTURAL SCHEMATICS

Architectural Schematic will include the following contents;

- Concept brief
- Location plan
- Site plan showing the surrounding context
- Circulation Layout
- Floor plans
- Conceptual sections and elevations
- Massing models/ 3D perspective images of interior & exterior
- Important and Relevant Details
- Unit typology details

Note: Format of submission should include but not limited to a PowerPoint presentation of the concept submission. A compiled PDF including the presentation, drawings, and the services, structural and material proposal document should be submitted in a CD with the proposal submission.

III. STRUCTURAL SCHEMATICS

Initial schematic designs or the structural grids should be incorporated in the conceptual floor plans Structural Schematic will include the following drawings;

- Layout plan drawing showing the structural members (such as column, beam, slabs, sheer wall. etc.) with estimated size & location.
-

Structural Proposal

- A report stating:
    - Pro and cons of the preferred structural system with respect to the architectural design.
    - Any components in structural design which may affect the architects view and intended purpose.
    - Any components in structural design which may affect the services provided in the building.
    - Explain the structural system in relation to structure's durability for the intended life time of the building.

- Explain the Structural design including the design code, design parameters (considered loads) & analysis method preferred by structural design engineer, details of the software(s) to be used for design, formats of design sheets (if any).
- Notes of proposed foundation system based on the available geotechnical parameters. It is noted that the wind speed for the design can be obtained from local metrological department.
- Assessment of the environmental conditions and the requirement which is applicable for the design with reference to code of practices. This includes, but not limited to covers to be provided for reinforcement, grade of steel, water proofing for foundation, min concrete grade with maximum water cement ratio, admixtures to be used for concrete.etc. based on standards.
- Minimum cement content details for different grades of concrete, in order to achieve a durable concrete for its intended life time
- Details regarding fire rating of the building
- Members of the design team and their qualifications.

IV. BUILDING SERVICES

Proposals for the following systems must be submitted during the conceptual submission stage.

- Air-Conditioning System
- Mechanical Ventilation System
- Automatic Fire Detection and Alarm System
- Portable extinguisher
- Hose reel system
- Wet Riser System
- Automatic Sprinkler System
- Cold Water System
- Sanitary Plumbing System
- Vertical Transportation Services (Lift)
- Electrical and Power System
- Emergency Lighting System
- Earthing System
- Lightning Protection System
- Emergency Electrical Supply (Generator Set)
- Internal Network Cabling
- Building Access Control
- CCTV System
- Public Address System
- Carpark Barrier Gate System

B. FINAL DETAIL DESIGN SUBMISSION

This is the final drawing submission stage and only will be submitted by the winning party from RFP evaluation. the Detailed drawings must be submitted in AutoCAD,PDF Format & Printed drawings set.

I. ARCHITECTURAL SUBMISSION

Architectural submission will include the following drawings;

- Floor plans
- Sections
- Elevations
- Massing
- Detailed site plan with all signs, parking, landscaping & building footprints clearly marked.
- Exterior & interior renders
- All relevant details

II. STRUCTURAL SUBMISSION

Preliminary Structural submission will include the following drawings;

- Detailed structural drawings with all the detailing must be submitted for HDC's approval prior to commencement of physical works. Final submission should be checked and signed by
  i. Licensed Engineer(s) including at least one local registered Engineer
  ii. Accredited structural checker (with stamp)
- Structural Analysis Report, design calculations and
- A table of loads considered for different areas, floor wise.
- Soil Investigation/Geotechnical Study Report
- Specification for the materials to be used in structural works.
- Specific methodologies to be used for parts of work, (if any) required for construction by design.
- Lapping of bar, anchorage & curtailment requirement of the reinforcement has to be specified according the design code.
- Structural System descriptions
- Plans of all floors showing structural grid and vertical circulation grid
- Floor lines and rooflines and top of parapets indicated with dimensions
- Foundation system
- Column layouts
- Sections and elevations
- Beam layouts
- Necessary detail drawings
- Details of prevention measures of heat transfer to interior of the building through the concrete surface which exposed to direct sunlight (Such as roof tops)
- Details of suitable corrosive prevision methods for exposed steel used in the building.
- Details of proper water proofing mechanism for water retaining structures such as water tanks, sumps etc.
- Grade of the cover block should be same as the structural member.
- Methods of transportation, placement & curing of concrete. (according to BS standards)
- Materials used for structural elements. (This must be tested according to standards. Such laboratory tests should confirm the Mechanical/chemical/ physical properties of the materials)
- Minimum strength of cement shall not be less than 42.5 N/mm2

- Details of precaution regarding special need (Chloride; Sulphate etc.) considering costal environment.
- Attached technical specification can be followed and Codes (British and Euro Code) will be given priority.

III. BUILDING SERVICES SUBMISSION

All the services systems proposed during the conceptual stage must be shown on plan.

- Plumbing drawings (referring to the latest MWSC guidelines)
- Electrical drawings (referring to the latest STELCO guidelines)
- Fire (approved as per the latest MNDF fire guidelines)
- Generator set calculation
- Electrical load calculation
- Lighting calculation
- Pressure loss and/or pipe sizing calculations including pump sizing
- HVAC system description to include central plant, duct chases shown on architectural drawings
- Mechanical rooms sizes and located on architectural drawings
- Vertical shafts and riser spaces sized and indicated on architectural drawings
- Telephone and electrical room requirements shown on plans
- Gas, water, sewer, etc., service points shown on plans
- Lighting outlined in plan.
- Protective services on plans
- Fire protection and firefighting systems on plans
- Electrical services on plans

IV. DETAILS

- Large scale details of major exterior wall assemblies
- Typical window and door details
- Key areas shown including stairs, elevators, shafts and other conditions where wall sections reveal the third dimension
- Partition types and details
- Connection details

Note: All drawings shall be checked and commented by HDC and shall be amended if required

Any other drawings or documents required for local authority approval should be approved.

Minimum three (3) printed and stamped sets of the above mentioned drawings and documents should be submitted

Drawings Submission Form with the appropriate parts filled and signed by Registered Engineer with checkers certificate.

The Contractor is required to submit and approve a work schedule indicating the important milestones of Design Stage considering the review period (Feedback period) within two days of signing the contract.

With the submission of above mentioned documents & drawings, the Employer would provide the necessary feedback. In giving feedbacks we would check whether if it fits the design guidelines, function, aesthetics, materials, façade etc. and a two-way dialogue attain satisfactory level of work.

Please note that 'Satisfactory Level' will be decided using the 'Method of Implementation'

C. SHOP DRAWINGS AND AS BUILT

The following drawings shall be submitted during implementation and after completion of construction.

- As built Architectural drawings
- As built Structural drawings
- As built Services drawings (Water, Sewage, Electrical, Ventilation & Air-conditioning, Firefighting)

D. SUBMISSION PROCEDURE

During the proposal submission stage all parties are to submit the complete conceptual drawings as mentioned in **Concept Design Stage**. After deliberations from HDC referring to the design criteria (attached herewith) a winning party will be chosen.

Thereafter, the winning party is to submit the complete detailed drawings and documents as mentioned in **Detailed design stage**. The time of completion of detailed design for this project is maximum **60 days**. The party is required to submit and approve a work schedule indicating the important milestones of Design Stage considering the review period (Feedback period) within a week of signing the contract.

With the submission of Required documents, HDC would provide the necessary feedback. In giving feedbacks we would check whether if it fits the design guidelines, function, aesthetics, materials, façade etc. and a two-way dialogue to attain satisfactory level of work. Upon achieving optimal design conditions, approval to submit for **Building Permit** will be given.
With the awarding of building permit, physical implementation can be started. Drawings and documents mentioned in **Shop drawings and As built** can be submitted during implementation or after construction. With the Successful completion and submission of the documents and drawings and with the fulfilling of other mandatory requirements set by the Building Control Unit, **Building Usage Permit** will be awarded.

8.0 REFERENCES

A. LOCAL & STATUTORY AUTHORITIES

- Housing Development Corporation (HDC)
- Male' Water & Sewerage Company Pvt Ltd (MWSC) – Water and Sanitation Authority
- Maldives National Defense Force (MNDF) – Fire Protection Authority
- Ministry of Environment & Energy
- Ministry of Health
- State Electric Company Ltd (STELCO) – Energy and Power Authority
- Relevant Telecom and Internet Service Provider
- National Fire Protection Association (NFPA)
- Maldives Civil Aviation Authority (CAA)

B. REGULATIONS, STANDARDS, AND CODE

- Indoor Air Quality (IAQ)
- Latest edition of ASHRAE 62 "Ventilation for Acceptable Indoor Air Quality"
- Latest Edition of SMACNA, ASHRAE and ARI standards.
- CIBSE guidelines.
- National Fire Protection Association (NFPA)
- The relevant British Standard Specification (BS)
- Latest Edition of ASHRAE standards
- Energy and Power Authority
- The Regulation of the Electrical Equipment of Building
- Electrical Engineers, United Kingdom.
- The relevant British Standard Specification (BS)
- The British Standard Electrical Code of Practice.
- Local Fire Protection Authority
- Maldives National Building Code
- Illuminating Engineering Society (IES) – Recommendation for lighting
- Telecom and Communication Authority
- Latest edition of ASHRAE standards
- CIBSE guidelines
- Institute of Electrical Engineers (IEE)

9.0 EVALUATION CRITERIA

The evaluation would be carried out on the basis of items submitted as par the items highlighted in the section "7.0 SUBMISSION (DELIVERABLES AND PROCEDURE)". The attached design brief would be treated as the marking guideline to evaluate the submittals. The following evaluation criteria will be used to allocate marks for the design evaluation

1. CLARITY OF CONCEPT (20 points)
a) Clarity of the proposed idea
b) Understanding of the brief and business model
c) Quality of concept translation to design
d) Translation of concept to physical design

2. SITE RESPONSIVE DESIGN (25 points)
a) Addressing the surrounding urban context?
b) Accessibility and site circulation
c) Integrating with the socio economic needs of the community

3. SUSTAINABILITY (25 points)
a) Integrating proposed material addressing to the local weather and surrounding context
b) Integrating Passive design features and strategies
c) Energy efficiency and generation features, strategies and impacts
d) Incorporation of ecological and green features areas to reduce carbon footprint

4. AESTHETICS & FUNCTIONALITY (20 points)
a) Distinctiveness architectural language
b) Form & Function - Proportion, Solid and Void and Form and Shape in connection and to complement the existing structure and architectural language of the surrounding context
c) Quality of aesthetics achieved by the harmonious balance between Texture, Color, Tone, Direction expressing the façade and its design

5. QUALITY OF CONTENT (10 points)
a) Completeness of submission content
b) Concept Presentation
c) Quality of Presentation Medium (Boards, Models, Interactive presentation, etc.)
d) Design communication quality

Annex 06

Development Guideline

ހުޅުމާލެ ޕްލޭނިންގ އަދި އިމާރާތް ކުރުމުގެ ގަވާއިދު

(ސިނާއީ ސަރަހައްދު، ފޭސް 1)

1- ތަޢާރުފް

ހުޅުމާލެއަކީ ޕްލޭންކޮށްގެން ތަރައްޤީކުރަމުންދާ ރަށަކަށްވެފައި، ހުޅުމާލޭގެ ސަރަހައްދުތަކުގެ މާސްޓަރ ޕްލޭންތައް ތައްޔާރުކުރުމާއި، ތަރައްޤީގެ މަސްރޫޢުތައް ވިލަރެސްކޮށް ބެލެހެއްޓުމާއި އަދި މިކަމާގުޅޭ ޑިވެލޮޕްމަންޓަލް ކޮންޓްރޯލް ތައްޔާރުކުރުމާއި މިކަންތައްތައް ބެލެހެއްޓުމަކީ މި ކޯޕަރޭޝަން އުފެއްދި އެއް މަޤުސަދުކަމަށްވީހިނދު، މި ގަވާއިދަކީ ދިވެހިރާއްޖޭގެ ކުންފުންޏާބެހޭ ޤާނޫނުގެދަށުން ބާރުލިބިގެން އުފެދި ހިނގަމުން އަންނަ، ހައުސިންގ ޑިވެލޮޕްމަންޓް ކޯޕަރޭޝަން ލިމިޓެޑުން ހުޅުމާލެ ފޭސް 1 އިން، ސިނާއީ ބޭނުންތަކަށް ދޫކޮށްފައިވާ ބިންތަކުގައި އިމާރާތްކުރުމުގެ ކަންކަން ހުންނަންޖެހޭ ގޮތް ކަނޑައަޅައިދިނުމަށް ހަދާފައިވާ ގަވާއިދެވެ.

2- ނަން

މި ގަވާއިދަށް ކިޔާނީ "ހުޅުމާލެ ޕްލޭނިންގ އަދި އިމާރާތްކުރުމުގެ ގަވާއިދު (ސިނާއީ ސަރަހައްދު، ފޭސް 1) މިހެންނެވެ.

3- ގަވާއިދު ހިނގާނެ ދާއިރާތައް

މި ގަވާއިދު ހިނގާނީ ހުޅުމާލެ ފޭސް 1 އިން، ސިނާއީ ބޭނުންތަކަށް ދޫކޮށްފައިވާ ބިން ތަކަށެވެ.

4- ބިން ބޭނުންކުރެވޭނެ ގޮތް

(ހ) ސިނާއީ ސަރަހައްދުން ދޫކުރެވިފައިވާ ބިންތައް ދޫކުރެވިފައިވަނީ މައިގަނޑުގޮތެއްގައި ސިނާއީ މަސައްކަތް ކުރުމަށެވެ. މިގޮތުން ކުރެވޭނޭ މަސައްކަތްތަކަށް ތިރީގައި ބަޔާންކޮށްފައި އެވަނީއެވެ. ތިރީގައި ބަޔާންކޮށްފައިވާ މަސައްކަތްތަކަށް ފިޔަވައި އެހެން މަސައްކަތްތަކަށް ނުވަތަ އެމަސައްކަތްތަކަށް ކުރުމަށް ކަނޑައަޅާފައިވާ ބިން ފިޔަވައި އެހެން ބޭނުމެއްގައި އެމަސައްކަތްތަކަށް ކުރެވޭނީ މިކޯޕަރޭޝަނުން ލިޔުމުން ހުއްދަދޭ ގޮތެއްގެ މަތިންނެވެ.

ސިނާއީ ބިން ތަކުގެ ކުރެވޭ މަސައްކަތްތަކުގެ ތަފްސީލު:

ޒޯން 1: ކާބޯތަކެއްޗާ ގުޅުންހުރި

- ކާބޯ ތަކެތި ގުދަންކުރުން
- ކޯލްޑް ސްޓޯރޭޖް
- ކޭޓަރިންގ
- ކާނާގެ ބާވަތްތައް ތައްޔާރުކުރުމާއި ބަންދުކުރުން
- މި ޒޯނުގައި ލިސްޓު ކުރެވިފައިވާ ތަކެތި ހޯލްސޭލްކޮށް ވިއްކުން. (އެތަކެތި ހުންނަންވާނީ ސަރުކާރުން ކަނޑައަޅުއްވާ އިދާރާއެއްގެ ގަވާއިދަށް ފެތޭގޮތަށެވެ.)

ޒޯން 2 : ދިރިއުޅުމަށާއި ވިޔަފާރީގެ ބޭނުމަށް

- ގުދަންކުރުން
- ކޯލްޑް ސްޓޯރޭޖް
- ލޯންޑްރީގެ މަސައްކަތް
- ކާރު ދޮވުން
- ލައިޓް ވަރކްޝޮޕް (މަރާމާތު ކުރުމާއި ދޮވުން)
- މި ޒޯނުގައި ލިސްޓު ކުރެވިފައިވާ ތަކެތި ހޯލްސޭލްކޮށް ވިއްކުން. (އެތަކެތި ހުންނަންވާނީ ސަރުކާރުން ކަނޑައަޅުއްވާ އިދާރާއެއްގެ ގަވާއިދަށް ފެތޭގޮތަށެވެ.)

ޒޯން 3 : ކޮންސްޓްރަކްޝަން މަސައްކަތާއި ތަރައްޤީއާ ގުޅުންހުރި

- ގުދަންކުރުން
- ޕްރީމިކްސް ކޮންކްރީޓް ތައްޔާރު ކުރުމާއި ސަޕްލައި ކުރުން
- އުޅަނދުތަކާއި އާލާތްތައް ކުއްޔަށް ދޫކުރުން
- މެކޭނިކަލް ވަރކްޝޮޕް އަދި ކާރުޕެންޓްރީގެ މަސައްކަތް

ޒޯން 4 : ސަރަހައްދަށް ބިނާވާ

- ބޮންޑެޑް ވެއަރހައުސް
- ލޮޖިސްޓިކްގެ ހިދުމަތް
- ހެވީ ވެހިކަލް ޕާރކްކުރުން

(ށ) މިގަވާއިދަށް އަމަލުކުރަން ފަށާ ހިސާބުން، ސިޓީއީ ސަރަހައްދުން އަލަށް ބިމެއް ކުއްޔަށްހިފާ ފަރާތްތަކަށްނަމަ، ބިންކުއްޔަށް ދިނުމުގައި އަމަލުކުރާނީ ތިރީގައިވާ ގޮތުގެމަތީންނެވެ.

1) 1276 އާއި 2507 އަކަފޫޓާ ދެމެދުގެ ބިމެއްނަމަ ދޫކުރާނީ 1 ބިން
2) 501 އާއި 1275 އަކަފޫޓާ ދެމެދުގެ ބިމެއްނަމަ ގިނަވެގެން ދޫކުރާނީ 2 ބިން
3) 350 އާއި 500 އަކަފޫޓާ ދެމެދުގެ ބިމެއްނަމަ ގިނަވެގެން ދޫކުރާނީ 3 ބިން

(ނ) މި މާއްދާގެ (ށ) ގައިވާ ގޮތުގެމަތީން ބިންކުއްޔަށް ދެވިފައިވާފަރާތްތަކަށް ސިޓީއީ ސަރަހައްދުން އިތުރު ބިމެއް ކުއްޔަށް ދެވޭނީ، ކުރިން ނަގާފައިވާ ބިމުގެ ނުވަތަ ބިންތަކުގެ އެއްބަސްވުމާ އެއްގޮތަށް، މިކޯޕަރޭޝަނުން ޤަބޫލުކުރާ މިންވަރަކަށް މަސައްކަތްކުރުމުން ނުވަތަ ހިދުމަތް ދެމުންދާނަމައެވެ. މިގަވާއިދު އާންމުކުރުމުގެކުރިން ބިންކުއްޔަށް ނަގައިފައިވާ ފަރާތްތަކަށްވެސް ސިޓީއީ ސަރަހައްދުން އިތުރުބިމެއް ކުއްޔަށްދެވޭނީ، ކުރިންނަގާފައިވާ ބިމުގެ ނުވަތަ ބިންތަކުގެ އެއްބަސްވުމާ އެއްގޮތަށް މިކޯޕަރޭޝަނުން ޤަބޫލުކުރާ މިންވަރަކަށް މަސައްކަތްކުރުމުން ނުވަތަ ހިދުމަތް ދެމުންދާނަމައެވެ.

(ރ) މިގަވާއިދު އާންމުކުރުމުގެކުރިން، ކުއްޔަށްދީފައިވާ ބިންތަކުގެތެރެއިން، ޖެހިޖެހިގެންވާ ބިންތައް އެއްކޮށްގެން އިމާރާތް ކުރާނަމަ އަމަލުކުރަންވާނީ ތިރީގައިވާގޮތުގެ މަތީންނެވެ.

1) އެއްކޮށްފައިވާ ބިންތަކުގެ ޖުމުލަ ބޮޑުމިން 500 އަކަފޫޓަށްވުރެ ބޮޑުވާނަމަ މިޤަވާއިދުގެ (6) އަދި (7) ވަނަ މާއްދާގައިވާ ގޮތުގެމަތީން ސެޓްބެކާއި އެފް.އޭ.އާރު (ގޯތީގެ އޭރިއާއާއި ތަޅުމުގެ ޖުމްލަ އޭރިއާއަކަށް ހިޔާ ކުރެވޭ މިންވަރު) ބަހައްޓަން
2) އެއްކޮށްފައިވާ ބިންތަކުގައި ކުރާ އިމާރާތުގެ ޑްރޯއިންގ ކުރަހައިގެން ތަސްދީޤުކުރުމުގެ ކުރިން އިމާރާތްކުރުމަށް ބޭނުންވާގޮތުގެ ފުލް ޕްލޭނާ މިކޯޕަރޭޝަނަށް ހުށަހަޅައި ލިޔުމުން ހުއްދަ ހޯދުން

(ބ) ސިޓީއީ ސަރަހައްދުން ދޫކުރާ ބިމުގައި ކުރާ އިމާރާތުގެ ޖުމުލަ ފްލޯ އޭރިއާގެ މަދުވެގެން 60% ބޭނުން ކުރަންވާނީ، ހުއްދަދެވިފައިވާ ސިޓީއީ ބޭނުމަކަށެވެ. އެސިޓީއީ މަސައްކަތަކާ ގުޅިފައިވާ އެހެނިހެން ބޭނުންތަކަށް، އިމާރާތުގެ ޖުމުލަ ފްލޯއޭރިއާގެ 40% އަށްވުރެ ގިނަ ނުވާގޮތަށް ކޯޕަރޭޝަނުން ހުއްދަކުރާ ކަމަކަށް ބޭނުން ކުރެވިދާނެއެވެ.

(ޅ) ސިޓީއީ ބޭނުމަށް ދޫކޮށްފައިވާ ބިން ތަކުގައި ކުރުން ހުއްދަ ނޫން ކަންކަން:

1) ހުޅުމާލޭގެ ތިމާވެއްޓަށާއި އާންމު ސިއްހަތަށް ގެއްލުންވާފަދަ މަސައްކަތް
2) އެއަރޕޯޓާއި އެއަރޕޯޓުގައިކުރާ މަސައްކަތްތަކަށް ބުރުއަރާފަދަ މަސައްކަތް

(ކ) އިމާރާތުގައި ބޭސްމަންޓެއް ހަދާނަމަ މިމާއްދާގެ (ރ) ގައިވާ ފަދައިން ބޭސްމަންޓް ބޭނުން ކުރެވިދާނެއެވެ. ބޭސްމަންޓްގެ ގޮތުގައި ހެދޭ އޭރިއާ އެފް.އޭ.އާރު (ގޯތީގެ އޭރިއާއާއި ތަޅުމުގެ ޖުމްލަ އޭރިއާއަކަށް ހިޔާ ކުރެވޭ މިންވަރު) ތެރޭގައި ހިމެނޭނެއެވެ.

6- ސްޓޮކްޕައިލް ޒޯން އަދި ސްޓޮކްޕައިލް ބެލެހެއްޓުން

(ހ) ބިން ތަކުގައި އިމާރާތް ކުރުމުގައި ސްޓޮކްޕައިލްގެ ޒޯނުގައި، ތިރީގައިވާ ތާވަލުގައިވާ ޒޯނުގެމިން ޖާގަ ދޫކުރަންވާނެއެވެ.

ބިމުގެ ބޮޑުމިން (އަކަފޫޓު)	ކުރިމަތީ ސްޓޮކްޕައިލް	ފަހަތު ސްޓޮކްޕައިލް	އަރިމަތީ ސްޓޮކްޕައިލް
500 އަށް ވުރެ ކުޑަ	1 މީޓަރު	1 މީޓަރު	1 މީޓަރު ދެފަރާތުން
500 އަށް ވުރެ ބޮޑު	1 މީޓަރު	3 މީޓަރު	3 މީޓަރު އެއްފަރާތުން

(ށ) ޖެހިގެންހުރި ދެ ބިން ނުވަތަ އެއަށްވުރެ ގިނަ ބިންތައް އެއްކޮށްގެން އިމާރާތްކުރާނަމަ މިމާއްދާގެ (ހ) ގައިވާ ޒޯނުގެމިން 500 އަކަފޫޓަށްވުރެ ބޮޑު ބިންތަކުގައި ސްޓޮކްޕައިލް ދޫކުރާ އުސޫލު އެއްގޮތަށް އަމަލުކުރަންވާނެއެވެ.

(ނ) ސްޓޮކްޕައިލްގެ ޒޯނުގައި ދޫކޮށްފައިވާ ބައި، އެއްވެސް ހިސާބަކުން ހިއްކައިގެން ނުވާނެއެވެ.

7- އިމާރާތުގެ ފްލޯ ސްޕޭސް އިންޑެކްސް (އެފް.އެސް.އައި)

(ހ) އެފް.އެސް.އައި އަކީ ގޯތީގެ އޭރިއާއާއި ތަޅުތަކުގެ ޖުމްލަ އޭރިއާއަށް ރިއާއަތްކޮށް ހިސާބުކުރާ މިންވަރެވެ. މިގޮތުން ހުޅުމާލެ ފޭސް 1 އިން، ސިޓީއާއި ބޭނުންތަކަށް ދޫކުރެވިފައިވާ ބިންތަކުގެ ފްލޯރ ސްޕޭސް އިންޑެކްސް ތިރީގައިވާ ތާވަލުގައި އެވަނީއެވެ.

ބިމުގެ ބޮޑުމިން (އަކަފޫޓު)	އެފް.އެސް.އައި
500 އަށް ވުރެ ކުޑަ	4.0
500 އަށް ވުރެ ބޮޑު	4.3

(ށ) ފްލޯ ސްޕޭސް އިންޑެކްސް (އެފް.އެސް.އައި) ހިސާބުކުރުމަށް ބޭނުންކުރާ ފޯމިއުލާ :

ފްލޯ ސްޕޭސް އިންޑެކްސް (އެފް.އެސް.އައި) = އިމާރާތުގެ ޖުމްލަ ހިސާބުކުރެވޭ އޭރިއާ (ޖީ.އެފް.އޭ)
ބިމުގެ އޭރިއާ

(ނ) ތިރީގައި ބަޔާންކޮށްފައިވާ ތަންތަނާ އެފް.އެސް.އައި. ގުނާގައި ނުހިމެނޭ ބައިތަކެވެ.

(1) ސަރވިސް ޑަކްޓްތައް

(2) ލިފްޓް ޝާފްޓްތައް

(3) 5 ފޫޓަށް ފަންގިފިލާގެ ސިޔެޑި އޭރިއާ

(4) މަތި ހިޔާނުކުރާ ވައިގޮޅި

8- ތިމާގައި ހުށަހެޅުން.

(ހ) ފެނުގައިފުރި ތަކެއް 1 ގެ ވަރުގައިވާގޮތަށް ތިމާގައި ހުށަހެޅުން ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް/ކުންފުނި ފާސްކުރުމުގެ ކުރިން 6ވަނަ ފަންގިފުޅުގެ (ދެއަތުގެ) ތެރެއިން ދެ ކޮޕީ ހުށަހެޅުން. ތަކެތި ތިމާގައި ބަލައިގަތުމަށް ތަކެތި ހުށަހެޅުމުގެ 18.5 ދުވަހުގެ ކުރިން.

(ށ) ކުންފުނީގެ ހުށަހެޅުނު ތަކެތި ތިމާގައި ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް/ކުންފުނި ފާސްކުރުމުގެ ކުރިން ކުރިއަށް ގެންދިއުން.

(ނ) ކުންފުނީގެ ހުށަހެޅުނު ތަކެތި ތިމާގައި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތަކުން 2 ގެ ކުރިން ބަލައިގަތުމަށް ތަކެތި ހުށަހެޅުމުގެ ކުރިން ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތަކުން ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް ކަމަށް ކަށަވަރުކުރުމަށް ބޭނުންކުރާ ލިޔުންތައް 2 ދުވަހުގެ ތެރޭގައި ހުށަހެޅުން ކުރިއަށްގެންދާނެ ގޮތް ކުންފުނީގެ ބޯޑުން ކަށަވަރުކުރުން. ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް 18.5 ދުވަހުގެ ތެރޭގައި ބަލައިގަތުން ކުރިއަށްގެންދާނެ ގޮތް ކުންފުނީގެ ބޯޑުން ކަށަވަރުކުރުން.

(ރ) ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތަކުން ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް ކަމަށް ކަށަވަރުކުރުމަށް ބޭނުންކުރާ ލިޔުންތައް ހުށަހެޅުން.

(ބ) ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތަކުން ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް ކަމަށް ކަށަވަރުކުރުމަށް ބޭނުންކުރާ ލިޔުންތައް ހުށަހެޅުމުގެ ކުރިން ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތަކުން ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް 2.7 ދުވަހުގެ ތެރޭގައި ކަށަވަރުކުރުން.

(ޅ) ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް (ދެއަތުގެ) ގެ ތެރެއިން ކޮންމެ ކަމެއް ކަށަވަރުކުރުމަށް ބޭނުންކުރާ ލިޔުންތަކުގެ ފުރިހަމަކަން ބަލައި ކަށަވަރުކުރުން. ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް 6 ވަނަ ފަންގިފުޅުގެ ތެރެއިން ކޮންމެ ކަމެއް ކަށަވަރުކުރުމަށް ބޭނުންކުރާ ލިޔުންތަކުގެ ފުރިހަމަކަން ބަލައި ކަށަވަރުކުރުން. ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް 15 ދުވަހުގެ ތެރޭގައި ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް ކަމަށް ކަށަވަރުކުރުން. ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް ކަށަވަރުކުރުމުގެ ކުރިން ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް/ކުންފުނި ފާސްކުރުމުގެ ކުރިން ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް 18.5 ދުވަހުގެ ތެރޭގައި ކުރިއަށްގެންދާނެ ގޮތް ކުންފުނީގެ ބޯޑުން ކަށަވަރުކުރުން. ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް (ދެއަތުގެ) 22.5 ދުވަހުގެ ތެރޭގައި ކުރިއަށްގެންދާނެ ގޮތް ކުންފުނީގެ ބޯޑުން ކަށަވަރުކުރުން.

(ކ) ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތަކުން ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް ކަމަށް ކަށަވަރުކުރުމަށް ބޭނުންކުރާ ލިޔުންތައް ހުށަހެޅުމުގެ ކުރިން ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް 15 ދުވަހުގެ ތެރޭގައި ކުރިއަށްގެންދާނެ ގޮތް ކުންފުނީގެ ބޯޑުން ކަށަވަރުކުރުން. ތަކެތި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް (ދެއަތުގެ) 22.5 ދުވަހުގެ ތެރޭގައި ކުރިއަށްގެންދާނެ ގޮތް ކުންފުނީގެ ބޯޑުން ކަށަވަރުކުރުން.

9- ތިމާގައި ބަލައިގަތުމަށް ކަމަށް ކަށަވަރުކުރުން

(ހ) ތިމާގައި ބަލައިގަތުމަށް ކަމަށް ކަށަވަރުވާ ގޮތަށް ކަމަށް ކަށަވަރުކުރުމަށް ބޭނުންކުރާ ލިޔުންތައް ތިމާގައި ބަލައިގަތުމަށް ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް (ކަމަށް ކަށަވަރުވާ ގޮތަށް ކަމަށް ކަށަވަރުކުރުމަށް ބޭނުންކުރާ ލިޔުންތައް ހުށަހެޅުމުގެ ކުރިން ކުރީގައި ލިޔެ ސޮއިކުރާ ފަރާތް ކަމަށް ކަށަވަރުކުރުން) ފާސްކުރުން.

(ر) ހުށަހަޅާ ތަނުގައި ތިބޭ ފަރާތްތަކުގެ ކައިވެނި ދަށުގެ ދަރިންގެ ކަނޑައެޅުން ހުށަހަޅާ ފަރާތުގެ ކައިވެނި ދަށުގެ ދަރިންގެ ކަނޑައެޅުމާ ގުޅިގެ

13- މުދާ އަރުވާ ބޭލުން

(ހ) ބިމުގައި މުދާ އަރުވައި ބޭލުމަށްބޭނުންކުރާ މަދުވެގެން 24 އަކަމީޓަރުގެ ސަރަހައްދެއް ކަނޑައެޅިފައި އޮންނަންވާނެއެވެ. އަދި އެ ސަރަހައްދަކީ ވިހިކަލްތަކަށް (ލޮރީ/ވޭން) ވަށައިގެން ވަދެ، ނިކުމެވޭފަދަ ތަނަކަށް ވާންވާނެއެވެ.

(ށ) މުދާ އަރުވައި ބޭލުމަށް ހާއްސަކުރާ ސަރަހައްދު އޮންނަންވާނީ ކުއްލި ހާލަތްތަކުގައި ގޮސް ނުކުންނަން ހުންނަ މަގަކަށް ދިމާނުވާ ގޮތަކަށެވެ.

14- އިންވާރު ބާނުން

(ހ) މިގަވާއިދުގެ އެނެކްސް 2 ގައިވާ ގޮތަށް، މަގުމަތީ އިންވާރު ރާނަންވާނީ އުސްމިނުގައި 1.2 މީޓަރަށެވެ.

(ށ) މިމާއްދާގެ (ހ) ގައިވާ ފަދައިން މަގުމަތީ އިންވާރު ރާނާއިރު އޭގެ މަތިން 0.6 މީޓަރު ފެންސް/ގްރިލް ލާންވާނެއެވެ. ނުވަތަ ބިމުން ފެށިގެން 2 މީޓަރުގެ އުސްމިނުގެ ފެންސް/ގްރިލް ލާންވާނެއެވެ.

(ނ) މިގަވާއިދުގެ އެނެކްސް 2 ގައިވާ ގޮތަށް، ގޯތީގެ އަރިމަތީ އަދި ފަހަތު އިންވާރު ރާނަންވާނީ އުސްމިނުގައި 2 މީޓަރަށެވެ.

15- ވެންޓިލޭޝަނުގެ ފެންމިން

(ހ) ކޮންމެ އިމާރާތެއްގެވެސް ވެންޓިލޭޝަނުގެ ފެންމިން ކަނޑައަޅާނީ އިމާރާތުގެ ސްޓްރަކްޗަރަލްކޯޑާއި ރިއާޢަތްކޮށް، އިމާރާތުގެ ސްޓްރަކްޗަރަލް ޑިޒައިނަރ އިންޖިނިއަރެވެ.

(ށ) 1 ބެޑުގެ އިމާރާތްތަކަށް ވެންޓިލޭޝަނުގެ ގޮތުގައި އެންމެ ފެންވެގެން ހުންނަންވާނީ ޕްލިންތުން/ގްރައުންޑް ލެވެލުން ފެށިގެން 0.6 މީޓަރު އަޑިއަށެވެ.

(ނ) އިމާރާތުގެ އުސްމިން 1 ބުރި ނުވަތަ 5 މީޓަރަށްވުރެ އުސްނަމަ އިމާރާތުގެ ކޮރިޑޯތަކަށް "ވެންޓިލޭޝަން ޝާފްޓްކޮށްފައި މެދުގެ" ސްޓްރަކްޗަރަލް އިންޖިނިއަރުގެ ލަފާއާއި އެއްގޮތަށް ހަމަޖެހެންވާނެއެވެ.

(ރ) އިމާރާތުގެ ވެންޓިލޭޝަން 1.8 މީޓަރަށްވުރެ ފެންވާނަމަ ޕީ.އައި.އޭ ހަމަހަމަކުރަންވާނެއެވެ.

16- ބެލްކަނީ އަދި ޖަނަލާ (ރެއިލިންގ/ޕެރަޕެޓް)

(ހ) އިމާރާތުގެ ބެލްކަނީތަކާއި ޖަނަލާގެ ކޮންކްރީޓްގެ/ފާރުގެ އުސްމިނުގައި ހުންނަންވާނީ ތަޅުމުން ފެށިގެން 1.2 މީޓަރު.

(ށ) އެހެން ގޯތިތަކުގެ އިމާރާތްތަކަށް ބެލްކަނީތައް ނުވަތަ ޖަނަލާ ހަދާނަމަ އެ ގޯތިތަކުގެ ތަޅުމުން ފެށިގެން މަތިވެރިގެން 2 މީޓަރުގެ އުސް ޕްރައިވެސީ ސްކްރީނެއް ހަރުކުރަންވާނެއެވެ. ނުވަތަ 1.2 މީޓަރުގެ ފާރުބުރިއެއް ލުމަށްފަހު އޭގެމަތިން 0.8 މީޓަރު އުސްމިނުގެ ޕްރައިވެސީ ސްކްރީނެއް ހަރުކުރަންވާނެއެވެ. މިގޮތަށް ހަރުކުރާ ޕްރައިވެސީ ސްކްރީންގައި އަންނަނިވި ސިފަތައް ފުރިހަމަ ވާންވާނެއެވެ.

(1) ޕްރައިވެސީ ސްކްރީންގެ ތެރެއިން، ވަށައި އަދި އިމާރާތުގެ ތެރެއަށް ފެނިހަމަވަން ވަންނަ ހުރުން.

(2) ޕްރައިވެސީ ސްކްރީންގެ ތެރެއިން، އިންސާނުން ހުންނަ އިމާރާތް ސިޓީ ހަމައަށް ނުފެންނާނެހެން ހުރުން.

17- ރޫފްޓެރަސް އަދި ލިފްޓް މެޝިންރޫމް

(ހ) އިމާރާތުގައި ރޫފް ސްލެބެއްއޮންނަމަ އެ ސްލެބް އިމާރާތުގެ ސެޓްބެކަށް ނުރެކޭން ނުވާނެއެވެ. އަދި ސިޑިރޫމް/ލިފްޓްމެޝިންރޫމް ހިމެނޭކަމުގައިވިޔަސް ސެޓްބެކަށް ނުރެކޭން ނުވާނެއެވެ.

(ށ) އިމާރާތުގައި ކެނޮޕީއެއްލާނަމަ، ދިއާރު ހިމެނޭގޮތަށް 0.45 މީޓަރު ސެޓްބެކަށް ނެރެވިދާނެއެވެ. ސެޓްބެކަށް އަސްކަންޏާއި ދިއާރު ހިމެނޭގޮތުން 0.45 މީޓަރު ނެރެވިދާނެއެވެ.

(ނ) އިމާރާތުގެ 6 ވަނަ ފަންގިފިލާގެ ހާހުރިވޭތައިގެ ބޭރުން އެއްވެސް ތަނެއް ނުވަތަ ބިރެއް ހުރުގެންނުވާނެއެވެ.

18- ވައިގޭސް އަދި ދުންޏާއި ކެމިކަލް

(ހ) އިމާރާތުގެ އެއްވެސް ދުންމަށް/ކެމިކަލް ހުޅުވާލައި ހުންނަކަށް ދިމާން ބޭރަށް ހުރުން ނުވާނެއެވެ. (އެންމެކުޑަ 3 ފުޓް ބޭއްވުމާ)

(ށ) ޖެހިގެންހުރި ބިމުގެ އިމާރާތްތަކަށް ހުންނަ ފާރުތަކައި ކެމިކަލް އަދި ގޭސްބެހޭ ވަރަ ތަކެތި ހަރުކުރުމައި ހުރުގެންނުވާނެއެވެ.

ޑިވެލޮޕްމަންޓް އެންޑް ޕްލޭނިންގ ޑިޕާޓްމަންޓް، ހައުސިންގ ޑިވެލޮޕްމަންޓް ކޯޕަރޭޝަން ލިމިޓެޑް ފޯން: 3353535 އީމެއިލް: planning@hdc.com.mv

(ނ) މިގަވާއިދުގެ އެނެކްސް 3 ގައި ދައްކާފައިވާގޮތަށް އިމާރާތުގައި (ބިމުގެ އިމުގައި) ފައިބާލެއްއް ހަދާނަމަ އެ ފައިބާލެއްގައި މަދުވެގެން އުސްތުރަށް 0.75 މީޓަރު އަދި ފުޅާމިނުގައި 0.6 މީޓަރު ހުންނަންވާނެއެވެ. އަދި އިމާރާތުގެ ތެރޭގައި ފައިބާލެއްއް ހަދާނަމަ ބޭރުގެ ކޮންމެ އަރިމަތްކޮޅެއްގައިވެސް މަދުވެގެން 0.6 މީޓަރު ހުންނަންވާނެއެވެ.

(ރ) އެހެން ކަންތައްތަކަށް ކަނޑައެޅިފައިވާ 40% ގެ ތެރޭގައި ދިރިއުޅުމަށް ތަންތަން ހަދާނަމަ އެ ބައިތަކަށް ވައި އަލިކަން ފޯރުކުރުމަށްޓަކައި، ކޮންމެ ބައެއްގެ ތަޅުމުގެ ބޭރުމިނުގެ 10% އަށްވުރެ ކުޑަނުވާފަދަގެ ހުޅުވުމުގެ އިމާރާތުގެ ބޭރަށް ހުޅުވޭ ޖާގައާ ދިމާވާގޮތަށް އޮންނަންވާނެއެވެ. ހުޅުވުން ކަމަށް ބަލާފައިވާނީ، ދޮރު، ކުޑަދޮރު، ހަނގަފަދަ ހުޅުވުން ތަކަކެވެ. ހަމައެކަނި އަލިވެއްދުމަށް ހުންނަ ގްލާސް ބްލޮކް ނުވަތަ ނުހުޅުވޭގޮތަށް ބިއްލޫރި ޖަހާފައި ހުންނަ ތަންތަނާއި ދަފުދޮރާއި ކުޑަދޮރު (ސްލައިޑިންގ ޑޯ އެންޑް ވިންޑޯ) ގެ ނުހުޅުވޭ ބައި މީގެ ތެރޭގައި ނުހިމެނޭނެއެވެ.

(ބ) ހުޅުވުމަކުން (އެޕާރޓްމަންޓުން) ވެންޓިލޭޝަނަށް ބޭނުން ހުޅުވުމާ ދިމާއިން ފަށައިގެން 6 މީޓަރު ދުރުމިނަށެވެ. އަދި ހުޅުވުމުގެ އޭރިއާ ތަޅުމުގެ ބޭރުމިނުގެ 15% އަށްވުރެ ކުޑަނުވާނަމަ ވެންޓިލޭޝަނަށްބޭނުން ހުޅުވުމާ ދިމާއިން ފަށައިގެން 7.5 މީޓަރުގެ ދުރުމިނަށެވެ. މިބަޔާންކުރެވުނު ދާއިރާތަކުގައިވެސް ހުޅުވުމުގެ އަރިމަތިން ވެންޓިލޭޝަނަށްބޭނުން ފާރުތަކަށް 4 މީޓަރުގެ ދުރުމިނަށެވެ.

19- ވަގުތީ އިމާރާތް ހެދުން

(ހ) ވަގުތީ އިމާރާތެއް ކަމުގައި ބެލޭނީ ފަސޭހަކަމާއެކު ނަގާލެވޭގޮތަށް، ދަގަނޑު ޝީޓު، ލަކުޑި، ބޯޑު، ފިލާ ނުވަތަ ސަމަރި ފަދަ ތަކެތި ބޭނުންކޮށްގެން ހަދާފައިވާ ތަންތަނެވެ.

(ށ) ވަގުތީ އިމާރާތެއް އެންމެ އުސްވެގެން ހެދޭނީ ޕޭވްމަންޓް ލެވެލުއިން 5 މީޓަރަށެވެ. އަދި 1 ފަންގިފިޔާއަށްވުރެ އިތުރުވެގެން ނުވާނެއެވެ.

(ނ) ވަގުތީ އިމާރާތްތަކުގެ ކުރެހުން ފާސްކުރުމަށްފަހު އެ އިމާރާތަކަށް ހުއްދަ ދެވޭނީ ކުރެހުން ފާސްކުރާ ދުވަހުން ފެށިގެން 90 (ނުވަދިހަ) ދުވަހުގެ މުއްދަތަކަށެވެ. މި މުއްދަތު އިތުރު ކުރަން ބޭނުންވެއްޖެނަމަ (ވަގުތީ ހުއްދައިގެ) މުއްދަތު ހަމަވުމުގެ 7 ދުވަސް (ހަތެއް ދުވަސް) ކުރިން އެކަމަށްއެދި ކޯޕަރޭޝަނަށް ލިޔުމުން ހުށަހަޅަން ވާނެއެވެ. މިގޮތަށް ހުށަހަޅާނަމަ ހުއްދަ ދިން މުއްދަތު ހަމަވުމުން ވަގުތީ އިމާރާތުގެ ހުއްދަ ބާތިލް ވާނެއެވެ. އަދި ތަނުގައި ހަދާފައިވާ ވަގުތީ އިމާރާތް ނަގާލަންވާނެއެވެ.

20- މާނަކުރުން

(ހ) މި ގަވާއިދުގައި "އިމާރާތް" ކަމަށް ބުނެވިގެންވަނީ، އެއްތަނުން އަނެއްތަނަށް ބަދަލު ނުކުރެވޭ ގޮތަށް، އެކި ބާވަތުގެ ތަކެތި ބޭނުންކޮށްގެން ކޮންސްޓްރަކްޝަނުން ޤަބޫލުކުރާ ފެންވަރަށް ބިނާ ކުރެވޭ، ބިމާއި ގުޅިފައިވާ ބިނާވެފައި ހުރިހާ ތަނެއް ހިމެނޭ ތަންތަނެވެ.

(ށ) މި ގަވާއިދުގައި "ކޯޕަރޭޝަން" ނުވަތަ "އެ ކޯޕަރޭޝަން" ކަމަށް ބުނެވިގެންވަނީ ހައުސިންގ ޑިވެލޮޕްމަންޓް ކޯޕަރޭޝަނެވެ.

21- ގަވާއިދަށް އަމަލުކުރަން ފެށުން

މި ގަވާއިދަށް އަމަލުކުރަން ފަށާނީ، މިގަވާއިދު ދިވެހި ސަރުކާރުގެ ގެޒެޓުގައި ޝާއިޢު ކުރާ ދުވަހުން ފެށިގެންނެވެ. މި ގަވާއިދަށް އަމަލުކުރަން ފަށާ ތާރީޚުން ފެށިގެން، ކުރިން އަމަލުކުރަމުންދިޔަ ހުޅުމާލޭ ޕްލޭނިންގ އަދި އިމާރާތް ކުރުމުގެ ގަވާއިދު ބާޠިލުވީއެވެ.

<u>Annex 1</u>

Drawing Approval Forms

[illegible]	H1	[illegible]	A1	[illegible]	T1
[illegible]	H2	[illegible]	A2	[illegible]	T2
[illegible]	H3	[illegible]	A3	[illegible]	T3
[illegible]	H4	[illegible]	A4	[illegible]	T4
[illegible]	H5	[illegible]	A5	[illegible]	T5

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1 [illegible] 6 [illegible]	H1	600 [illegible]	A1	[illegible]	T1
2 [illegible] 9 [illegible]	H2	1200 [illegible]	A2	[illegible]	T2
5 [illegible] 18 [illegible]	H3	2000 [illegible]	A3	[illegible]	T3
10 [illegible] 30-48 [illegible]	H4	3000 [illegible]	A4	[illegible]	T4
15 [illegible] 45 [illegible]	H5	3000 [illegible]	A5	[illegible] T1 [illegible] T4 [illegible]	T5

[illegible] 1)

[illegible] 3353535 [illegible] planning@hdc.com.mv

1. ޕްލޮޓުގެ އާކިޓެކްޗަރަލް ބައި [illegible]

		• ފުރަތަމަ އާކިޓެކްޓު	އާކިޓެކްޓު	އާކިޓެކްޗަރަލް ޑްރާފްޓަރ
އާކިޓެކްޗަރަލް ބައި	ނަން:			
	އެޑްރެސް:			
	ދިވެހި ކާޑު ނަންބަރު:			
	ޕާސްޕޯޓް ނަންބަރު:			
	ފޯނު ނަންބަރު:			
	އީމެއިލް އެޑްރެސް:			
	މި ފޯމުގައި [illegible]			
	ސޮއި:			
	ތާރީޚް:			

2. ޕްލޮޓުގެ ސްޓްރަކްޗަރަލް ބައި [illegible]

		• ފުރަތަމަ ސިވިލް އިންޖިނިއަރު	ސިވިލް އިންޖިނިއަރު	ސްޓްރަކްޗަރަލް ޑްރާފްޓަރ
ސްޓްރަކްޗަރަލް ބައި	ނަން:			
	އެޑްރެސް:			
	ދިވެހި ކާޑު ނަންބަރު:			
	ޕާސްޕޯޓް ނަންބަރު:			
	ފޯނު ނަންބަރު:			
	އީމެއިލް އެޑްރެސް:			
	މި ފޯމުގައި [illegible]			
	ސޮއި:			
	ތާރީޚް:			

3. ކޮންޓްރެކްޓަރު [illegible]

ނަން	ދިވެހި ކާޑު ނަންބަރު	[illegible]	ފޯނު ނަންބަރު

4. [illegible]

#	[illegible] ނަން	ދިވެހި ކާޑު ނަންބަރު	ދާއިމީ އެޑްރެސް	ފޯނު ނަންބަރު	ސޮއި	ތާރީޚް
1						
2						
3						
4						
5						
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7						
8						
9						
10						

[illegible]

1. [illegible] 1 [illegible]
2. [illegible] 1 [illegible]
3. [illegible]

ހުޅުމާލޭ ހައުސިންގ ޑިވެލޮޕްމަންޓް ކޯޕަރޭޝަން ފޯން ނަންބަރު: 3355161، ފެކްސް: (960)3358892، އީމެއިލް: planning@hdc.com.mv

[illegible] ނަންބަރު 1

[illegible] ހުށަހަޅަންޖެހޭ ތަކެތި

[illegible] (✓)، [illegible] (x) [illegible] ފާހަގަ ޖައްސަވާ.

[illegible] ހުށަހަޅަންޖެހޭ ތަކެތި

	[illegible] ފުރިހަމަކޮށްފައި.		[illegible]
	ރަޖިސްޓަރީގެ ކޮޕީއެއް.		[illegible]
	[illegible] ކޮޕީ.		[illegible]
	[illegible]		[illegible] ([illegible])
	[illegible] 1 [illegible]		[illegible] ([illegible])
	[illegible] ([illegible])		[illegible] ([illegible])
			[illegible] ([illegible])

[illegible] ހުށަހަޅަންޖެހޭ ތަކެތި

	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible] 2 [illegible]
	[illegible]
	[illegible]

[illegible] ފޯން: 3355161، ފެކްސް: (960)3358892، އީމެއިލް: planning@hdc.com.mv

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	ފައުންޑޭޝަން ގެ ޕްލޭން ދައްކައިދޭ ކުރެހުން
	ސްޓްރަކްޗަރަލް ކަލްކިއުލޭޝަން
	18 މީޓަރު ނުވަތަ 5 ފަންގިފިލާއަށްވުރެ އުސްނަމަ: ޖިއޮޓެކް ސައިޓް އިންވެސްޓިގޭޝަން ރިޕޯޓް: މިއީ އިމާރާތުގެ ސަބްސްޓްރަކްޗަރުގެ ދި ތަނަކުން 1-3 މީޓަރުގެ ފުންމިނަށް ބިންގަނޑު ކޮށް، އެތަނުން ނަގާ ތަކެތީގެ ބާވަތްތައް، ފެނުގެ ފުންމިން އަދި ގާތަން ތަޖުރިބާކުރުން، ކޮލިފައިޑް މިނިސްޓްރީގައި ރަޖިސްޓްރީކޮށްފައިވާ ސިވިލް އިންޖިނިއަރަކު ސޮއިކޮށްފައިވާ ރިޕޯޓެއް.
	ފަޔަރ ފައިޓިންގ ސިސްޓަމް ޑްރޯއިންގ: މި ޑްރޯއިންގ ހުށަހަޅަންޖެހޭނީ، ސަރުކާރުގެ ދައުލަތުގެ، ސަރުކާރު ބައިވެރިވާ ކުންފުނި ފަދަ ތަންތަނުގެ ޕްލޭންތައް ނަމަ އެވެ. އަދި ވަކި ފްލެޓްތައް ގޮތުގައިވާ ޑްރޯއިންގ ހުށަހަޅަން ބޭނުންކުރާ ތަނުގައި އިމާރާތްތަކުގެ ޑްރޯއިންގ ހުށަހަޅަންޖެހޭނެއެވެ. މިޑްރޯއިންގތަކަކީ، މިނިސްޓްރީ އޮފް ޑިފެންސް އެންޑް ނޭޝަނަލް ސިކިއުރިޓީން ކަނޑައަޅާފައިވާ ސްޓޭންޑަޑްތަކާއި އެއްގޮތަށް ތައްޔާރުކޮށްފައިވާ ޑްރޯއިންގތައް ކަމުގައި ވާންޖެހޭނެ އެވެ.
	ޗެކް ސްޓްރަކްޗަރަލް ރިޕޯޓްތަކުން: 30 މީޓަރު ނުވަތަ އެއަށްވުރެ އުސްނަމަ ސިވިލް އޮފިޝަން އިންޖިނިއަރެއް ހުށަހަޅާފައިވާ ފަދަ ކުރެވިފައިވާ ހުށަހަޅާފައިވާ ރިޕޯޓް.
	ޕްރޫފް ސަޓިފިކޭޝަން

ނޯޓް: މިނިސްޓްރީއަށް ގޮތަށް ދިރާސާކޮށް ކުރެހުމުގައި އެކަށީގެން ޑިޒައިނެއް ހުށަހަޅަންވާނެއެވެ.

ކުރެހުންތައް ތައްޔާރުކުރުމުގައި ހުންނަންވީ މިންގަނޑުތަކާއި ބޭނުންކުރަން

މެޓްރިކް ސިސްޓަމާއި ސްކޭލް

1- ހުރިހާ ކުރެހުންތަކެއްގައި ހުށަހަޅަންވާނީ ޓައިޓްލް ބްލޮކް (އިމާރާތުގެ ނަން، ޑިޒައިންކުރި ފަރާތްތަކާއި، ތާރީޚް، ކުރެހުމުގެ ނަންބަރު) ހިމަނާފައެވެ.

2- ޕ ފޯމް، ޕްލޭނިންގ ފޯމް ހިއްސާ ހުރިހާ ފޯމްތަކެއްގައި ސޮއި ދައްކަންވާނެއެވެ.

3- ހުރިހާ ކުރެހުމެއް ހުށަހަޅަންވާނީ S.I (ސިސްޓަމް އިންޓަރނޭޝަނަލް) ޔުނިޓުން.

4- ކުރެހުންތަކުގައި ބޭނުންކުރަން ސްކޭލްތައް:-

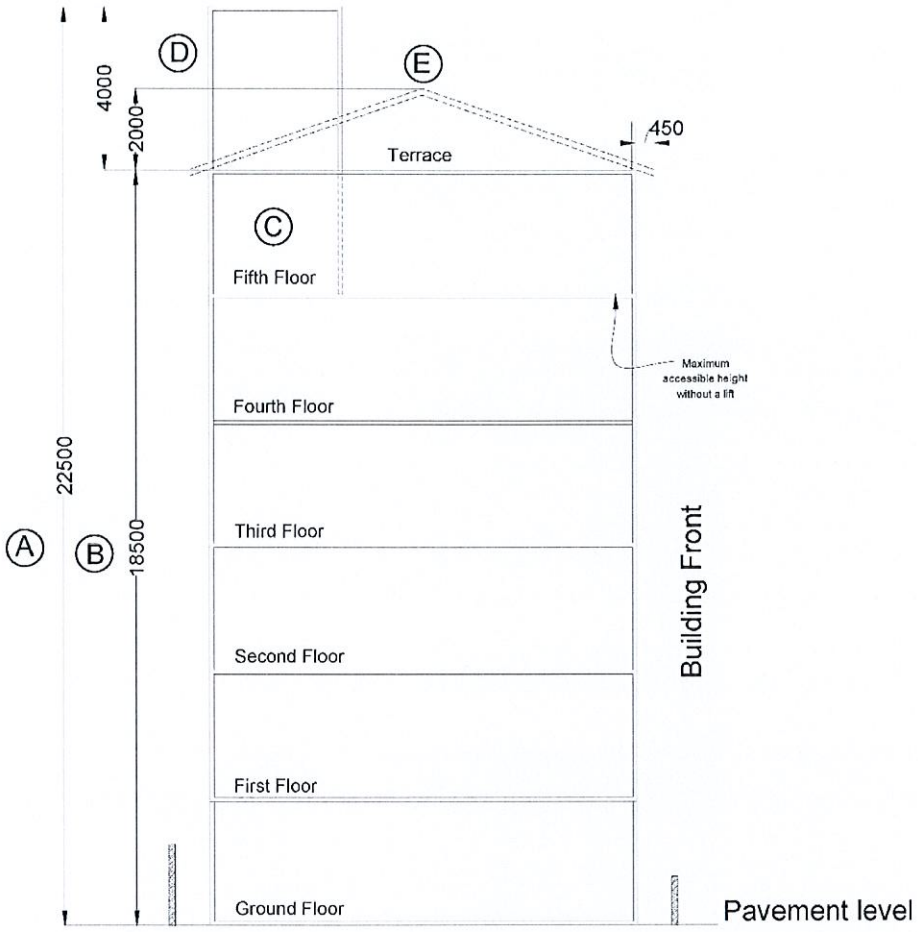
- ސައިޓް ޕްލޭން :- 1:200، 1:100، 1:50 އަދި 10000 އަކަފޫޓަށްވުރެން ބޮޑުނަމަ 1:500
- ފްލޯރ ޕްލޭން :- 1:100، 1:50
- އެލިވޭޝަން އަދި ސެކްޝަން :- 1:500، 1:200، 1:100
- ޑީޓެއިލް ޑްރޯއިންގ:- 1:100، 1:50، 1:20، 1:10، 1:5، 1:2، 1:1

"އިމާރާތުގެ ކުރެހުން ފާސްކުރުމުގެ ހުއްދަ" ހޯދުމަށް ހުށަހަޅަންޖެހޭ

ކުރެހުންތަކާއި ލިޔުންތަކުގެ ތަފްސީލު

1- ފައުންޑޭޝަން ޕްރޮޕޮޒަލް ފޯމު (މިފޯމު އިމާރާތުގެ އިންވެސްޓަރ ނުވަތަ އިމާރާތްތަކުގެ ފައުންޑޭޝަނާއި ބެހޭ ބައިވެރިވާ އިމާރާތުގައި ހަރުކުރެވޭ ކުރެހުމެއްގައި އަދި ޕްރޮފެޝަނަލް އިންޖިނިއަރ ހަރުކުރެވޭ ކުރެހުމެއްގައި ވަކި ބަޔަކުން ކުރަން ޑިސްޕްލޭކޮށް ލިޔުމާއި ކުރެހުން). ފައުންޑޭޝަން ޕްރޮޕޮޒަލް ފޯމާއި ޖަހާފައިވާ މިފޯމު ޕްލޭނިންގ ގަވާއިދުގެ ނަންބަރު 3.2 ގައި ހިމަނާފައިވާނެއެވެ.

Annex 2



A - Maximum building height should be 22.5m

B - Maximum accessible floor height (terrace level) should be 18.5m

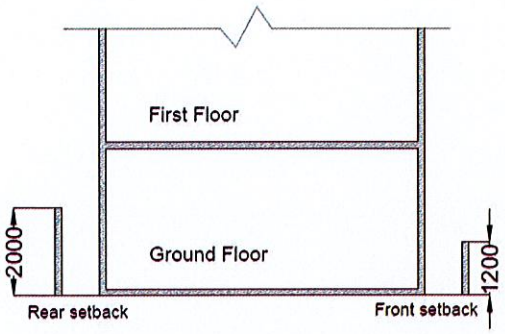
C - If the building contains only a staircase without a lift, maximum accessible height will be 15m and height of the staircase area (above 15m) should be 3m from floor slab level

D - Maximum height of lift machine room and staircase enclosed area (above 18.5m) should be 4m from terrace floor slab level

E - If a pitch roof is provided (above 18.5m), maximum height of the roof should be 2m from spring line level (roof beam)

Annex 3

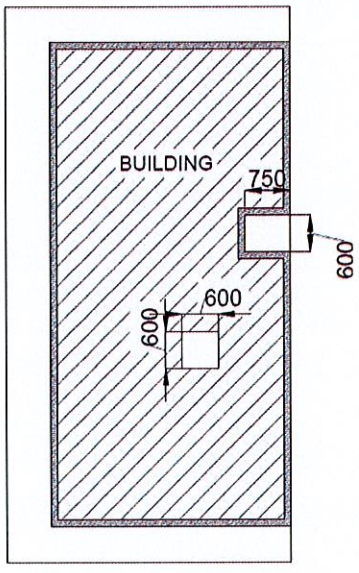
Boundary Wall



A - Boundary wall on the front setback should be of maximum 1.2m from pavement level
B - Boundary wall on side and rear setback should be of maximum 2m from pavement level

Annex 4

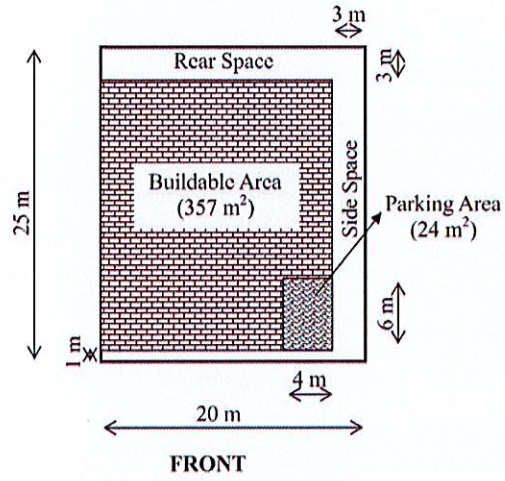
Void



A - Voids should have at least the above given dimensions to be used for ventilation

Annex 5

Floor Space Index



- Plot Area = 500 m2
- Rear Space = 3 m
- One Side Space of the remaining two sides = 3 m
- Front Space = 1 m
- Vehicle Parking & Loading Space = 24 m2 (4 m x 6 m)
- Buildable Area = 357 m2 (21 m x 17 m)
- Maximum Total Floor Area = 2000 m2 (500 x 4)

FSI = 4 = **1:4**
Minimum Pure Industrial Use = 60% of TFA = **1200 m**2
Maximum Supporting Services = 40% of TFA = **800 m**2
TFA = Total Floor Area, PA = Plot Area, FSI = Floor Space Index

ގުޅުވުމަށް ލިޔުންތެރި ތަނާ ބައިވަރުގެ ކޮންޓެކްޓް ފޯމް (ސިއްރުން ހަދަން ބޭނުންވާ ފަރާތްތަކަށް ފުރިހަމަ 1)
ލިޔުންތެރި ނަން: ގުޅުވުމަށް ލިބޭ ދުވަސް، ގަޑިއިރު: 3353535 ފޯނު: planning@hdc.com.mv

Annex 07 - Proposal Checklist

Please attach this checklist outside the sealed envelope of the Proposal

Proponent	For HDC use	
☐	☐	Letter of Price Proposal (As in ANNEX 04)
☐	☐	Copy of Business Registration Certificate
☐	☐	If a company; Board Resolution (As in SECTION IV 3(a)
☐	☐	Information of the proponent's authorized representative.
☐	☐	Bid Security (As in ANNEX 03)
☐	☐	Checklist (As in ANNEX 07) attached outside sealed proposal.

Note:

- Any proposal without the specified documents as stated in the Annex 07 of RFP will be rejected at the time of opening of proposal.