

HIGH-RISE AND PUBLIC BUILDING PROJECTS COMMITTEE



ARCHITECTURAL GUIDELINES

August, 2024

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COMMITTEE**



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Architectural Guidelines (HPBC)

ဗိသုကာဆိုင်ရာလမ်းညွှန်ချက်များ(HPBC)

အပိုင်း(၁)/ပထမပိုင်း

၁။ အဆိုပြု ဗိသုကာပုံစံတင်ပြရာတွင် သိရှိလိုက်နာရမည့် လမ်းညွှန်ချက်များ

(က) SLA (Senior Licensed Architect) ၊ AA (ASEAN Architect) များကသာ တာဝန်ခံ၍ လက်မှတ်ထိုးနိုင်သည်။ Project အားတင်ပြရာတွင်လည်း ၎င်းတို့ကသာ တင်ပြရမည်ဖြစ်သည်။ RFA နိုင်ငံခြားသား Architect (MAC တွင် မှတ်ပုံတင်ထားသော ပြည်ပမှတ်ပုံတင် Architect) များ အနေဖြင့် ခွင့်ပြုမိန့်လျှောက်ထားရာတွင် လက်မှတ်ထိုးရန်မလိုအပ်သော်လည်း အခြားသော တာဝန်ယူရမည့် ကိစ္စရပ်များကို တာဝန်ခံယူပေးရမည်ဖြစ်သည်။

(ခ) Presentation ပြုလုပ်ရာတွင် SLA (သို့မဟုတ်) AA ကသာ တာဝန်ခံ တင်ပြရမည်ဖြစ်သည်။ (RFA နိုင်ငံခြားသား Architect က တင်ပြရန်လိုအပ်ပါက လည်း SLA ၏ တင်ပြမှုတွင်သာ တစ်စိတ် တစ်ပိုင်း ဖြည့်စွက်ပါဝင် တင်ပြခွင့်ပြုပါမည်။)

အပိုင်း(၂)/ဒုတိယပိုင်း

၁။ အောက်ဖော်ပြပါ အခြေအနေများတွင် ဗိသုကာပိုင်းဆိုင်ရာ စစ်ဆေးမှုများ ပြုလုပ်ပါမည်။

(က) သက်ဆိုင်ရာ စည်ပင်သာယာရေးကော်မတီများ/ သက်ဆိုင်ရာ အစိုးရအဖွဲ့အစည်းများမှ လုပ်ထုံးလုပ်နည်းများအရ “မူ” အားဖြင့် ခွင့်ပြုသည့်စာပါ ဗိသုကာပုံစံ (Architectural Drawing) တစ်စုံနှင့်တကွ HPBC မှ ဆက်လက်စစ်ဆေးပေးနိုင်ပါရန် အကြောင်းကြားစာရရှိပါက စစ်ဆေးမှု စတင်ပြုလုပ်ပါမည်။

(ခ) သက်ဆိုင်ရာ စည်ပင်သာယာရေးကော်မတီများ/ သက်ဆိုင်ရာ အစိုးရအဖွဲ့အစည်းများမှ လုပ်ထုံးလုပ်နည်းများအရ HPBC မှ စစ်ဆေးပေးနိုင်ပါရန် အကြောင်းကြားစာမရရှိသေးပါ သော်လည်း Projects အသစ်များအား တောင်းဆိုလာပါက ပဏာမအကြံစစ်ဆေးမှုများ ပြုလုပ်ပေး ပါမည်။

(ဂ) သက်ဆိုင်ရာ စည်ပင်သာယာရေးကော်မတီများ/ သက်ဆိုင်ရာ အစိုးရအဖွဲ့အစည်းများမှ ဗိသုကာပိုင်းဆိုင်ရာ သီးခြားစစ်ဆေးမှု ပြုလုပ်နိုင်ပါရန် အကြောင်းကြားစာရရှိပါက စစ်ဆေးမှု ပြုလုပ်ပါမည်။

(ဃ) ဗိသုကာပုံစံဒီဇိုင်းပြောင်းလဲမှု (Revised Design) အား သက်ဆိုင်ရာစည်ပင်သာယာရေး ကော်မတီများ/ သက်ဆိုင်ရာအစိုးရအဖွဲ့အစည်းများမှ စစ်ဆေးရန် အကြောင်းကြားစာရရှိပါက စစ်ဆေးပါမည်။

၂။ သက်ဆိုင်ရာ စည်ပင်သာယာရေးကော်မတီများမှ ကြိုတင်ခွင့်ပြုမိန့် (Planning Permit) ပေးထားသော/ပါသော ခွင့်ပြုသည့်စည်းမျဉ်းဆိုင်ရာ အချက်အလက်များကို ခွင့်ပြုမိန့်ပေးထားသော သက်ဆိုင်ရာအဖွဲ့အစည်းမှ တာဝန်ယူရမည်ဖြစ်၍ HPBC အနေဖြင့် အသေးစိတ်ပြန်လည် စစ်ဆေး မည်မဟုတ်ပါ။

(ဥပမာ- BCR (Building Coverage Ratio), FAR (Floor Area Ratio), RBR (Road Building Ratio), Carparking လိုအပ်ချက်များ)

၃။ HPBC မှ ဗိသုကာပိုင်းဆိုင်ရာ စစ်ဆေးမည့်အဓိက အချက်များ
(က) Myanmar National Building Code အရ စစ်ဆေးပါမည်။

(ခ) ဗိသုကာပိုင်းဆိုင်ရာအရ အရည်အသွေးပြည့်မီမှု ရှိ/ မရှိ စစ်ဆေးပါမည်။

(ဂ) မြန်မာနိုင်ငံအတွက် စစ်ဆေးရန်လိုအပ်သော အချက်အလက်များကို Graphic Standard များ မှ ကောက်နုတ်၍ ကြိုတင်ဖြန့်ဝေထားသော ကိုက်ညီရမည့် အချက်အလက်များအတိုင်း စစ်ဆေး ပါမည်။

(ဃ) ထိခိုက်သက်ရောက်မှုများ ဖြစ်လာနိုင်သည့်အခြေအနေရှိပါက အများပြည်သူအကျိုးကို ရှေးရှုလျက် ထောက်ပြမှုပြုပါမည်။ လိုအပ်ပါက သက်ဆိုင်ရာ စည်ပင်သာယာရေးကော်မတီနှင့် ညှိနှိုင်း၍ မူလ “မူ” အားဖြင့် ခွင့်ပြုချက်အပေါ် စိစစ်အကြံပြုမည် ဖြစ်ပါသည်။

(င) မီးသတ်ဦးစီးဌာန၏ ထောက်ခံချက်ကို မှတ်ချက်များနှင့်တကွ တင်ပြရန်။ ထိုနည်းတူ မိလ္လာ စနစ်၊ ရေမြောင်းစနစ်၊ အမှိုက်ပစ်စနစ်များကို တင်ပြရန်။

အပိုင်း(၃)/တတိယပိုင်း

၁။ HPBC တွင် တင်ပြရမည့် Architectural Drawing Format များကို A3 size (သို့မဟုတ်) A2 size ဖြင့် သတ်မှတ်ထားသော Drawing Title ဖြင့်သာ တင်ပြရပါမည်။

၂။ စစ်ဆေးခြင်းများအားလုံးကို Soft Copy File (Auto CAD ၊ PDF ၊ Powerpoint Presentation) များ နှင့် Hard Copy (4 nos. of A3 size (သို့မဟုတ်) A2 size) များဖြင့် ပြုလုပ်မည် ဖြစ်ပါသည်။

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I. PREAMBLE

As the functions of living become more complex and technological change accelerates, improvement in space requirements and building services becomes more and more sophisticated. In Myanmar, building by-laws, rules and regulations have been issued time to time by the respective authorities for effective control on the construction of tall buildings (high-rise buildings) and public buildings.

In Myanmar, the needs of public within the framework of time, space and technology, constructions of high-rise building projects, mixed use commercial projects and various public building complexes have substantially increased during the last decades.

The Architecture Designs of this period must need to solve functional problems, technical problems, social problems and at the same time need to achieve the aesthetical standards.

The aim of this Architectural guidelines issued by High Rise and Public Building Projects Committee (HPBC), is for effective quality control of high-rise buildings and public buildings projects in Myanmar.

II. ARCHITECTURAL DESIGN

1. PRELIMINARY DESIGN (SCHEMATIC DESIGN)

1.1. Volumetric Drawing

Proposed building of Volumetric Views (3-Dimensional views) as if it will appear in the mass of the surrounding urban fabric. (Perspective or Isometric: Human eye's Level, Bird Eye's Level, Overall View)

1.2. Area Data Sheet

The following items must be shown in the area data sheet

- Site/ Plot Area
- Building Coverage Area
- Gross Floor Area
- Building Coverage Ratio
- Floor Area Ratio
- Car Parking Provision based on YCDC guideline
- Green Area Percentage
- Road Building Ratio

1.3. Location Map

1.3.1. North Point

A symbol indicating the North Point must be shown in location map and it should be pointing to the top of the drawing sheet.

1.3.2. Surrounding Roads and Nearest Junctions

Surrounding roads of the site area must be indicated in location map and the nearest junction from the nearby main road must be also included in the location map.

1.3.3. Surrounding Environment with Important Cultural & Heritage Elements

If important cultural and heritage elements are near the site location it must be indicated in location map.

1.4. Master Plan / Site Plan

1.4.1. Plot Boundary with Dimensions

Plot boundary with dimensions must be shown in the drawing.

1.4.2. Names & Widths of Surrounding Roads & Streets

Names & widths of surrounding roads and streets must be shown in the drawing.

1.4.3. Existing AMSL point & Topography if Needed

Above mean sea level (AMSL) of the site area must be indicated and if necessary contour lines and its AMSL of the site area must also be shown in the drawing.

1.4.4. Traffic Flow Directions

Traffic flow diagram for in and out direction to and from site area to surround roads must be indicated.

1.4.5. Building Heights & Road Building Ratio

Ratio Refer to YCDC regulations.

1.5. Building Layout Plan

1.5.1. Plot Boundary with Dimensions

The plot boundary with dimensions must be shown in the drawing.

1.5.2. Minimum Set Backs

Refer to YCDC regulations.

1.5.3. Line of Building Coverage & Building Coverage Ratio (BCR)

Vertically projected line from the outer line of the building (including roof overhang, verandahs, cantilevers, sunshades, curtain walls) to the ground is calculated as line of building coverage. Inner courtyard area without any roof is not included in building area.

Building Coverage Ratio (BCR) = Building Coverage Area divided by Plot Area

*Refer to YCDC regulations.

1.5.4. Greening Area (Area / %)

Refers to MNBC.

1.5.5. Permeable Area (Area/%)

(15%) of plot area suggested. (Refers to MNBC)

1.5.6. Car Parking Area on Ground (Provide Remarks if in the Building)

Perforated concrete blocks or similar ones are suggested for permeability.

1.5.7. Space Allocation for Utilities & Services (Water Supply & Sanitation, M&E Services etc.)

Space allocation must be shown for utilities & services (Water Supply & Sanitation, M&E Services) must be shown in the drawing.

1.5.8. Site Drainage System (Schematic)

Site drainage system must be shown in the drawing.

1.6. List of Drawings

1.6.1. Architectural Plans

The following items must be shown in the plans:

- All functional uses
- Dimensions
- Levels (Datum)
- Door openings
- Windows
- Stairs, lifts, vertical shafts and ramps
- MEP Provisions
- Accessibility Provisions

***Note** : All Architectural plans must be incorporated with Structural and MEP design drawings.

1.6.2. Architectural Elevations

All elevations must be shown to portray the building design. The following items must be shown in the elevations:

- Ground Level(s) with AMSL
- Building Height with AMSL
- Set Backs

***Note** : All Architectural elevations must be incorporated with Structural and MEP design drawings.

1.6.3. Architectural Sections

All sections must be shown to portray the building design. The following items must be shown in the sections:

- Mass & Voids
- Stairs, ramps and lifts
- Floor to Floor height & AMSL
- Accessibility Provisions

***Note** : All Architectural sections must be incorporated with Structural and MEP design drawings.

1.6.4. General Material Specifications (Installation, Code Reference)

General material specifications must be shown in tabular form.

1.6.5. Signature and Endorsement

- (a) Architectural Design produced by Local Architect
 - Signed and endorsed by Senior Licensed Architect (SLA)
- (b) Architectural Design produced by Foreign Architect
 - Signed and endorsed by National Counterpart Architect (NCA)

***Note** : Registered Foreign Architect must register at Myanmar Architect Council as Registered Foreign Architect (RFA)
: National Counterpart Architect (NCA) must be Senior Licensed Architect (SLA)/ AA

2. FINAL SUBMISSION DESIGN

2.1. Volumetric Drawing

Proposed building of Volumetric Views (3-Dimensional views) as if it will appear in the mass of the surrounding urban fabric. (Perspective or Isometric: Human eye's Level, Bird Eye's Level, Overall View)

2.2. Area Data Sheet

The following items must be shown in the area data sheet

- Site/ Plot Area
- Building Coverage Area
- Gross Floor Area
- Building Coverage Ratio
- Floor Area Ratio
- Car Parking Provision based on YCDC guideline
- Green Area Percentage
- Road Building Ratio

2.3. LOCATION MAP

2.3.1. North Point

A symbol indicating the North Point must be shown in location map and it should be pointing to the top of the drawing sheet.

2.3.2. Surrounding Roads and Nearest Junctions

Surrounding roads of the site area must be indicated in location map and the nearest junction from the nearby main road must be also included in the location map.

2.3.3. Surrounding Environment with Important Cultural & Heritage Elements

If important cultural and heritage elements are near the site location it must be indicated in location map.

2.4. Master Plan / Site Plan

2.4.1. Plot Boundary with dimensions

Plot boundary with dimensions must be shown in the drawing.

2.4.2. Names & Widths of surrounding Roads & Streets

Names & widths of surrounding roads and streets must be shown in the drawing.

2.4.3. Existing AMSL point & Topography if needed

Above mean sea level (AMSL) of the site area must be indicated and if necessary contour lines and its AMSL of the site area must also be shown in the drawing.

2.4.4. Traffic Flow Directions

Traffic flow diagram for in and out direction to and from site area to surround roads must be indicated.

2.4.5. Building Heights & Road Building Ratio

Refer to YCDC regulations.

2.5. Building Layout Plan

2.5.1. Plot Boundary with dimensions

Plot boundary with dimensions must be shown in the drawing.

2.5.2. Minimum Set Backs

Refer to YCDC regulations.

2.5.3. Line of Building Coverage & Building Coverage Ratio (BCR)

Vertically projected line from the outer line of the building (including roof overhang, verandahs, cantilevers, sunshades, curtain walls) to the ground is calculated as line of building coverage. Inner courtyard area without any roof is not included in building area.

Building Coverage Ratio (BCR) = Building Coverage Area divided by Plot Area

*Refer to YCDC regulations.

2.5.4. Greening Area (Area / %)

Refers to MNBC.

2.5.5. Permeable Area (Area / %)

(15%) of plot area suggested. (Refers to MNBC)

2.5.6. Car Parking Area on Ground (Provide Remarks if in the Building)

Perforated concrete blocks or similar ones are suggested for permeability.

2.5.7. Space Allocation for Utilities & Services (Water Supply & Sanitation, M&E Services)

Space allocation must be shown for utilities & services (Water Supply & Sanitation, M&E Services) must be shown in the drawing.

2.5.8. Site Drainage System (Schematic)

Site drainage system must be shown in the drawing.

2.6. Stair and Ramp Details

The following items must be shown in the sections:

- Stair / Ramp width
- Stair risers and treads dimensions
- Ramp slope ratio
- Stair / Ramp landing
- Handrail details

(Refers to MNBC / Graphic Standards)

2.7. Door and Window Details

The following items must be shown in the door and window details:

- Door / Window types and opening operations
- Glazing general specifications
- Safety measures (if applicable)

(Refers to MNBC/ Graphic Standards)

2.8. Façade Design Considerations

The following items must be shown in the façade design considerations:

- General specification of finishing materials
- Curtain wall system (if applicable)
- Green wall system (if applicable)

2.9. Barrier Free Design (Disable Accessibility)

Refer to MNBC 2016.

2.10. Green / Sustainable Design Considerations (If Applicable)

Refer to MNBC 2016.

2.11. Lists of Drawings

2.11.1. Architectural Plans

The following items must be shown in the plans:

- All functional uses
- Dimensions
- Levels (Datum)
- Door openings
- Windows
- Stairs, lifts, vertical shafts and ramps
- MEP Provisions
- Accessibility Provisions

***Note** : All Architectural plans must be incorporated with Structural and MEP design drawings.

2.11.2. Architectural Elevations

All elevations must be shown to portray the building design.

The following items must be shown in the elevations:

- Ground Level(s) with AMSL
- Building Height with AMSL
- Set Back

***Note** : All Architectural elevations must be incorporated with Structural and MEP design drawings.

2.11.3. Architectural Sections

All sections must be shown to portray the building design.

The following items must be shown in the sections:

- Mass & Voids
- Stairs, ramps and lifts
- Floor to Floor height & AMSL
- Accessibility Provisions

***Note** : All Architectural sections must be incorporated with Structural and MEP design drawings.

2.11.4. General Material Specifications (Installation, Code Reference)
General material specifications must be shown in tabular form.

2.11.5. Signature and Endorsement

- (a) Architectural Design produced by Local Architect
 - Signed and endorsed by Senior Licensed Architect (SLA)

- (b) Architectural Design produced by Foreign Architect
 - Signed and endorsed by both National Counterpart Architect (NCA)

***Note** : Registered Foreign Architect must register at Myanmar Architect Council as Registered Foreign Architect (RFA)
: National Counterpart Architect (NCA) must be Senior Licensed Architect (SLA)/AA



ARCHITECTURAL GUIDELINES

August, 2024