

# Diyar Al Muharraq Design Regulations

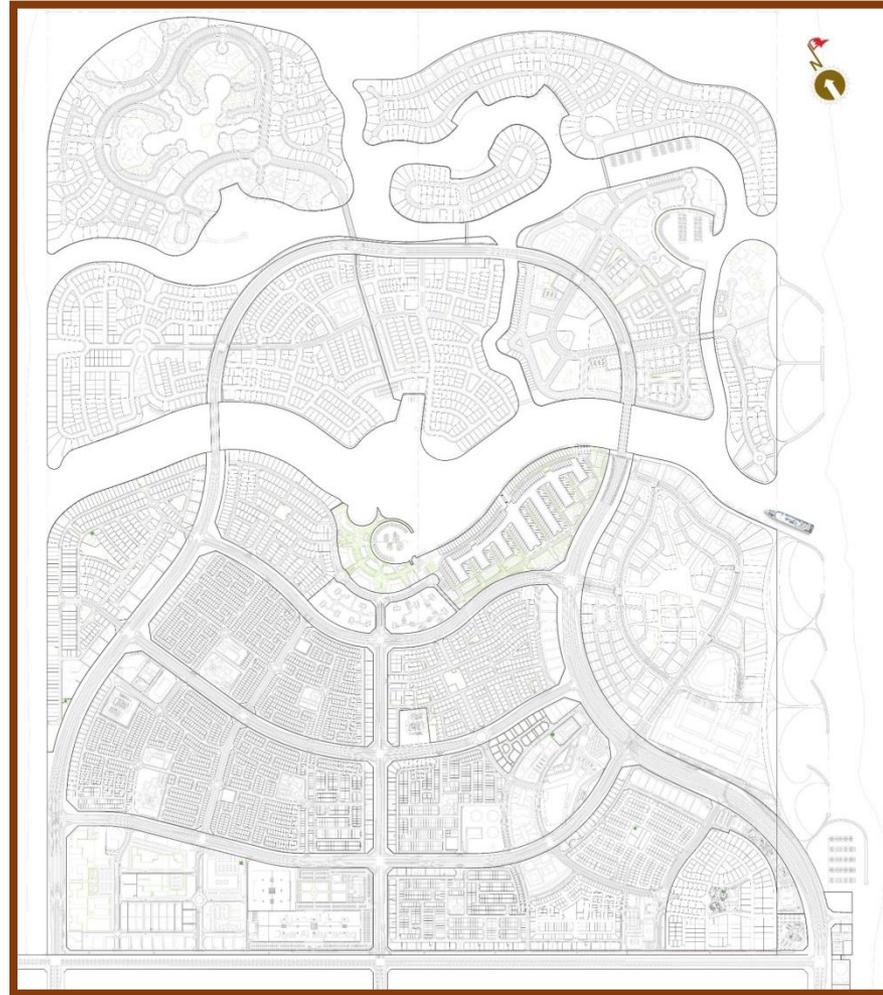
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\* For more detailed information please refer to the Design Regulation Guidelines Booklet.

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# Asset 12A



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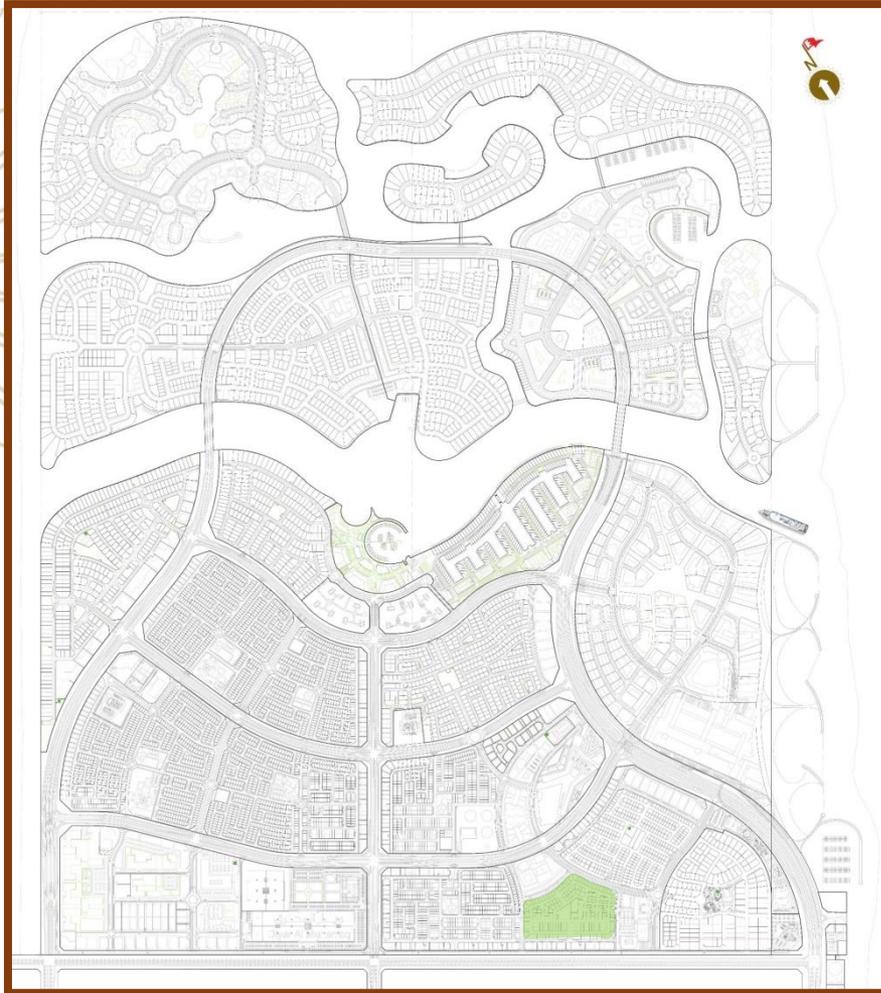
# Diyar Homes 2

(Al Sherooq Neighborhood)

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# Diyar Homes 2 Design Regulations



Diyar Homes 2 Location Map

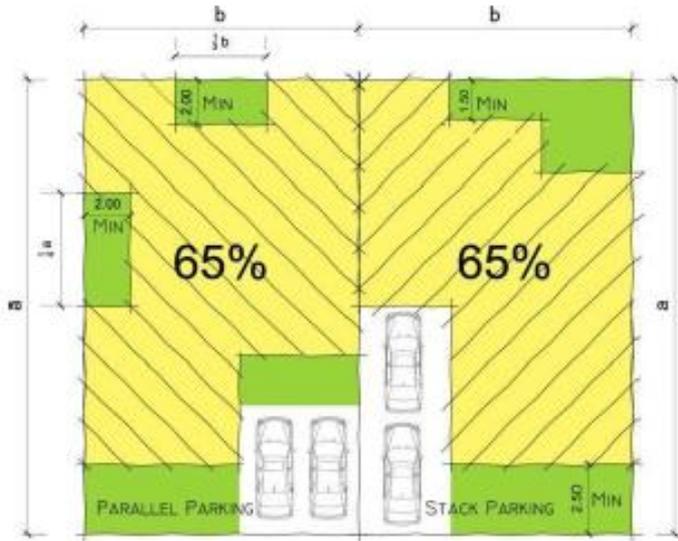
Aspects	Requirements
<b>Plot Use</b>	Residential: Single family residence
<b>Plot coverage</b>	65%
<b>GFA</b>	120%
<b>Setbacks</b>	<u>Front:</u> 2.5m, <u>Sides &amp; Rear:</u> 0m for blind wall with no openings. 1.5m for a wall with openings, 2m in case of light-well (courtyard)
<b>Max. Height</b>	12m
<b>Boundary Wall</b>	Front: 2m, Sides & Rear: 2.4m

Summary Table

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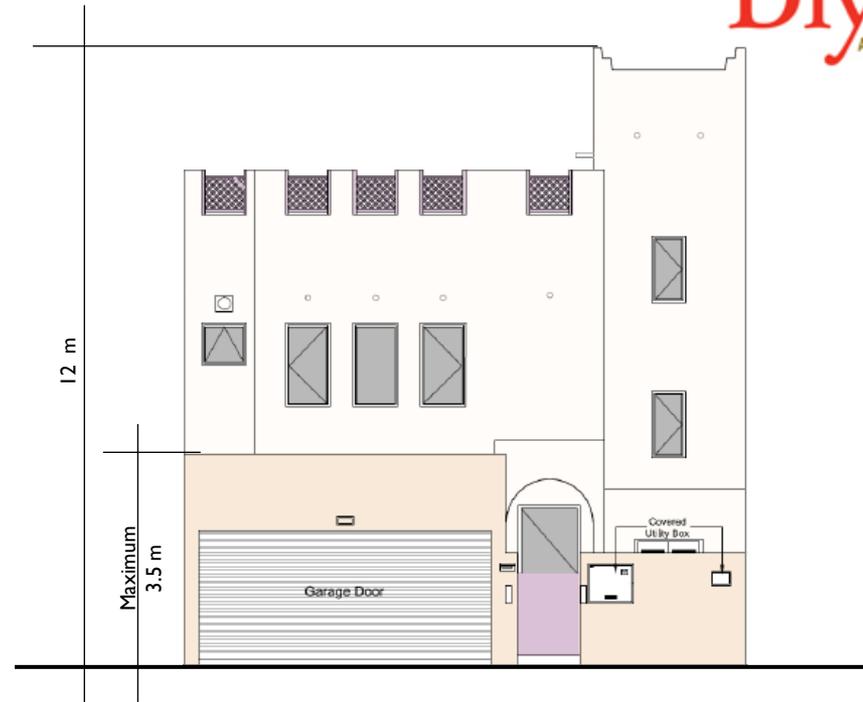
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## Key Development Controls

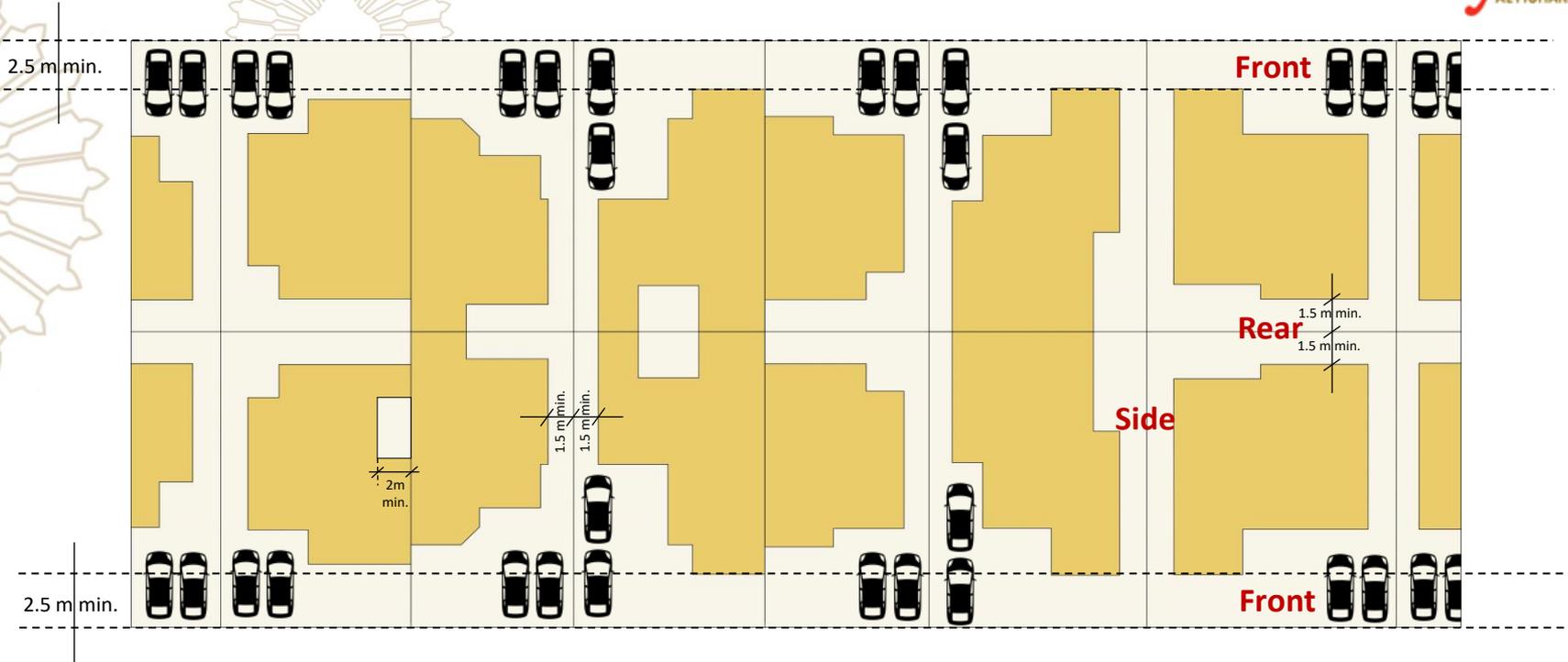
- Maximum GFA (built-up area): 120%
- Maximum Plot Coverage: 65%
- Minimum of 2 parking spaces must be on plot
- Garden Area: Must remain permeable; covering the area and including it in the main house area is not allowed.



## Building Height & Roof Utilities

- Building height not to exceed 12m from road level to the highest point on the roof.
- Maximum height of the garage is 3.5m.
- Installing additional equipment, satellite dishes or other items on the outside of the building or on the roof, unless this is screened to the approval of the TIO.

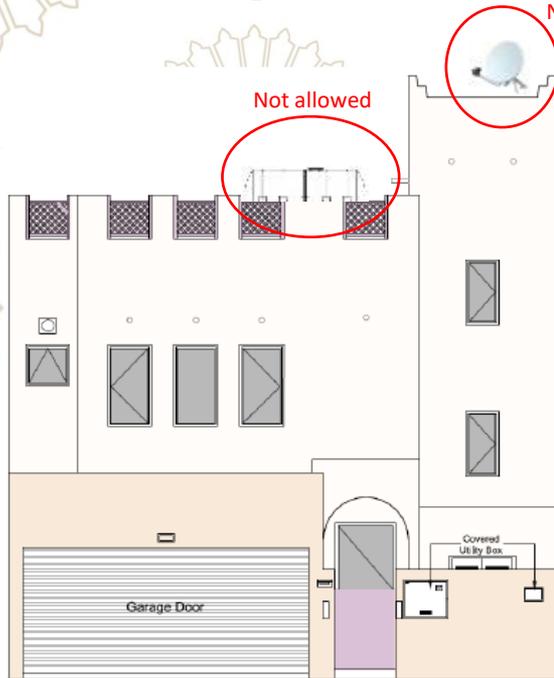
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## Setbacks

- **Front:** Minimum 2.5m, except the garage structure where no setback is required.
- **Side & Rear:** Blind wall with no opening (window) **0m**, wall with openings (windows) **1.5m minimum**, light-well (courtyard) **2m minimum**

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## Roof Utilities

- Installing exposed piping, conduits or other services which are visible from outside the plot is not allowed. All these have to be concealed.
- All additional equipment, satellite dishes or other items on the roof must be concealed and contained within the roof area and not visible from the main road.



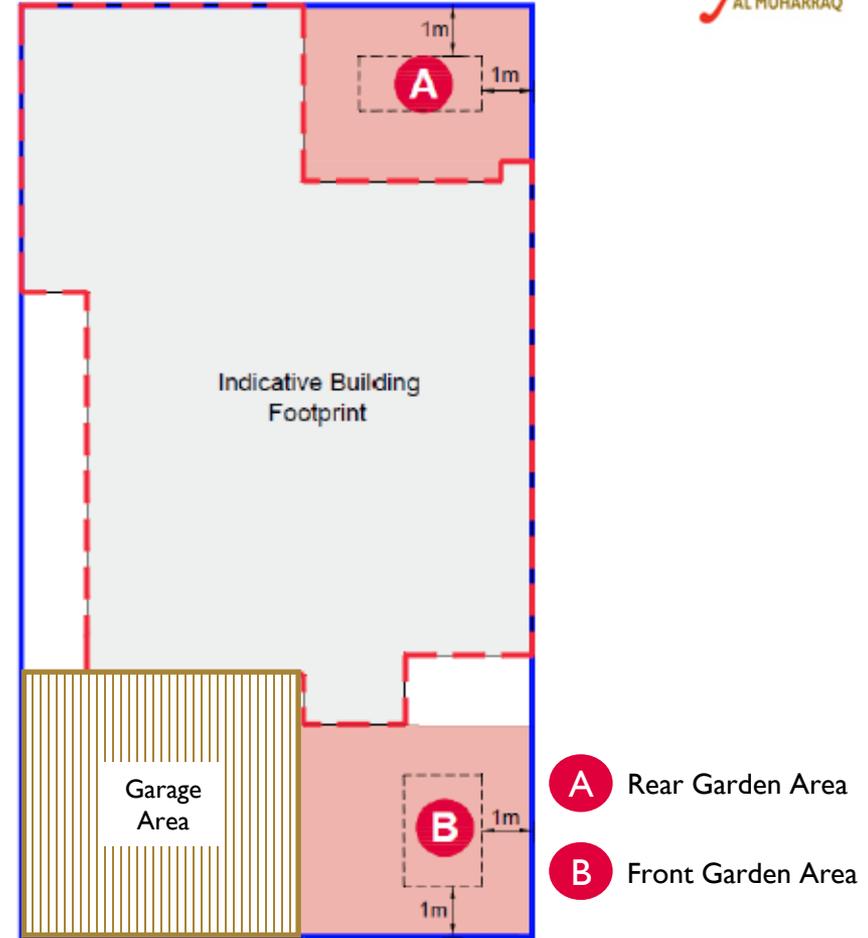
## Boundary Wall

- The maximum height of the front boundary wall is 2m from Road Level (RL) and the maximum height of the garage is 3.5m from RL.
- The maximum height of the side and rear boundary walls is 2.4m from RL.
- If the existing height of the boundary wall is less than the allowed, the house owner may obtain permission from TIO to raise accordingly.
- Altering the boundary wall design is not permitted.

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## Allowed Additions in the Ground Floor Gardens

- The occupant is permitted to build the following:
  - Swimming Pool
  - Fountain
  - Gazebo
  - Shading Devices
  - Children's Play Equipment
- Drawings for these items must be submitted in order to obtain an approval for the previous structures and are subject to TIO's approval.
- If any of these items require a foundation or are otherwise constructed below ground, a setback of 1m shall be provided from the plot boundary.



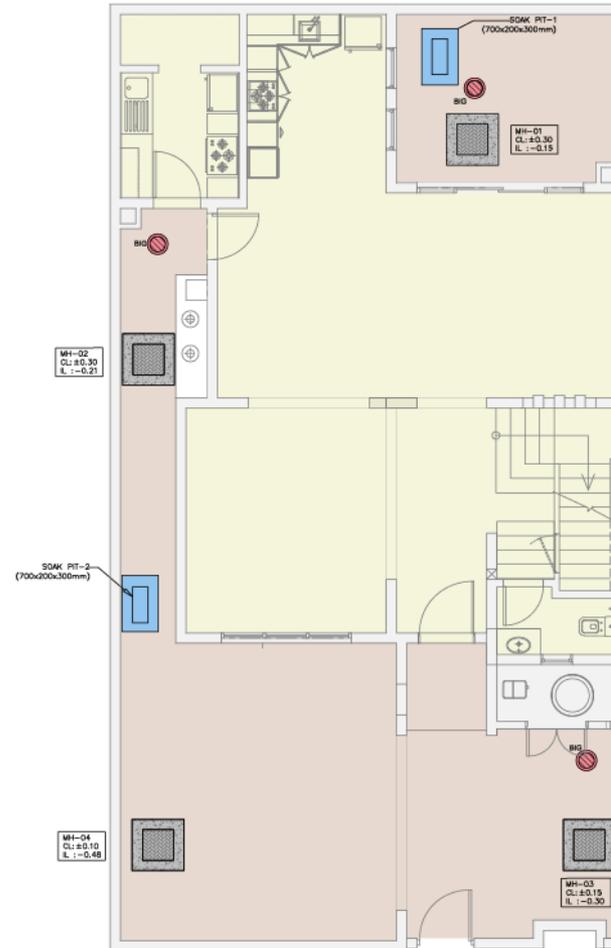
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## Landscaping

- In case of landscaping, 50% of the total open area must be covered in permeable materials to allow for natural rain water drainage. Permeable materials include: sand, interlock, artificial grass with marine sand below, stones, plants and greenery.
- Finished Floor Level of backyard to be at least 8 cm lower than the Villa Floor Level.
- Blocking any water/drainage pipes, man holes or any soak pits that are located within the plot is not permitted. Locating the services is solely the responsibility of the owner of the plot and the consultant and the contractor working on site to review these plans and work accordingly.
- Drawings for landscaping proposal must be submitted in order to obtain an approval and are subject to TIO's approval.



Examples of Permeable Materials

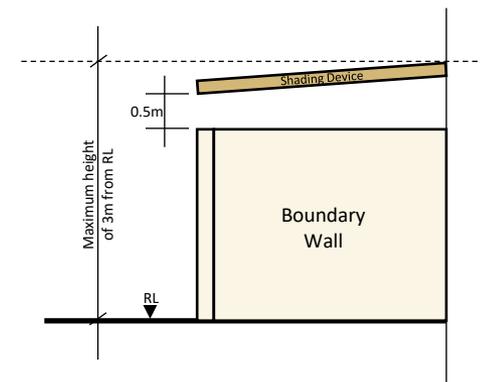


# Diyar Homes 2 Design Regulations



## Shading Devices & Gazebos

- Height of structure must not exceed 3m from Road Level (RL).
- In case of installing a shading device with a 0m setback from the boundary wall, a 0.5m gap must be applied between the shading device and the top of the boundary wall.
- Style/Theme: only pergolas are allowed and may be covered with a flat surface, could be fabric, acrylic, greenery...etc.
- Colors of structure to match the existing window frame color or in any neutral color (white, beige...etc.).
- Shading device/Gazebo area must not be larger than 50% of the available open area.
- Shading Device/Gazebo must be open from at least three sides.
- Shading device/Gazebo is only permitted on the ground floor.
- Drawings of requested shading device/gazebo to be submitted to TIO for approval.



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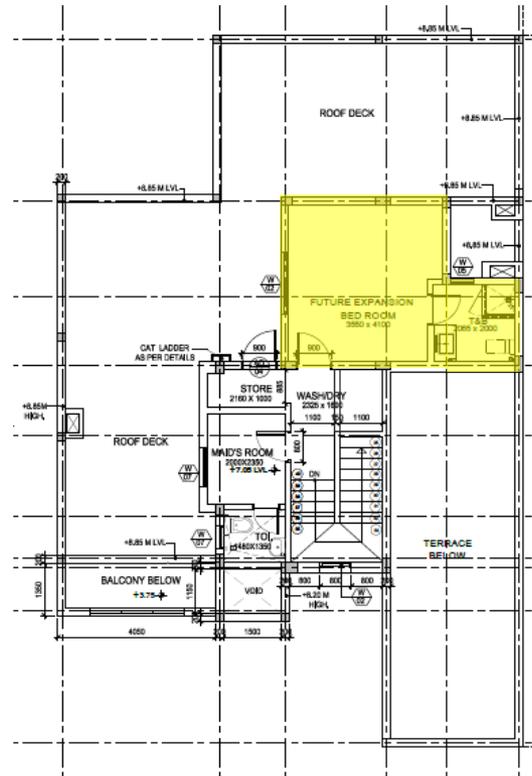
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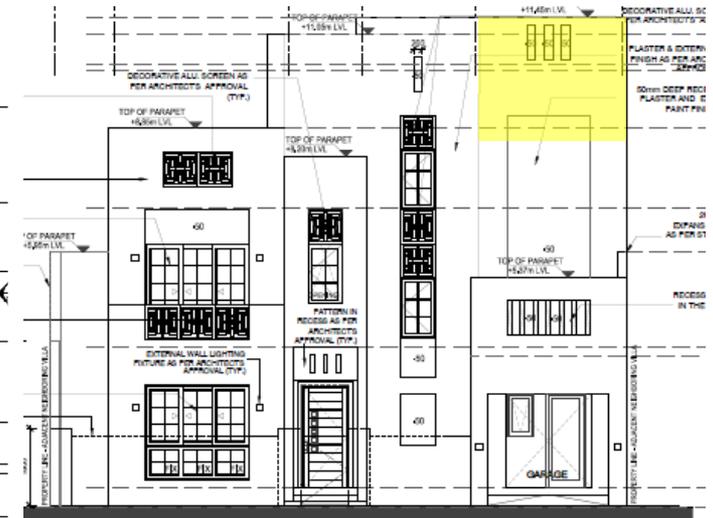


## Allowed Additional Structures

- Each villa may have an extension up to a maximum of one room and bathroom on the roof with a total area ranging between 20 & 25 m<sup>2</sup>.
- The owner must construct the additional area as per the drawings provided by TIO.
- C2 type villas are allowed an alternative option for extension in the terrace up to the front façade limit, drawings have to be submitted by the house owner through a certified consultant office.
- Elevation paint colors and materials must be compatible with the existing.



Roof level plan



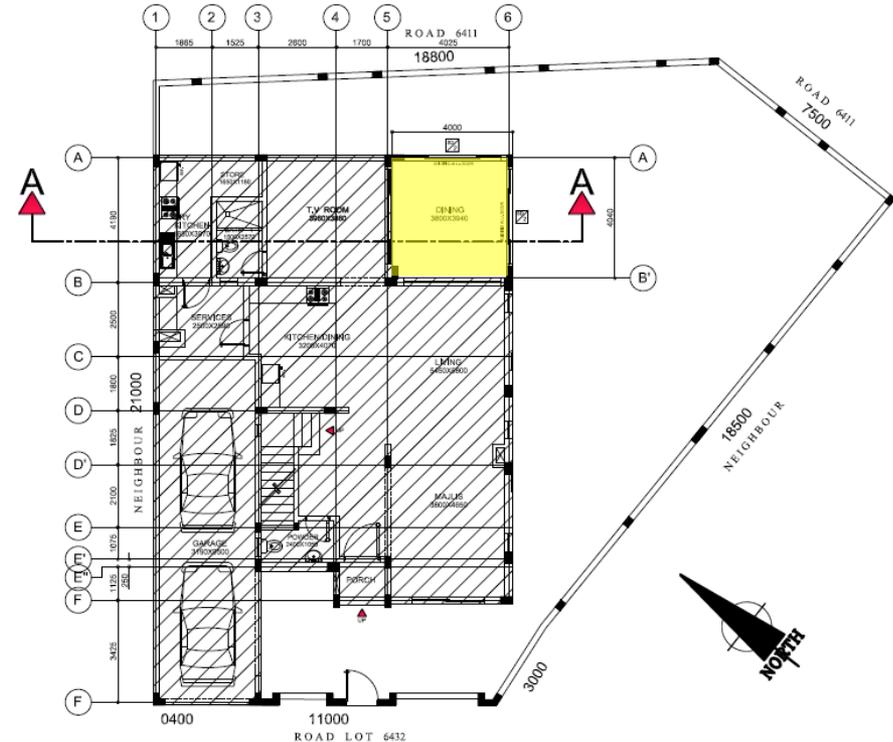
Elevation

Example of a roof extension for a C1 Type house

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## Allowed Additional Structures for Plot Areas equal to or higher than 300 m<sup>2</sup>

- For plot areas of 300 m<sup>2</sup> or higher, a ground floor extension is allowed **in addition** to the allowed roof room (or terrace for C2 type) and must not exceed 15 m<sup>2</sup>.
- Height of the structure must not exceed 3.5m from Road Level (RL) including the parapet wall.
- The proposed structure must respect the setbacks as following: From front of house 2.5m, one side setback 0m, other side setback 1.5m, rear setback 0m (if parameter house 2.5m)
- Style of the extension must match the overall style of the villa in terms of color, architectural features, materials, finishes...etc.
- If tent, tent material/color must be neutral and matching the house style.
- Villa owner must submit detailed drawings of this extension through a certified consultant office to TIO for their approval.

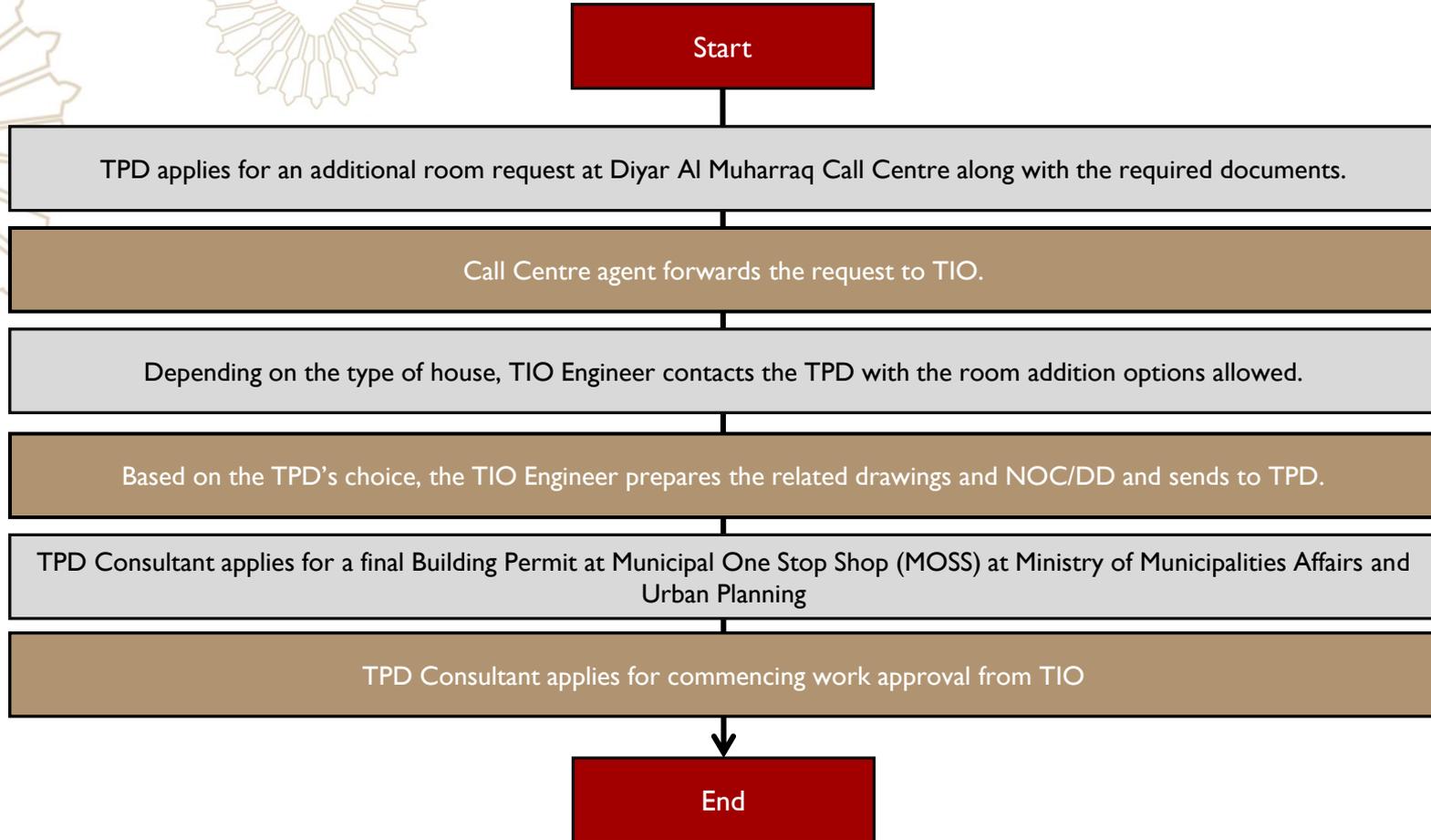


Example of a ground floor extension

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## Room Addition Process



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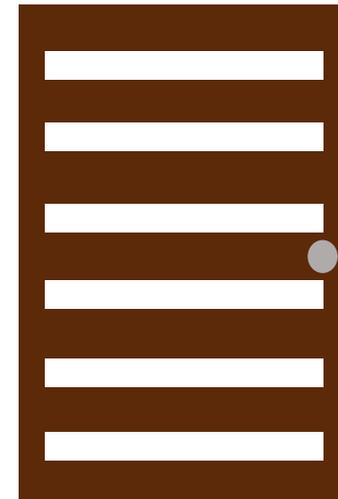
## Glass Door



- The main porch area may be enclosed with a glass door.
- The glass must be clear with no color, texture or pattern.

Clear glass, no texture or pattern

## Sheet Behind Main Entrance Door



Frosted Glass

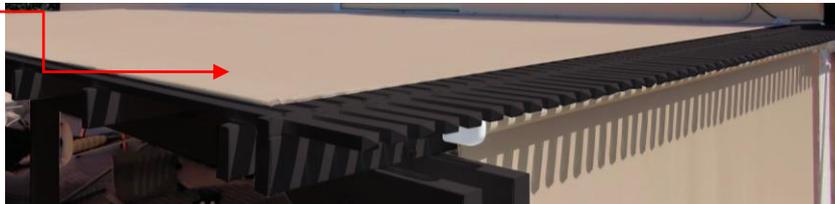


Textured Plexiglass Sheet

- A sheet can be installed behind the main entrance door.
- The sheet has to be colorless and either a frosted glass sheet or plexiglass.

## Garage & Balcony Shading

Example of flat sheet over the pergola



- The pergola structures covering the garage and the balconies can be covered for extra shading and waterproofing.
- Covering has to be installed on top of the pergola structure.
- Covering has to be a flat sheet and not visible from the main street.
- Covering has to be either flat acrylic sheet or light colored fabric.

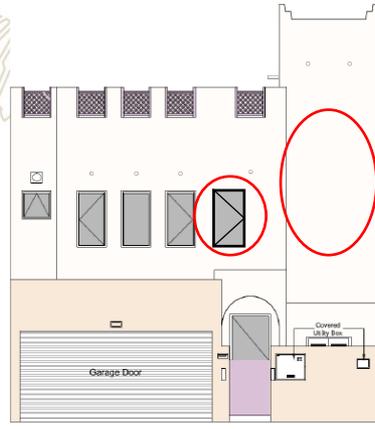
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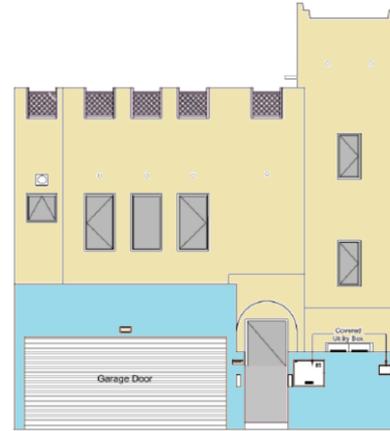
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Example of Original Facade



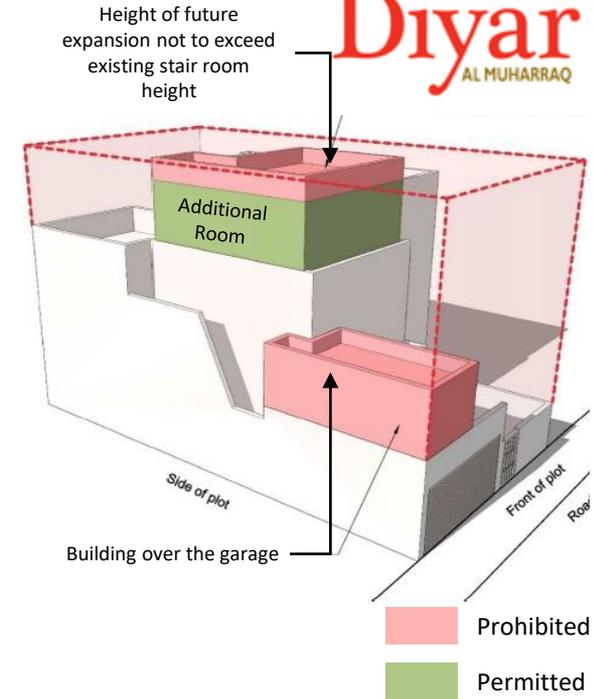
Removing/Adding windows, openings..etc.



Changing the external paint color/material



Examples of Prohibited Modifications



## Prohibited Modifications

- Cladding, painting, decorating the building façade in a color or with a material different from the original or with the intention to change the design theme of the home. This included the window frames and glass.
- Any work that exceeds the maximum footprint, GFA or building height.
- Majlis or store room outside the building footprint.
- Enclosing the garage.
- Building on top of the garage.
- Enclosing the garden and/or the service shaft.
- Building a shed, green-house, shelter or cage on the roof or ground floor

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