

Reference No: HDC (161)-MKS/IU/2022/302  
Addendum Date: 19<sup>th</sup> July 2022


## ADDENDUM 1

**Project Name:** Development and Operation of an Overwater Restaurant in Hulhumalé.

**Proposal Reference Number:** HDC (161)-MKS/IU/2022/269

**Announced Date:** 19<sup>th</sup> June 2022

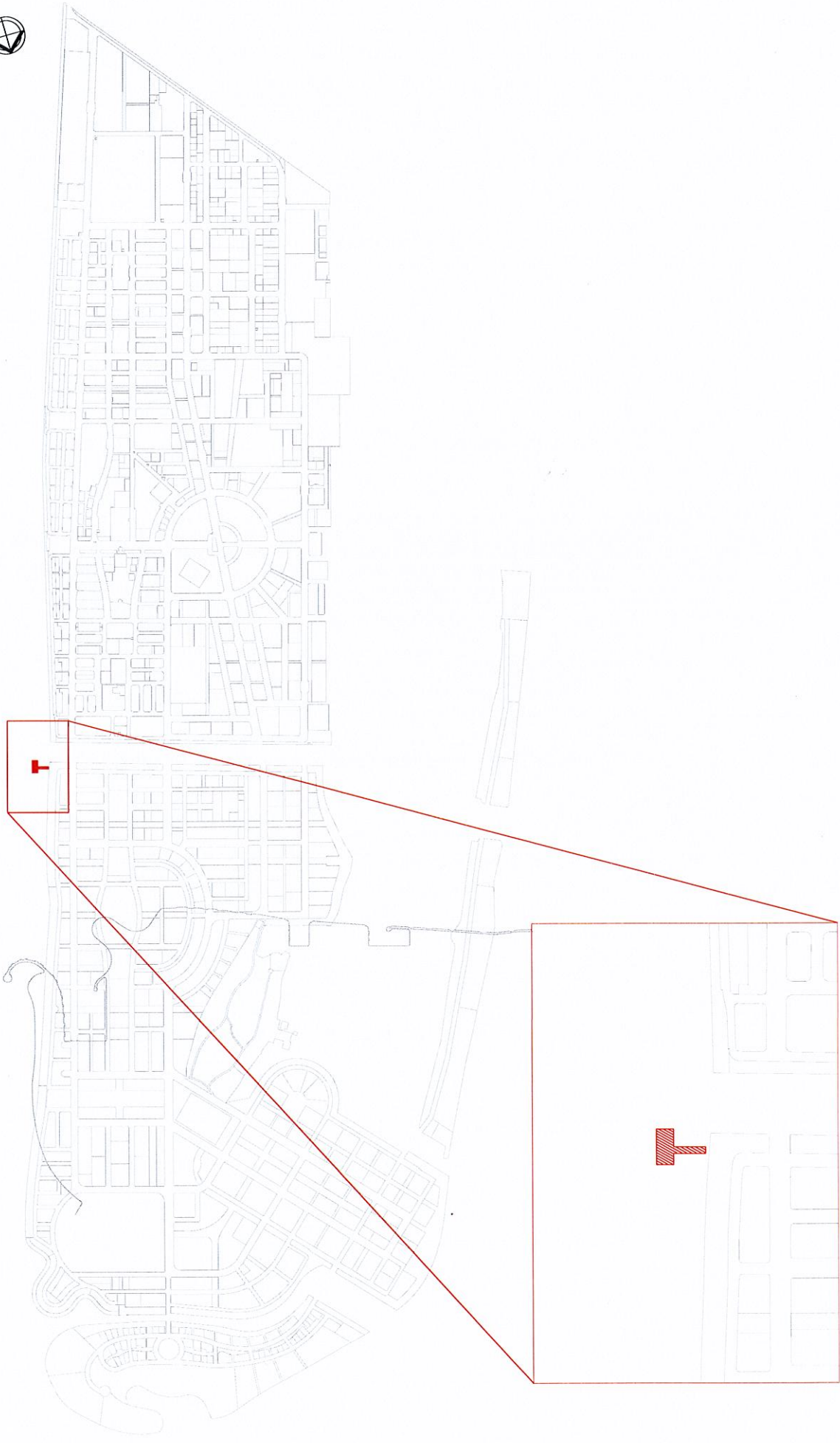
The following change(s) has been made to the RFP.

<p><b>Section II. RFP Data Sheet</b></p> <p><b>ITP 16.1</b></p>	<p><b>Date &amp; Time Change:</b></p> <p>For <b>online document submission purpose</b> only:</p> <p>Starting Date and Time: <b>06<sup>th</sup> July 2022, 15:00hrs</b></p> <p>Deadline Date and Time: <b>04<sup>th</sup> August 2022, 13:00hrs</b></p>
<p><b>Section II. RFP Data Sheet</b></p> <p><b>ITP 16.2</b></p>	<p><b>Date &amp; Time Change:</b></p> <p>For <b>physical proposal submission purpose</b> only the Lessor Address is:</p> <p><b>Exhibition Center (Ground Floor)</b></p> <p>HDC Building Huvandhumaa Hingun Housing Development Corporation Ltd</p> <p>Date: <b>04<sup>th</sup> August 2022</b></p> <p>Time: <b>13:00hrs to 14:00hrs</b></p>
<p><b>Section II. RFP Data Sheet</b></p> <p><b>ITP 18.1</b></p>	<p><b>Date &amp; Time Change:</b></p> <p>For <b>proposal opening</b> shall take place at:</p> <p><b>Exhibition Center (Ground Floor)</b></p> <div style="text-align: right;">  </div>

	<p>HDC Building Huvandhumaa Hingun Housing Development Corporation Ltd</p> <p>Date: <b>04<sup>th</sup> August 2022</b></p> <p>Time: <b>14:00hrs</b></p>											
<p><b>Section II. RFP Data Sheet</b></p> <p><b>ITP 13.2</b></p>	<p>Bid Securities with a validity period of <b>167 (One Hundred and Sixty-Seven)</b> days from the deadline for submission of proposal, shall be accepted at the time of Proposal Opening.</p>											
<p><b>Section III. Lessors Requirements</b></p> <p><b>Clause 3.1 Project Cost Estimate by Lessor</b></p>	<p><b>Change:</b></p> <p>3.1. The Estimated Investment Cost for the Plot is <b>MVR 14,980,000.00</b> (Maldivian Rufiyaa Fourteen Million Nine Hundred Eighty Thousand). The minimum acceptable land price per square feet.</p>											
<p><b>Section III. Lessors Requirements</b></p> <p><b>Clause 4 Plot Details</b></p>	<table border="1"> <thead> <tr> <th>#</th> <th>Plot No.</th> <th>Usage</th> <th>Plot Area (Sqft)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>20436 (N1-75)</td> <td>Development and Operation of an Overwater Restaurant</td> <td>10,000.00</td> </tr> </tbody> </table>	#	Plot No.	Usage	Plot Area (Sqft)	1	20436 (N1-75)	Development and Operation of an Overwater Restaurant	10,000.00			
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1	20436 (N1-75)	Development and Operation of an Overwater Restaurant	10,000.00									
<p><b>Section VII. Drawings and Guidelines</b></p> <p><b>Clause 1 Drawings</b></p>	<p><b>Change:</b></p> <p>The drawing contains the location map and plot map of the land to be allocated for this RFP process. (Refer to next page).</p>											
<p><b>Section VII. Drawings and Guidelines</b></p> <p><b>Clause 2 Design and Development Guideline</b></p>	<p><b>Change:</b></p> <p>Design and Development Guideline. (Refer to next page).</p>											

**Please include this addendum when submitting the proposal.**





DRAWING: LOCATION MAP

Date: 23rd March 2022

Remarks:

PROJECT: LOT 20436 ( OVERWATER RESTAURANT )

Drawn by: Thorif Ibrahim

Checked by:

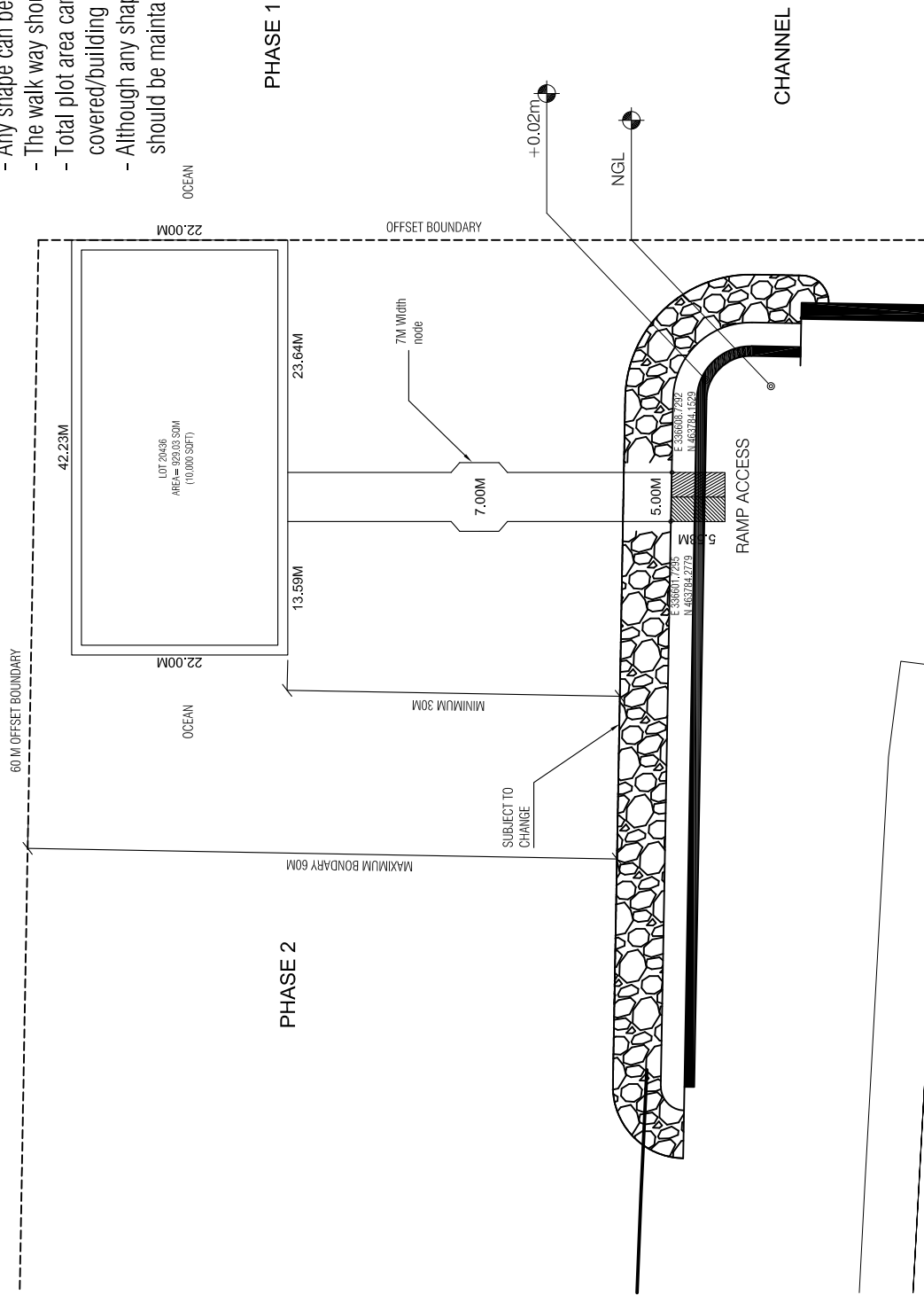
*Handwritten signature*

Scale: N.T.S



The shape of the plot line can be manipulated as per conditions below

- Development Should not go beyond the offset boundary
- Any shape can be proposed but it should have exactly the same area as proposed
- The walk way should be minimum 30M from land area. (as shown)
- Total plot area can be developed by the developer. However the maximum covered/building area can be up to 70% of the plot area.
- Although any shape can be proposed, a setback of 1 m from all side should be maintained for any building .



Lot Number	Parcel Number	Description	Land Use	Plot Area / Platform area	Foot Print/Building area	Gross Floor Area (G.F.A)	Plot Ratio (F.S.I)	Site Coverage	Max Height / Floors
20436	N1-75	Overwater Restaurant	Commercial	929.03 SQM 10,000.00 SQFT	650.32 SQM 7,000.00 SQFT	650.32 SQM 7,000.00 SQFT	0.70	70%	1 Floors / 5.5m 3.5m bldg. + 2m Pitched roof

PROJECT: LOT 20436 ( OVERWATER RESTAURANT )  
 Scale: N.T.S

Drawn by: Mauman  
 Checked by:   
 Date: 18th July 2022  
 Remarks:

DRAWING: SITE MAP



PLANNING & DEVELOPMENT DEPARTMENT

# OVER WATER RESTAURANT COMMERCIAL DEVELOPMENT GUIDELINES

A handwritten signature in black ink, appearing to be 'GFL', is located in the bottom right corner of the page.

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# **1. PLANNING GUIDELINES**

## **1.1. INTRODUCTION**

- 1.1.1.** This section comprises planning and land use controls defined under these guidelines.
- 1.1.2.** This guideline will apply to plots categorized and developed as 'Commercial' developments in Hulhumalé.
- 1.1.3.** Prior drawing and construction approvals need to be obtained from HDC before the construction of any building in Hulhumalé.
- 1.1.4.** A prior building permit for building use needs to be obtained from HDC once the construction works have been completed for any such building.
- 1.1.5.** Concept level drawings (site plan showing the surrounding context, floor plans, conceptual sections and elevations, and 3D model), and spatial layout, showing the overall classifications and requirements of the development must be submitted to HDC for comments before proceeding to the final architectural and structural drawings.
- 1.1.6.** The final detail drawing approval and related construction approvals need to be obtained from HDC before the construction of any building in Hulhumalé.
- 1.1.7.** The final detail drawing set should be signed and stamped by a registered local architect/structural engineer.
- 1.1.8.** Under these guidelines, a building is defined to be a constructed dwelling that is not movable/portable within a given plot, and one that is finished using different materials and is constructed to a certain standard that is acceptable to HDC.
- 1.1.9.** A detailed breakdown with the list of spaces and the area allocated for the spaces must be provided with each stage of the submission.

## **1.2. LAND USAGE**

- 1.2.1.** This allocated area is for the construction of over water restaurant whereby it will be used only for commercial F&B (food and beverage) activities.
  - 1.2.1.1.** The area allocated for commercial use should not be compromised for any other purposes.
- 1.2.2.** The supporting facilities that should be included are:
  - 1.2.2.1.** Utility services
  - 1.2.2.2.** Maintenance & store rooms
  - 1.2.2.3.** Waste collection area
- 1.2.3.** Following are prohibited uses within this development:
  - 1.2.3.1.** Staff accommodation
  - 1.2.3.2.** Residential use
  - 1.2.3.3.** Any industrial use, any use where flammable materials are used, any use where the public is disturbed from loud noises, smell or dust generating and carrying activities, constructing godowns, etc.

### 1.3. BUILDING HEIGHT, F.S.I AND SETBACK PLAN

- 1.3.1. Building setback is provided with the Development guideline drawing along with building.
- 1.3.2. The development should not go beyond the provided boundaries.
- 1.3.3. The shape of the development can be manipulated but the total plot area/ platform area should be as provided in the guideline.
- 1.3.4. Although any shape can be proposed a setback of 1 meter should be maintained from all sides.

1.3.5. F.S.I and is calculated as:

$$\text{Floor Space Index (F.S.I)} = \frac{\text{Total covered area of the building}}{\text{Plot area}}$$

1.3.6. Following spaces will be excluded from GFA

- 1.3.6.1. Parking spaces
  - 1.3.6.2. Basement parking
  - 1.3.6.3. Terrace communal open areas
  - 1.3.6.4. Ramp dedicated for parking
  - 1.3.6.5. Open void
  - 1.3.6.6. Service duct
  - 1.3.6.7. Lift void
  - 1.3.6.8. Stair void of the top floor
- 1.3.7. Building Height is subjective to the plot location, area of the plot, and land usage. Please refer to guideline drawings for maximum building height, footprint & GFA.
- 1.3.8. Only a 2 m High pitched roof will be allowed from maximum building height. No part of the building
- 1.3.9. No part of the building such as roof eaves, gutters and door/window panels, etc. should be projected out beyond the building setback line.

### 1.4. DEPTH OF FOUNDATION

- 1.4.1. The depth of foundation for each building shall be determined by the structural engineer of the development.
- 1.4.2. The foundation protection method should be submitted with the final detail drawings.
- 1.4.3. An Environment Impact Assessment Report and Soil Inspection Report need to be submitted with the detail drawings if:
  - 1.4.3.1. The foundation of the structure is deeper than 1.8m below natural ground level
  - 1.4.3.2. The building height exceeds 31m from the natural ground level

### 1.5. BOUNDARY WALL

- 1.5.1. Boundary wall or fence should be built where necessary for safety purposes. It is encouraged to enhance interaction with the surrounding waters.



## 1.6. WALK WAY

- 1.6.1. Should be minimum 30m walkway with at least one node point. (refer to the guideline drawings). This node should be designed as an interaction point therefore seating and other features can be incorporated at this area.

## 1.7. SERVICES

- 1.7.1. Consultation is to be done at the concept level with service providers of electricity, plumbing, and sewerage, as to how these could be economically and sustainably incorporated into the development.
- 1.7.2. 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.
- 1.7.3. Dedicated utility space ground level should be provided for the provision and/or installation of relevant services as required.
- 1.7.4. The water quality should comply with the standards set forth by the Health Protection Agency (HPA) if proposed to use a private water supply.
- 1.7.5. An approved firefighting layout for the development should be obtained from Maldives National Defense Force (MNDF) Fire and Rescue Services.
- 1.7.6. The discharge of foul water should be to a sewer network approved by the relevant service provider.
- 1.7.7. The layout of each utility network within the development should generally be in accordance with the established practice of the relevant service provider.
- 1.7.8. The garbage collection area (away from common areas) with easy access should be provided.
- 1.7.9. A waste management plan is to be developed along with the waste management authority to minimize public intrusion and ease of access.
- 1.7.10. Any telecom-related infrastructure/equipment can be installed on the buildings with prior approval from HDC.
- 1.7.11. A minimum space of 8sqft should be allocated within the equipment/server room for HDC's equipment rack.

## **2. DESIGN GUIDELINES**

### **2.1. INTRODUCTION**

This section will comprise design controls and requirements imposed for this development.

### **2.2. ACCESS & CIRCULATION**

- 2.2.1.** Frontage of the site where the platform walk way begins should be designed & constructed by the developer. This includes but is not limited to the pathways, lighting, softscapes, hardscapes & urban furniture.
- 2.2.2.** All circulation routes and entrances should be well defined and well lit. The entrance should be highlighted as well and should be welcoming for walk-in entrances
- 2.2.3.** Demarcate and provide appropriate lighting on pedestrian routes.
- 2.2.4.** Disability access should be integrated at all pedestrian and vehicular drop-off/pick-up points.
- 2.2.5.** Any corridor or walkway with one-way and two-way traffic should have a minimum width of 900mm and 1250mm respectively.
- 2.2.6.** Where stepped access is unavoidable, especially at ground floor level, the steps should be designed as suitable for physically impaired persons or wheelchair users.
- 2.2.7.** Any slope provided for vehicular access should be between 1:8 to 1:12 and with a firm and even surface.
- 2.2.8.** Any slope provided for pedestrian/PWD access should be between 1:10 to 1:12 with railings and a firm & even surface.
- 2.2.9.** Pedestrian linkages from one building to the other are highly encouraged within the development to promote connectivity and pedestrian interaction
- 2.2.10.** Use scored, colored, textured, and/or similar paving that is distinguishable from the travel lane at the drop-off area.
- 2.2.11.** Illuminate all outdoor parking areas with illumination towards the paved areas only and not into any adjacent buildings.

### **2.3. PUBLIC OPEN SPACES**

- 2.3.1.** Public open spaces are defined as common spaces, such as but not limited to courtyards within the building.
- 2.3.2.** Access ways and public areas within the development shall be overlooked by dwellings or otherwise open to surveillance by residents
- 2.3.3.** Open space should generally be attractive and usable by different age groups. Undefined areas, badly shaped, fragmented, or unusable spaces that are difficult to maintain should be avoided
- 2.3.4.** A children's play area is to be provided within the development.
- 2.3.5.** If landscaping is provided, either soft or hard (or both) in common areas, materials with good resistance to vandalism, non-slip and low maintenance should be chosen



## **2.4. STRUCTURAL & CIVIL WORKS**

- 2.4.1.** The designed lifespan of the main structure should be a minimum of 50 years.
- 2.4.2.** The structural design must be done in accordance with British standards or any superseded European standard (Eurocode). The developer must include a local registered engineer during the design process and should get the drawings stamped by an accredited structural checker.
- 2.4.3.** Necessary standards for construction to ensure the quality of workmanship and site safety during construction should be followed
- 2.4.4.** At the concept stage as a deliverable, the developer should propose a structural system/material as well as the proposed methodology brief with the above-mentioned standards.

## **2.5. SOLID WASTE MANAGEMENT**

- 2.5.1.** A garbage Management Room must be provided within the development.
- 2.5.2.** The garbage management room must be provided in accordance with any laws, guidelines, or regulations implemented by the Utilities Regulatory Authority, Waste Management Corporation, or any of the other regulatory bodies mandated with the regulation of Solid Waste Management/Collection within the Greater Male' Area.
- 2.5.3.** The Solid Waste Management areas shall be designed to ensure the segregation of waste. Garbage Management Room shall comply with the segregation act and should be designed to avoid cross-contamination of waste.

