



Design Regulations & Guidelines

• July 2021 (V.15)

Revisions Table



Revision Number	Done By	Dates
Revision.04		
<ol style="list-style-type: none"> 1. Height of development in setback zone (13A, 24 A & C). 2. Height of side and rear boundary walls in residential plots. 		
Revision.05		
<ol style="list-style-type: none"> 1. CV* Regulations 2. Minor changes in asset regulations 		
Revision.06		
<ol style="list-style-type: none"> 1. Commercial Showroom 12A: 2m projection and footpath in the 8m setback 2. Sarat: removed 25% semi-permeable area in the front boundary wall 3. All Summary: changed height measurements from EGL to RL as per on-site practice. 		
Revision.07		
<ol style="list-style-type: none"> 1. Amendments as per Development Department comments. 2. Plot use of Commercial Villa & Commercial Villa* has been changed to retail and service business. 		
Revision.08		
<ol style="list-style-type: none"> 1. Amendments as per TIO Manager review and comments. 2. Added water tank regulation to all. 		
Revision.09		
<ol style="list-style-type: none"> 1. Land use typology and car park regulations. 		
Revision.10		
<ol style="list-style-type: none"> 1. Amendment to side and rear boundary wall heights in residential plots. 2. Amendment for school boundary wall height. 3. Al Bareh Type C privacy wall regulation. 4. Height of ancillary buildings in setback zone for Al Qamra & Al Bareh plots. 5. Height of parapet wall in Light Industries. 		



Revisions Table



Revision Number	Done By	Dates
Revision.12		
1. Added DH1, DH2 & DAO Regulations		
Revision.13	NB	
1. Added\updated DH1, DH2 , DAO , Sarat , Al Bareh “A” & Al Qamra shading Regulations		
Revision.14		3-23-2020
1. Added Al Bareh Type “B” Design Regulations 2. Updated Townhouse DRG 3. Layout Update		

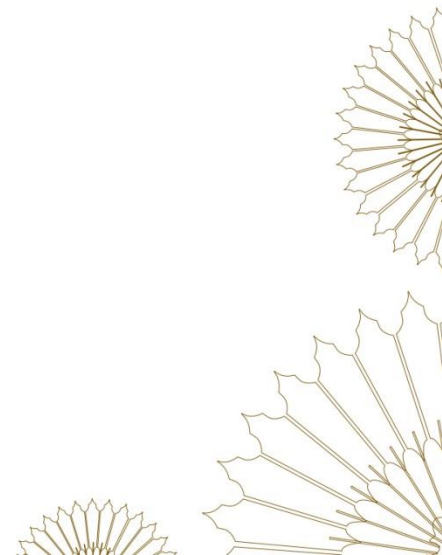


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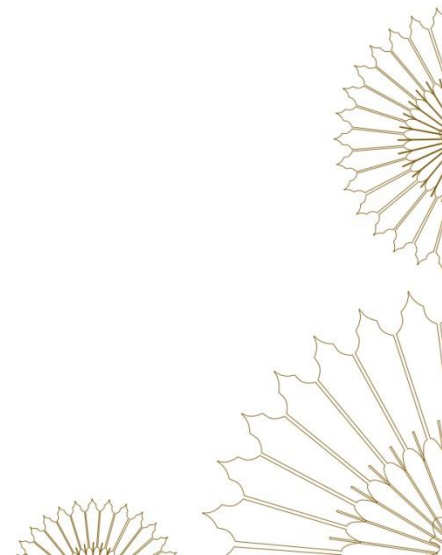
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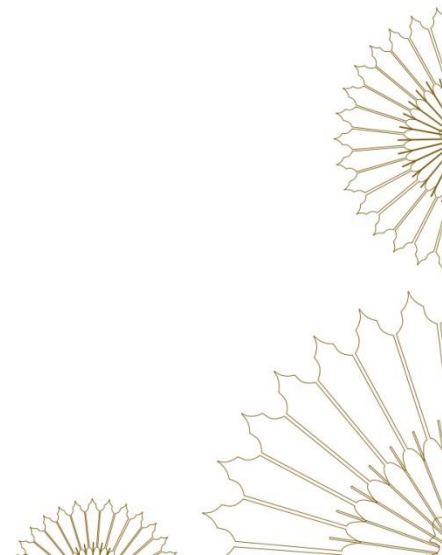
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I. Residential Zones



Design Regulation

I.I Sarat – I2A

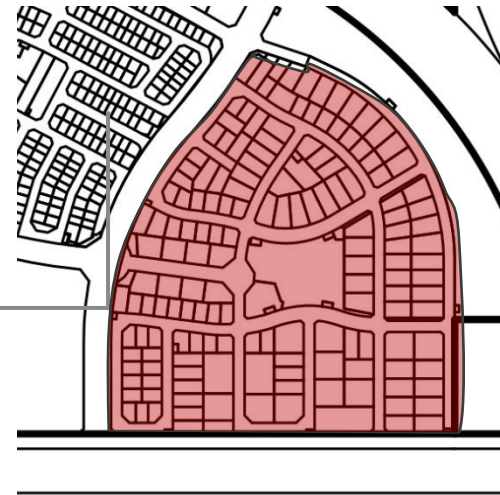


I.I Sarat – I2A

Diyar Al Muharraq Master Plan – Asset I2A



Sarat Location Map



Summary Table

Parameter	Regulations
Plot Use	Residential: Single family residence
Plot coverage	60%
GFA	120%
Setbacks	Front: 5m Sides & Rear: 2m
Max. Height	15 m
Boundary Wall	Front: 3m. Sides and Rear: 5m.
Basement	Allowed and included in GFA, except if used for Parking

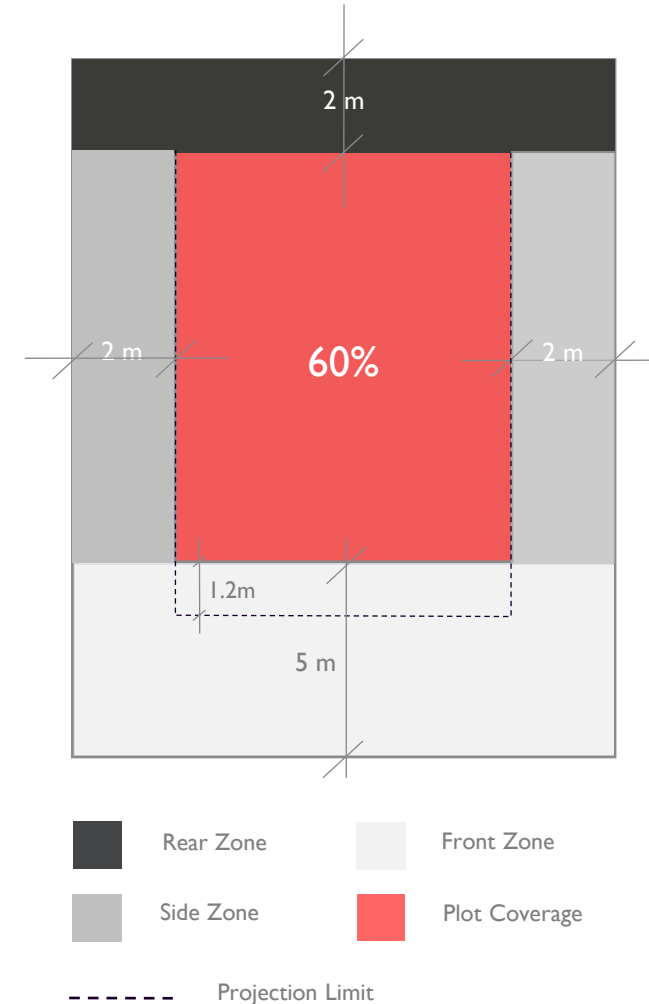
I.1 Sarat – I2A

General Regulation

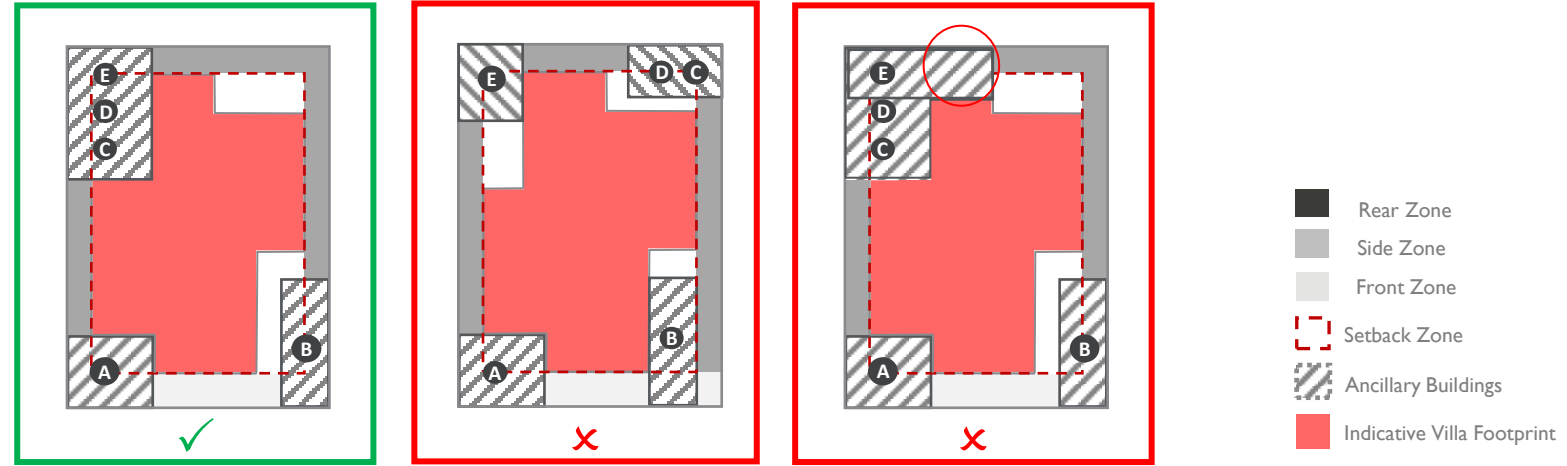
- Plot use: Single Family Residential Villa only. No apartments or Multiple Townhouse villas allowed within the plot.
- Plot Coverage 60% of plot area.
- GFA (Gross Floor Area) to not exceed 120% of the plot area. For GFA inclusions and exclusions please refer to table I.1 page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- For corner plots, the front setback will be considered where the main entrance is located.
- Basements are allowed and included in the GFA, unless used for car park.
- Basements should be within the plot limit. In case, the basement is higher than the road level, all setbacks should be taken into consideration and applied.

Projections

- It is permitted to project in the upper floors up to 1.2 m in the front setback area.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- It is not permitted to project in the upper floors (sides and rear).
- It is only permitted to project 1m in the sides for plots with branch street condition.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections beyond plot limit are permitted.



I.1 Sarat – I2A

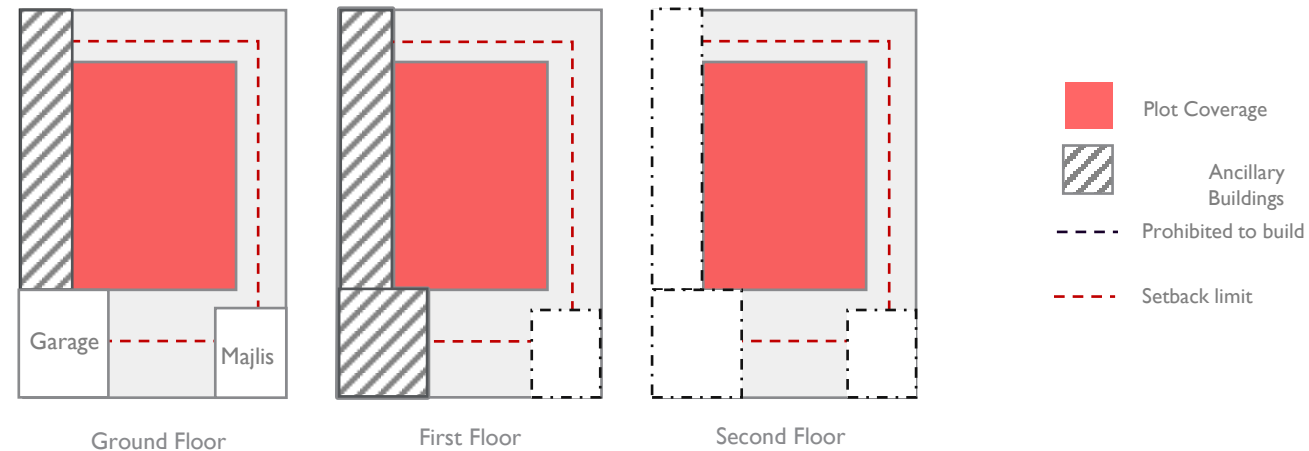


Ancillary Buildings

Ancillary Buildings can only take a maximum of 25% of land area, on roof or GF, 15% for (Maid’s room, Store, Outside Kitchen) & 10% for Majlis. Ancillary Buildings must be on one side of the building only, aligned with the garage and should not exceed the width of the garage.

- A** Garage: Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B** External Majlis: Permitted in the front setback only. Majlis must be attached to the front boundary wall and detached from the main villa by 1.5m minimum.
- C** External Kitchen: Permitted in the side setback only and has to be on the driveway side.
- D** Utility Room (pump room, water tank room, etc.): Permitted in the side and rear, height should not exceed 1.7m from ground floor. To provide a minimum corridor of 1.5m between the Utility rooms and the main building.
- E** Driver’s/Maid’s/Servant’s Room: Permitted in the side setback only and has to be on the driveway side.

I.1 Sarat – I2A



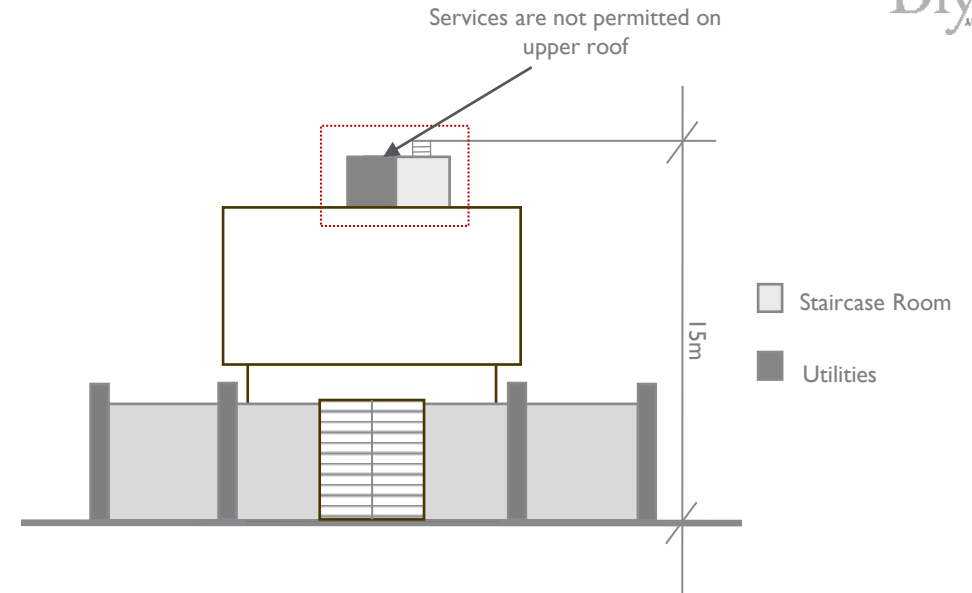
Ancillary Buildings

- Ancillary Buildings are calculated in the GFA, except pump room and water tank room.
- Ancillary Buildings are calculated in the Plot coverage.
- Ancillary Buildings width attached to the front boundary wall should not exceed 40% of the boundary wall width.
- It is permitted to attach Ancillary Buildings located on the setback zone to the main villa, except External Majlis should be detached from the main villa by minimum 1.5m.
- Ancillary Buildings are not permitted on the rear setback.
- Ancillary Buildings must be aligned with the garage and on one side of the building only.
- There are no special regulation for Ancillary Buildings located within the development zone.
- Development over Ancillary Buildings are allowed to be 1 floor (First Floor) and with a maximum area of 50m².
- Building over Majlis is not permitted.
- Building over the utilities on the second floor is not permitted.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.

I.1 Sarat – I2A

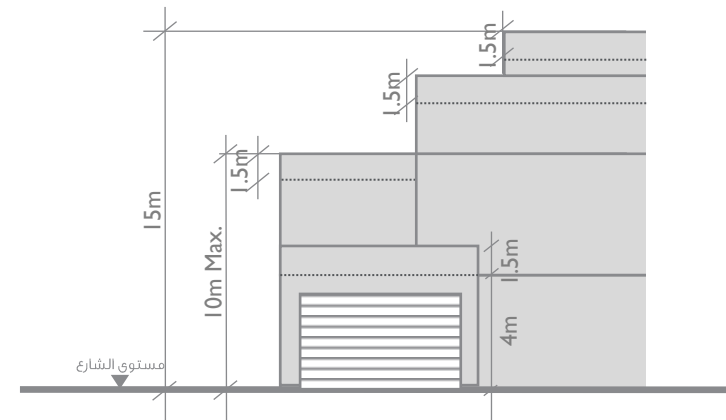
Roof Utilities

- Ancillary Buildings and services must be located on the lower roof and must be attached to the staircase room & in the same height.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located away from the parapet wall especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen and not to be visible from the street.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be open on one side (openings can be aluminum louvers or a screen). Water tank room is excluded from GFA calculation unless it exceeds 10 m².
- All electrical installations, water and sewer pipes on the Building exterior must be concealed and integrated in architectural features on all sides of the building.



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m maximum to cover utilities if available.
- Height of one floor ancillary buildings should not exceed 4m, in addition 1.5m for parapet wall height to cover utilities if available. All heights taken from the road level.
- Height of two floor ancillary buildings should not exceed 10m, including 1.5m for parapet wall height to cover utilities if available. All heights taken from the road level.



I.1 Sarat – I2A

Boundary Walls

Front:

- Boundary wall minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

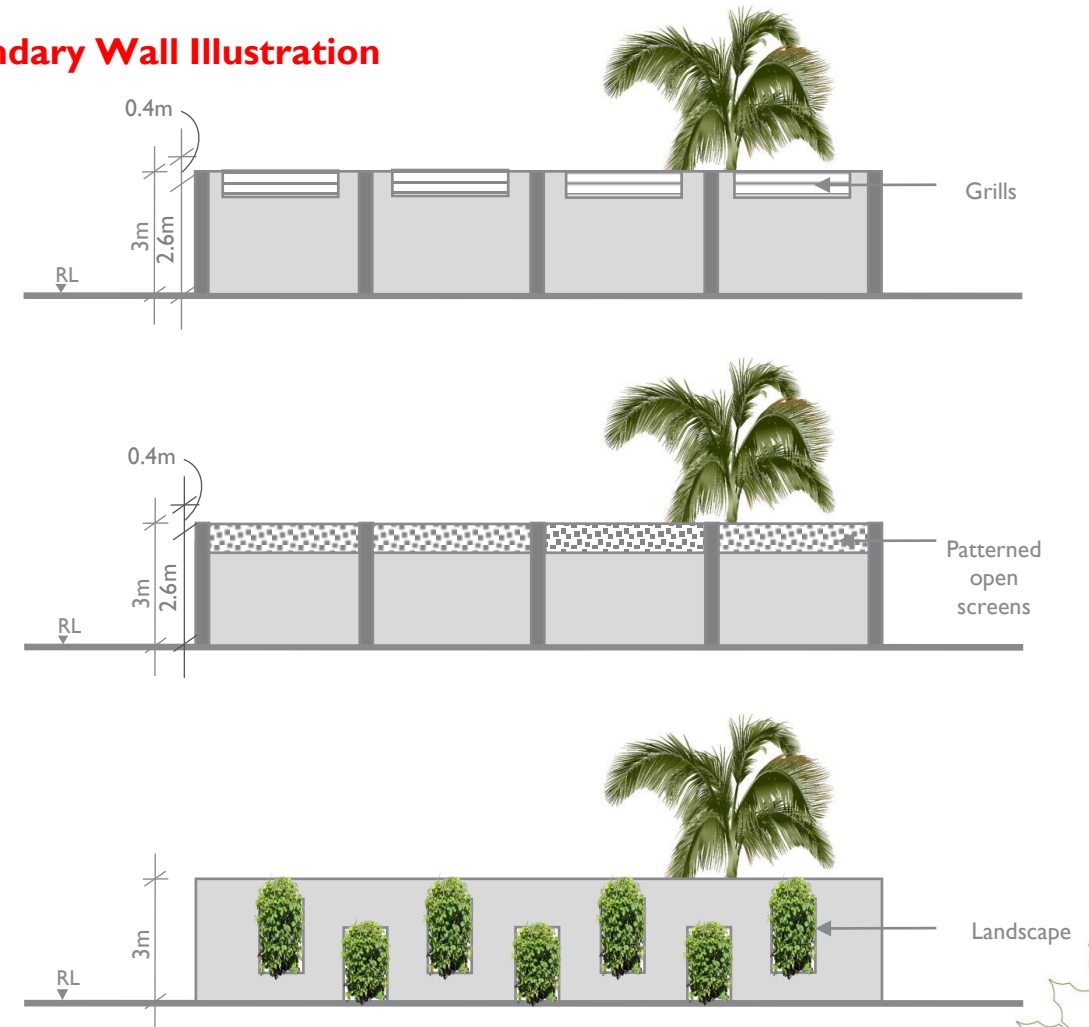
Side and Rear:

- Boundary wall minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decreased gradually to meet the front boundary wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

Boundary Wall Illustration



Design Regulation



1.2 Town House A – One Unit – I2B

I.2 Town House A – One Unit – I2B

Diyar Al Muharraq Master Plan – Asset I2B



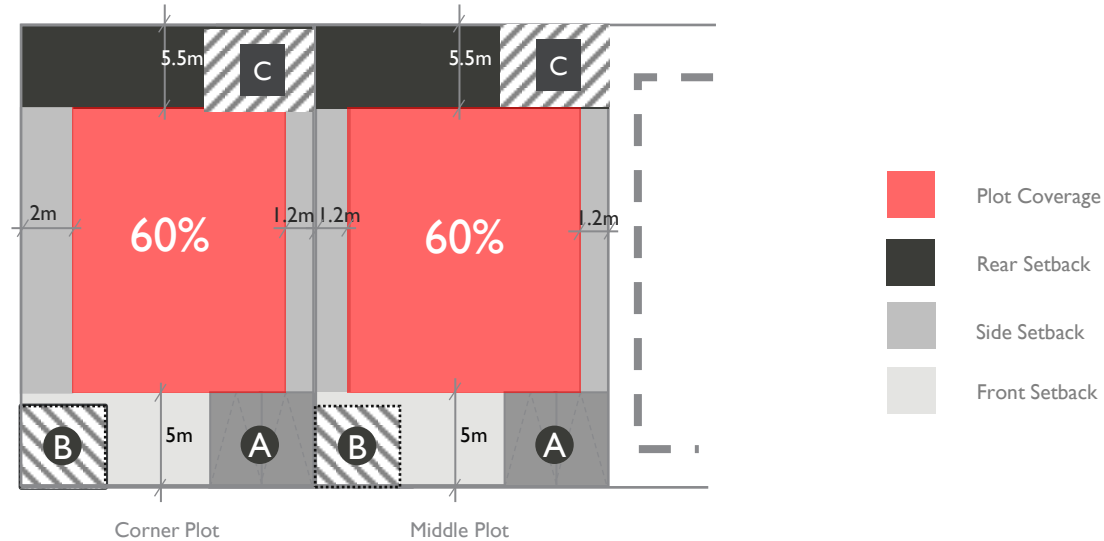
Town House - Location Map



Summary Table

Parameter	Requirements
Plot Use	Town Houses: Attached townhouses (2 units maximum) or single villa
Plot coverage	60%
GFA	150%
Setbacks	Front: 5m Back: 5.5 m Sides: 1.2m, 2m for corner plot
Max. Height	15 m
Boundary Wall	Front: 3m Sides: 5m Rear: 3.5 m
Basement	Allowed and included in GFA, except if used for Parking

I.2 Town House A – One Unit – I2B



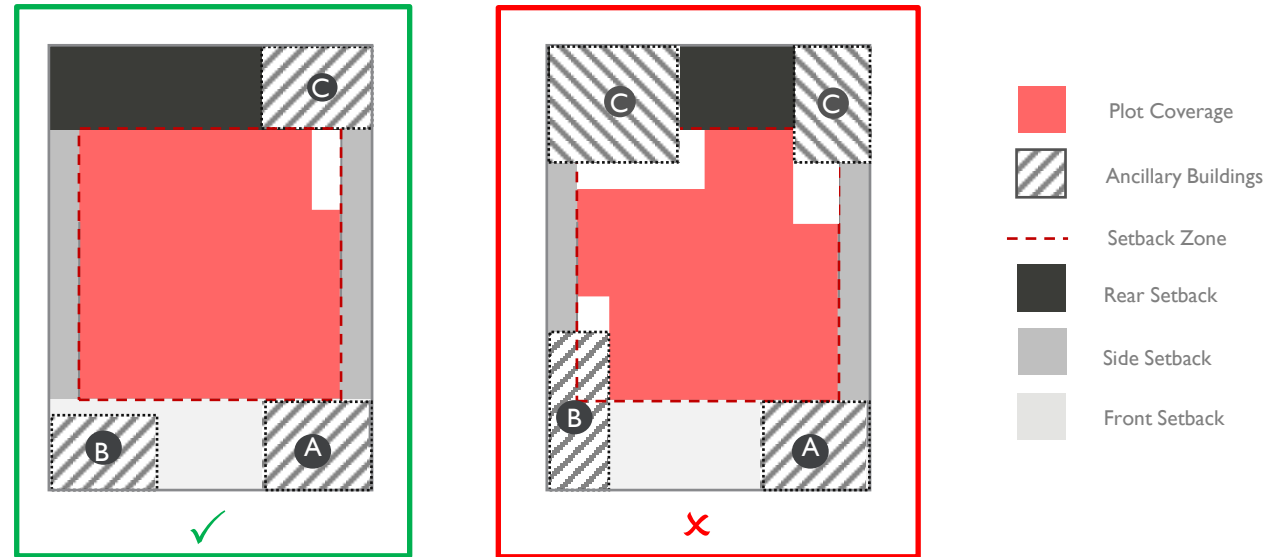
General Requirements

- Plot Use: Attached townhouses (2 units maximum) or single villa.
- Plot Coverage 60% of plot area.
- GFA (Gross Floor Area) to not exceed 150% of the plot area. For GFA inclusions and exclusions please refer to table I.1 page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and included in the GFA, unless used for car park.
- Basements should be within the plot limit. In case, the basement is higher than the road level, all setbacks should be taken into consideration and applied.

Projections

- Front and rear projections on upper floors are permitted by maximum 1.2m
- Side projection on upper floors are not permitted.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections beyond plot limit are permitted.

I.2 Town House A – One Unit – I2B



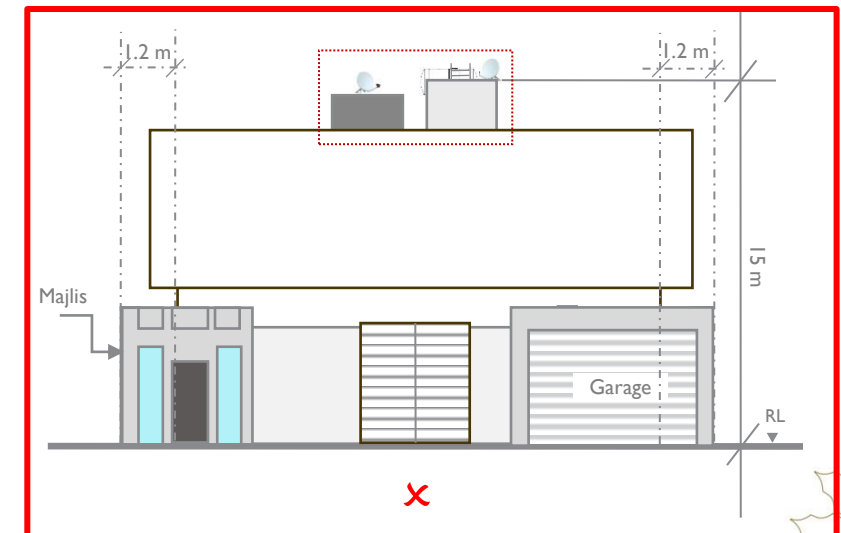
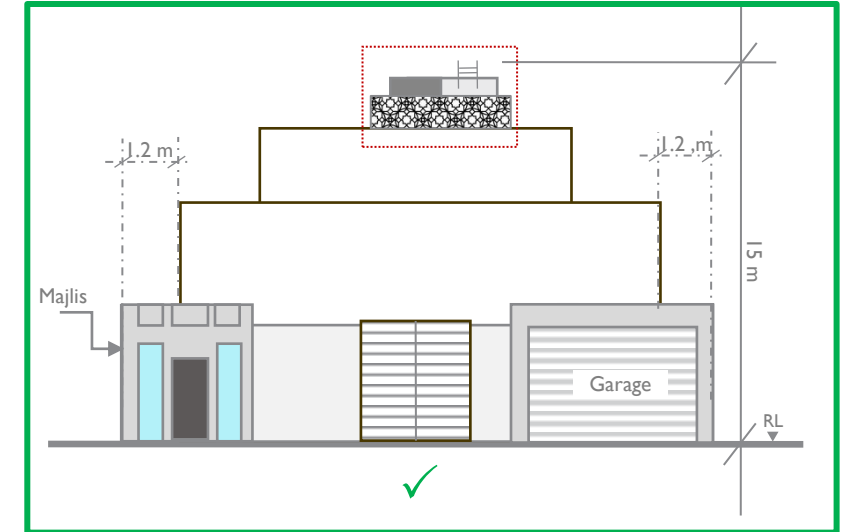
Ancillary Buildings

- A** Garage: Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B** External Majlis: Permitted in the front or rear setback, to be maximum 10% of the land area. Majlis to be attached to the front boundary wall and detached from the main villa by minimum 1.5 m.
- C** External Kitchen / Utility Room / Servants Room: Permitted in the rear setback only and has to be on the driveway side. Must not exceed 35% of the rear setback area.

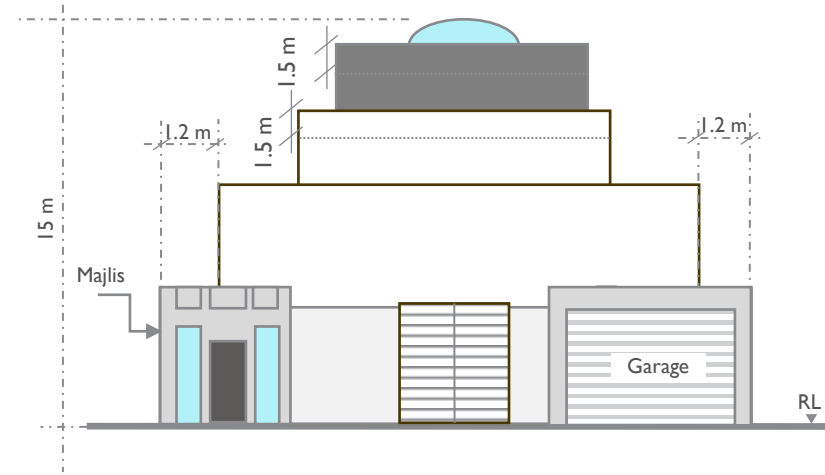
1.2 Town House A – One Unit – I2B

Ancillary Buildings Allowance and Exceptions

- Services built in the setback area is considered part of the GFA (Except for Water Tank room and Pump Room).
- Services built in the setback area is considered part of the plot coverage
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Services built in the setback area could be attached to the main Villa except for the Majlis minimum of 1.5 m corridor to be provided.
- All services built in the rear setback, should be on one side only adjacent to the garage location.
- It is not permitted to build services on the other side setback.
- It is not permitted to build over the ancillary buildings located on the setback zone.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- Ancillary Buildings and services must be located on the lower roof and must be attached to the staircase room & in the same height.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located away from the parapet wall especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen and not to be visible from the street.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be open on one side (openings can be aluminum louvers or a screen). Water tank room is excluded from GFA calculation unless it exceeds 10 m².
- All electrical installations, water and sewer pipes on the Building exterior must be concealed and integrated in architectural features on all sides of the building.



I.2 Town House A – One Unit – I2B



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m maximum to cover utilities if available.
- The maximum allowable height for services in the setback zone is 4m from the Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

1.2 Town House A – One Unit – I2B

Boundary Walls

Front:

- Minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

Side:

- Minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decrease gradually to meet 3m front boundary wall.

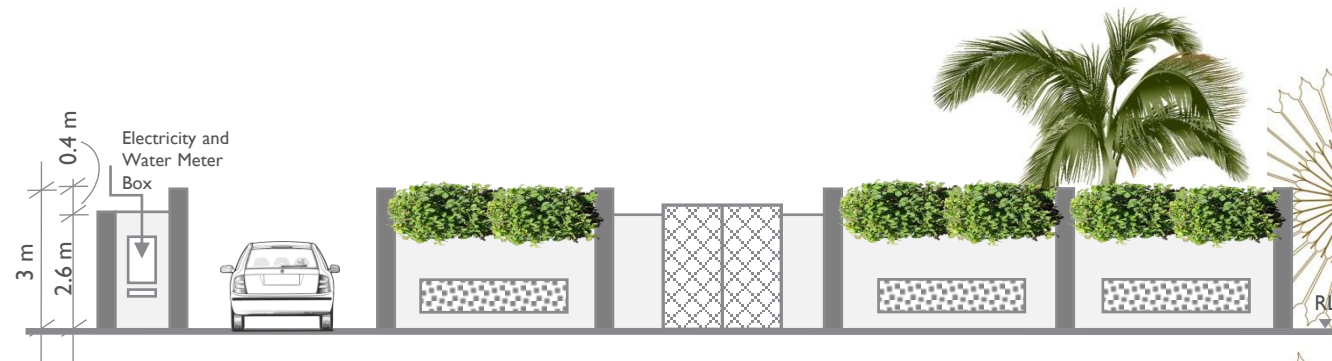
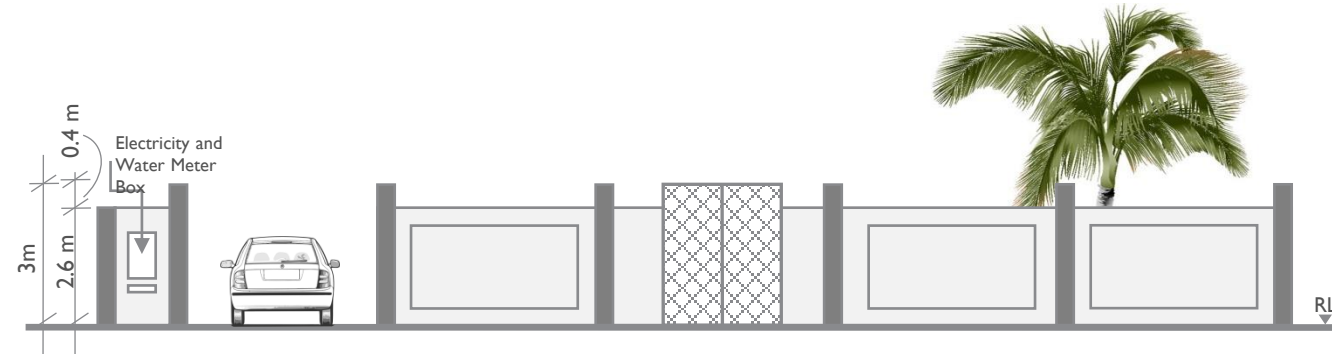
Rear :

- Height of rear boundary wall to be 3.5 m from the Road Level
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

Boundary Wall Illustration



Design Regulation



I.3 Town House A – Two Units Town House B – One Unit – 12B

I.3 Town House A – Two Units / Town House B – One Unit – I2B

Diyar Al Muharraq Master Plan – Asset I2B



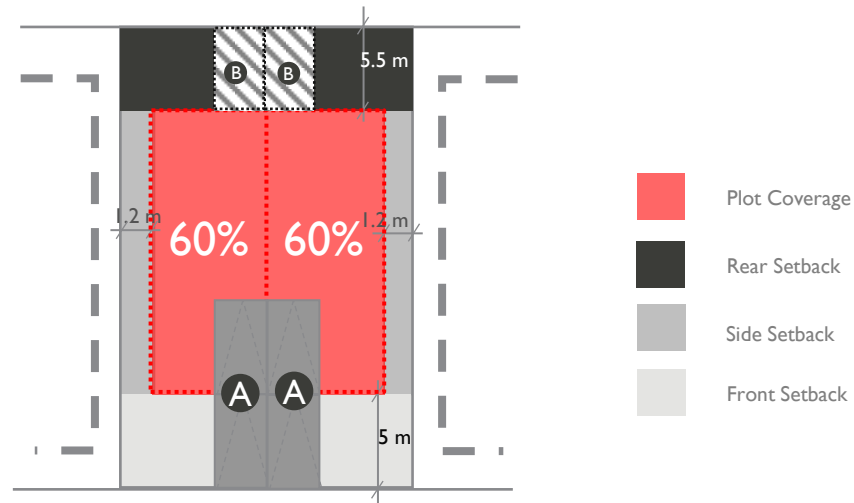
Town House A – Two Units / Town House B – One Unit- Location Map



Summary Table

Parameter	Requirements
Plot Use	Town Houses: Single attached Villa for Single Family only
Plot coverage	60%
GFA	150%
Setbacks	Front: 5m Back: 5.5 m Sides: 1.2m one side, nil on the other.
Max. Height	15 m
Boundary Wall	Front: 3m Sides: 5m Rear: 3.5 m
Basement	Allowed and included in GFA, except if used for Parking

I.3 Town House A – Two Units / Town House B – One Unit – I2B



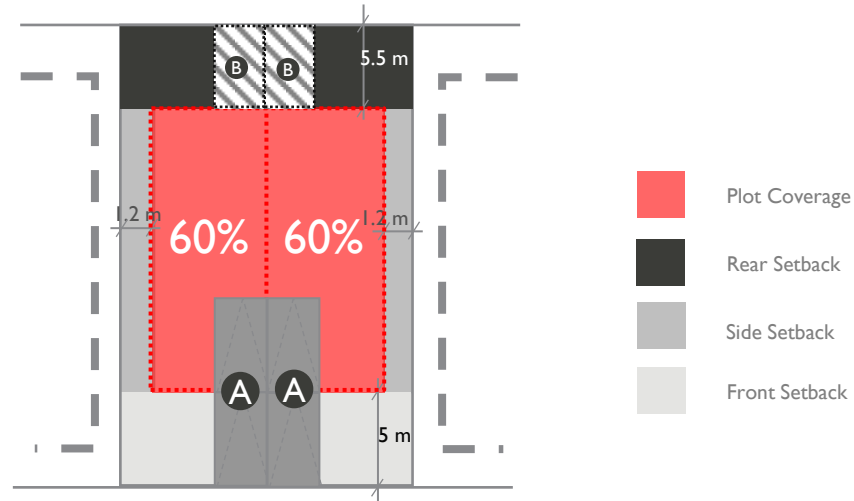
General Regulation

- Plot Use: Single attached Villa for Single Family only; No Apartments or Townhouses are allowed.
- Plot coverage to not exceed 60% of the plot area.
- GFA (Gross Floor Area) to not exceed 150% of the plot area. For GFA inclusions and exclusions please refer to table I.1 page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and included in the GFA, unless used for car park.
- Basements should be within the plot limit. In case, the basement is higher than the road level, all setbacks should be taken into consideration and applied.

Projections

- Front and rear projections on upper floors are permitted by maximum 1.2m
- Side projection on upper floors are not permitted.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections beyond plot limit are permitted.

I.3 Town House A – Two Units / Town House B – One Unit – I2B



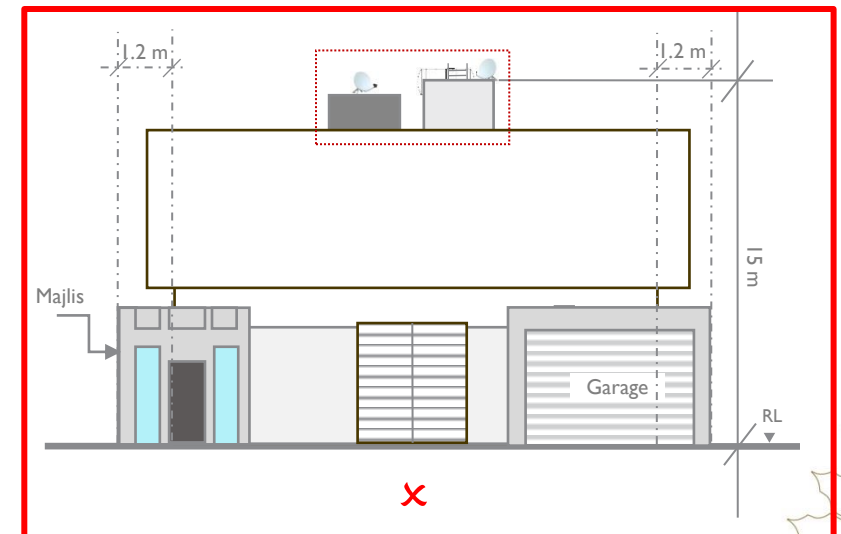
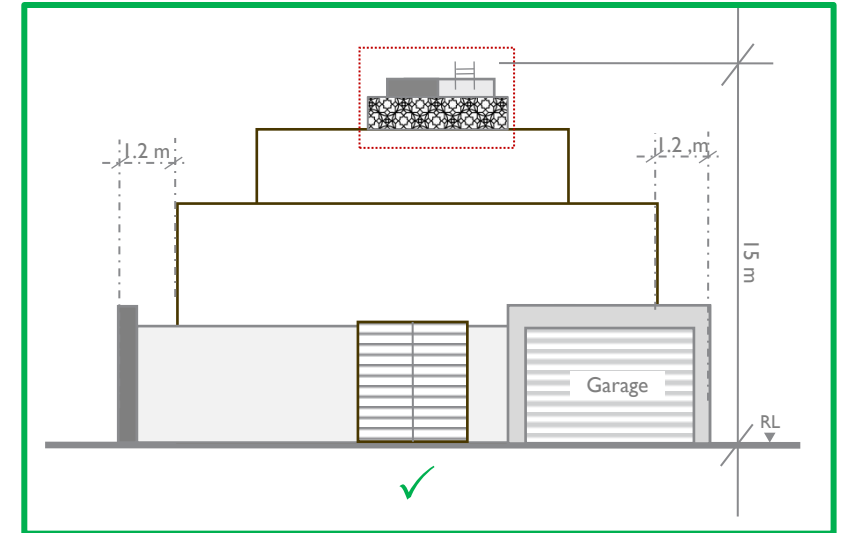
Ancillary Buildings

- A** Garage: Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B** External Majlis / External Kitchen / Utility Room / Servants Room: Permitted in the rear setback must be on the driveway side. Must not exceed 35% of the rear setback area. Majlis must be attached to the rear boundary wall.

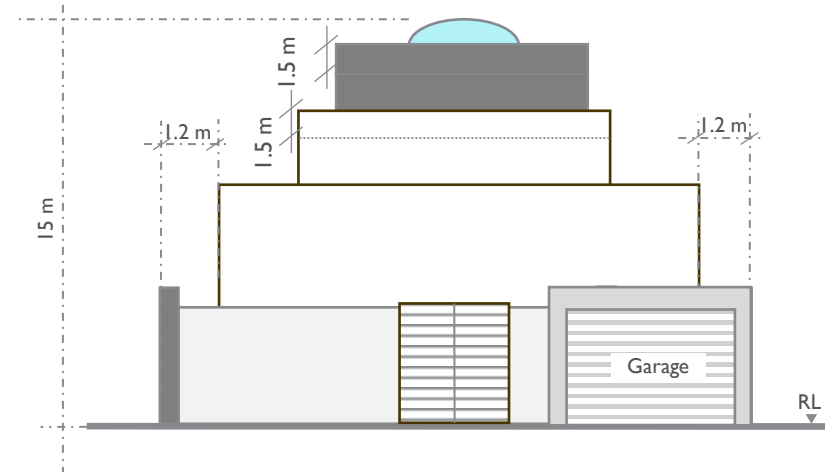
1.3 Town House A – Two Units / Town House B – One Unit – I2B

Ancillary Buildings Allowance and Exceptions

- Services built in the setback area is considered part of the GFA (Except for Water Tank room and Pump Room).
- Services built in the setback area is considered part of the plot coverage
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Services built in the setback area could be attached to the main Villa, while if detached a minimum of 1.5 m corridor to be provided.
- All services built in the rear setback, should be on one side only adjacent to the garage location.
- It is not permitted to build services on the other side setback.
- It is not permitted to build over the ancillary buildings located on the setback zone.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- Ancillary Buildings and services must be located on the lower roof and must be attached to the staircase room & in the same height.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located away from the parapet wall especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen and not to be visible from the street.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be open on one side (openings can be aluminum louvers or a screen). Water tank room is excluded from GFA calculation unless it exceeds 10 m² .
- All electrical installations, water and sewer pipes on the Building exterior must be concealed and integrated in architectural features on all sides of the building.



I.3 Town House A – Two Units / Town House B – One Unit – I2B



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m maximum to cover utilities if available.
- The maximum allowable height for services in the setback zone is 4m from the Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

1.3 Town House A – Two Units / Town House B – One Unit – I2B

Boundary Walls

Front:

- Minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

Side:

- Minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decrease gradually to meet 3m front boundary wall.

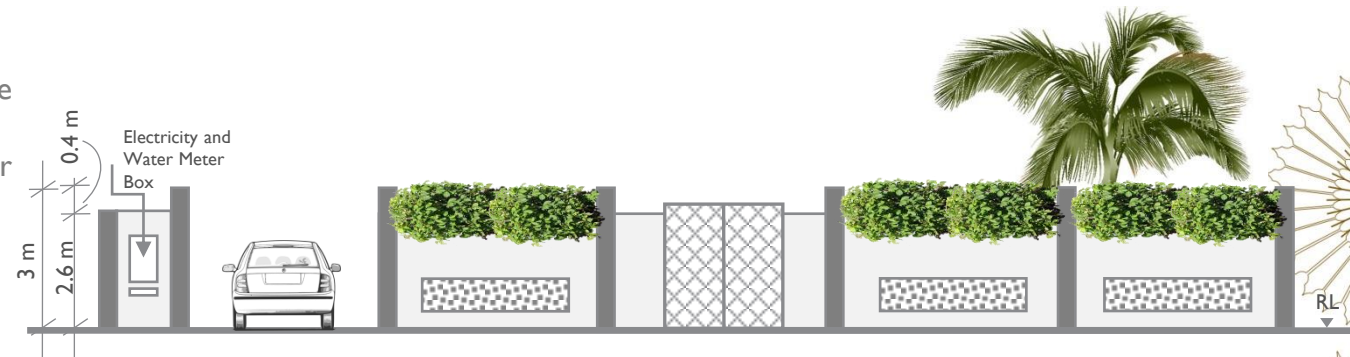
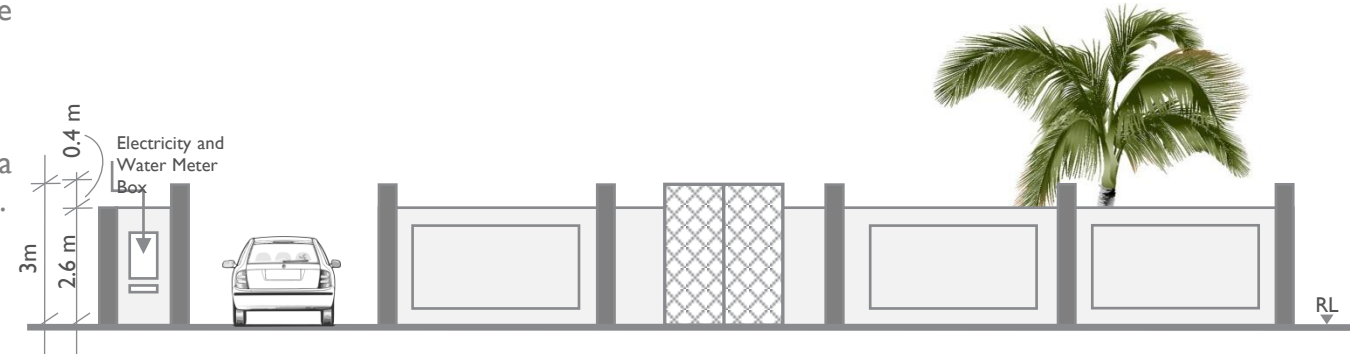
Rear :

- Height of rear boundary wall to be 3.5 m from the Road Level
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

Boundary Wall Illustration



Design Regulation

I.4 Al Qamra – I3A



I.4 Al Qamra – I3A

Diyar Al Muharraq Master Plan – Asset I3A



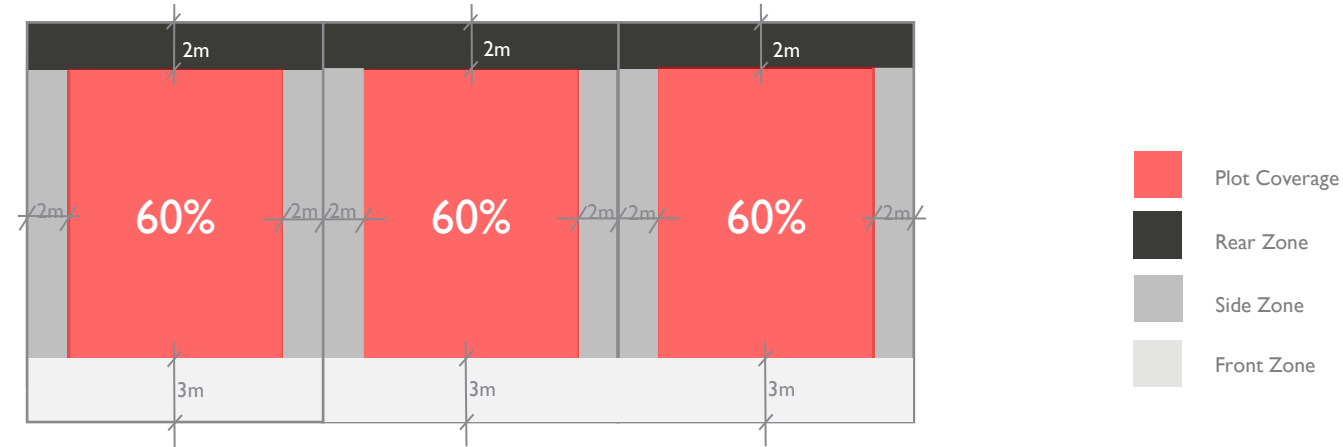
Al Qamra - Location Map



Summary Table

Parameter	Regulations
Plot Use	Residential: Single family residence
Plot coverage	60%
GFA	120%
Setbacks	Front: 3m Sides & Rear: 2m
Max. Height	15 m
Boundary Wall	Front: 3m Sides and Rear: 5m
Basement	Allowed and included in GFA, except if used for Parking

I.4 Al Qamra – I3A



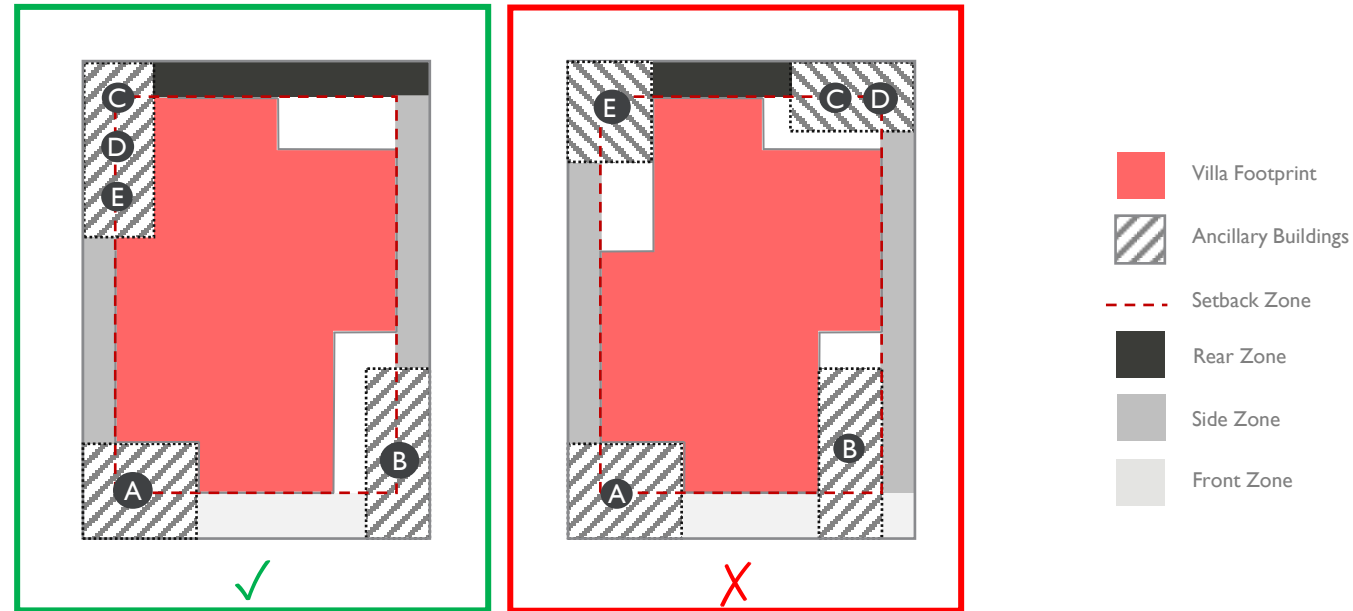
General Requirements

- Plot use: Single Family Residential Villa only. No apartments or Multiple Townhouse villas allowed within the plot.
- Plot Coverage 60% of plot area.
- GFA (Gross Floor Area) to not exceed 120% of the plot area. For GFA inclusions and exclusions please refer to table I.1 page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and included in the GFA, unless used for car park.
- Basements should be within the plot limit. In case, the basement is higher than the road level, all setbacks should be taken into consideration and applied.

Projections

- It is not permitted to project in the front, sides, and rear setback in the upper floors.
- Architectural projections only are allowed by 30cm max from all sides.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- No projections beyond plot limit are permitted.

I.4 Al Qamra – I3A



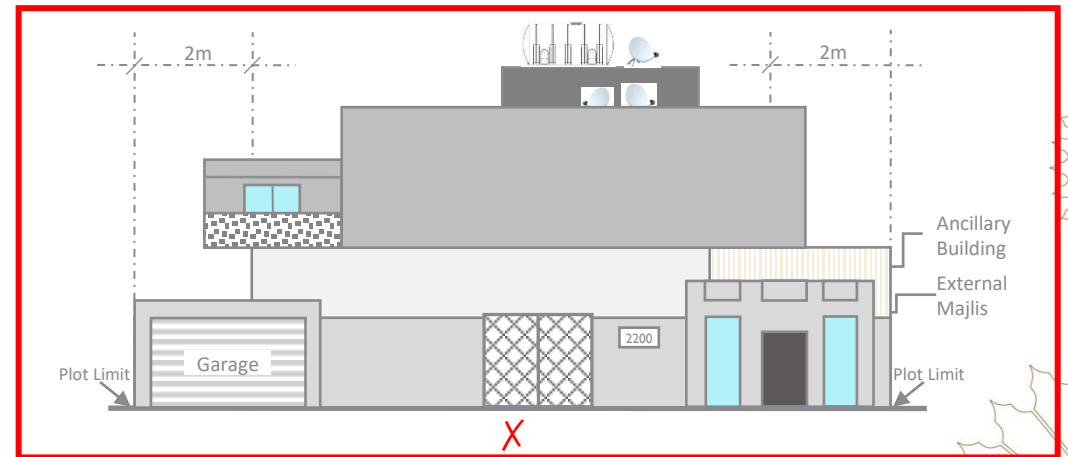
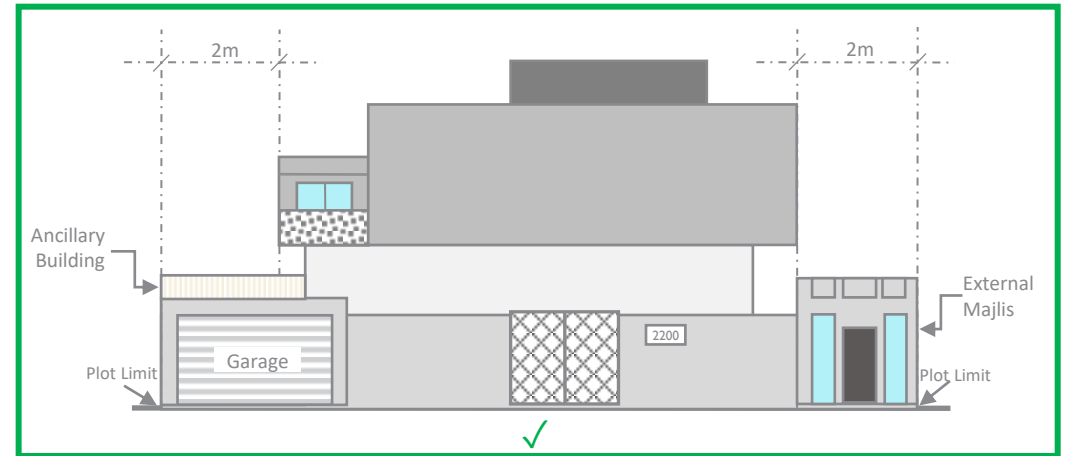
Ancillary Buildings

- A Garage:** Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B External Majlis:** Permitted in the front or rear setback, to be maximum 10% of the land area. Majlis to be attached to the front boundary wall and detached from the main villa by minimum 1.5 m.
- C External Kitchen:** Permitted in the side setback only and has to be on the driveway side. aligned with the garage and should not exceed the width of the garage.
- D Utility Room (pump room, water tank room, etc.):** Permitted in the side and rear, height should not exceed 1.7m from ground floor. To provide a minimum corridor of 1.5m between the Utility rooms and the main building.
- E Driver’s/Maid’s/Servant’s Room:** Permitted in the side setback only and has to be on the driveway side. aligned with the garage and should not exceed the width of the garage

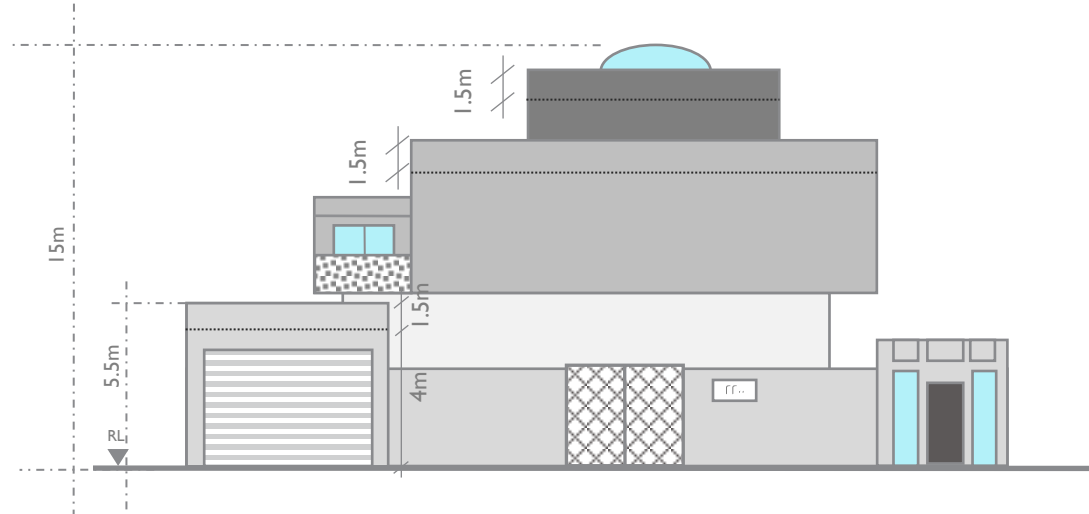
I.4 Al Qamra – I3A

Ancillary Buildings Allowance and Exceptions

- Services built in the setback area is considered part of the GFA (Except for Water Tank room and Pump Room).
- Services built in the setback area is considered part of the plot coverage
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Services built in the setback area could be attached to the main Villa except for the Majlis minimum of 1.5 m corridor to be provided.
- All services built in the side setback, should be on one side only adjacent to the garage location.
- It is not permitted to build services in the rear setback.
- It is not permitted to build over the ancillary buildings located on the setback zone.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- Ancillary Buildings and services must be located on the lower roof and must be attached to the staircase room & in the same height.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located away from the parapet wall especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen and not to be visible from the street.
- As per WDD’s requirements, the water tank on the roof has to be covered. Water tank room to be open on one side (openings can be aluminum louvers or a screen). Water tank room is excluded from GFA calculation unless it exceeds 10 m².
- All electrical installations, water and sewer pipes on the Building exterior must be concealed and integrated in architectural features on all sides of the building.



I.4 Al Qamra – I3A



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m to cover utilities if available.
- Ancillary buildings should not exceed 4m from Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

I.4 Al Qamra – I3A

Boundary Walls

Front:

- Boundary wall minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

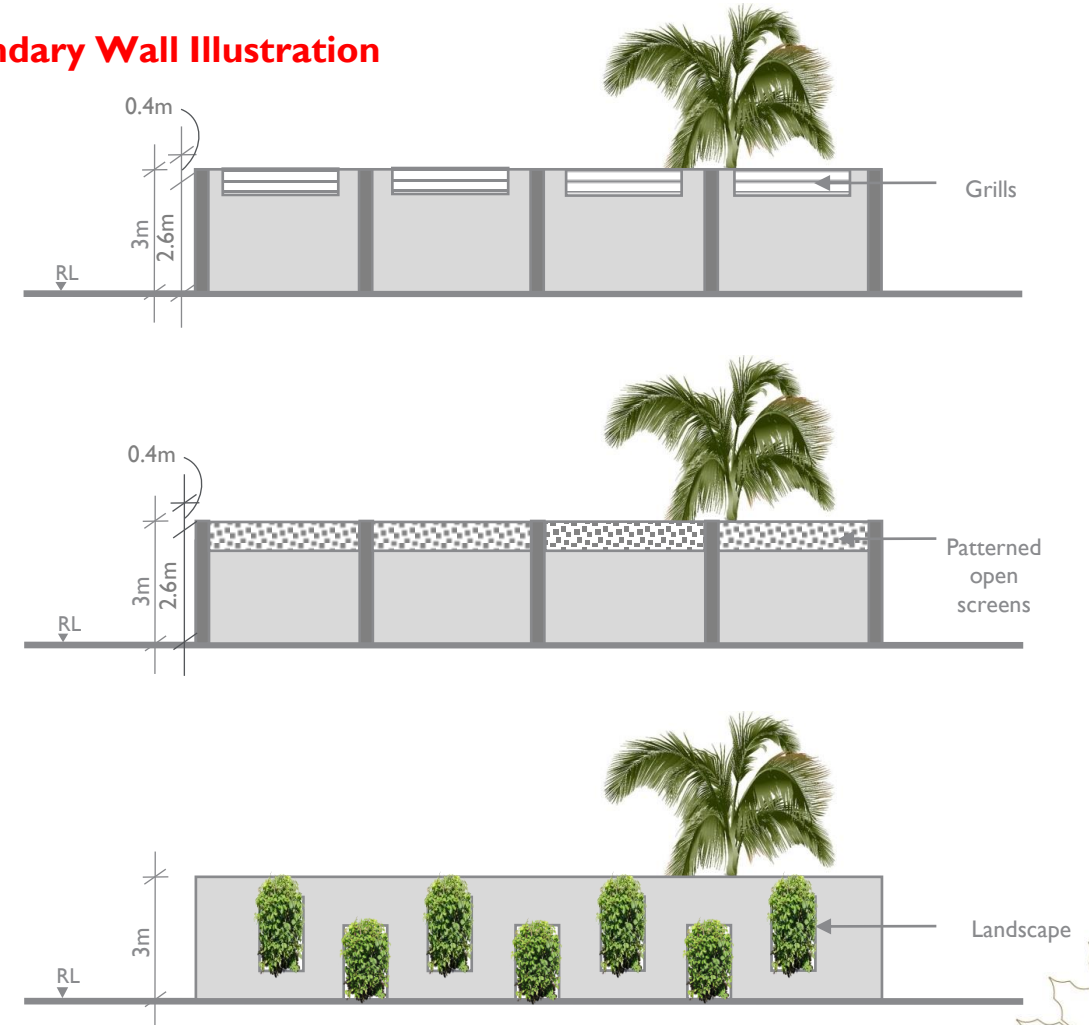
Side and Rear:

- Boundary wall minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decreased gradually to meet the front boundary wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

Boundary Wall Illustration



Design Regulation

I.5 Al Sidra – I3A



I.5 Al Sidra – I3A

Diyar Al Muharraq Master Plan – Asset I3A



Al Sidra - Location Map

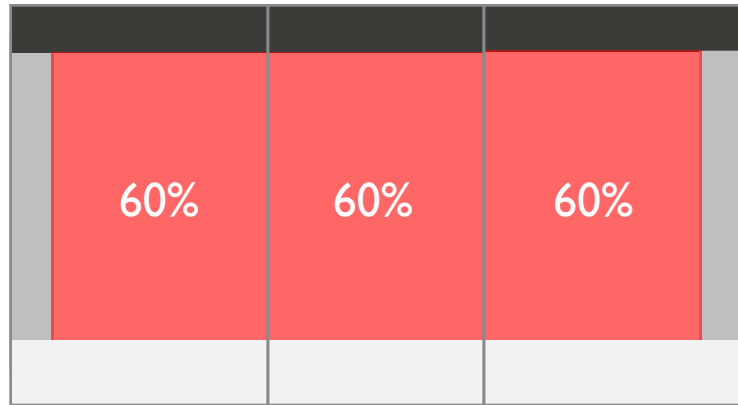


- Attached Plots
- Attached Plots
- Single Plots

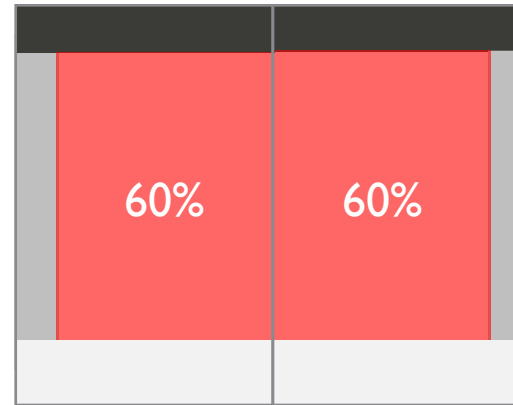
Summary Table

Parameter	Regulations
Plot Use	Residential: Single family residence
Plot coverage	60%
GFA	120%
Setbacks	As per plot plan
Max. Height	15m
Boundary Wall	Front: 3m Sides and Rear: 5m
Basement	Allowed and included in GFA, except if used for Parking

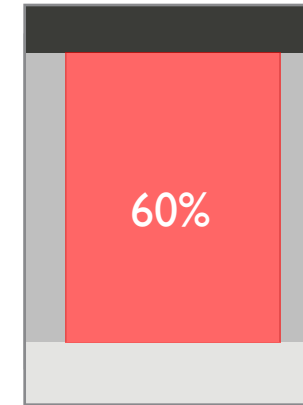
I.5 Al Sidra – I3A



Group of 3 Plots



Group of 2 Plots



Single Plots



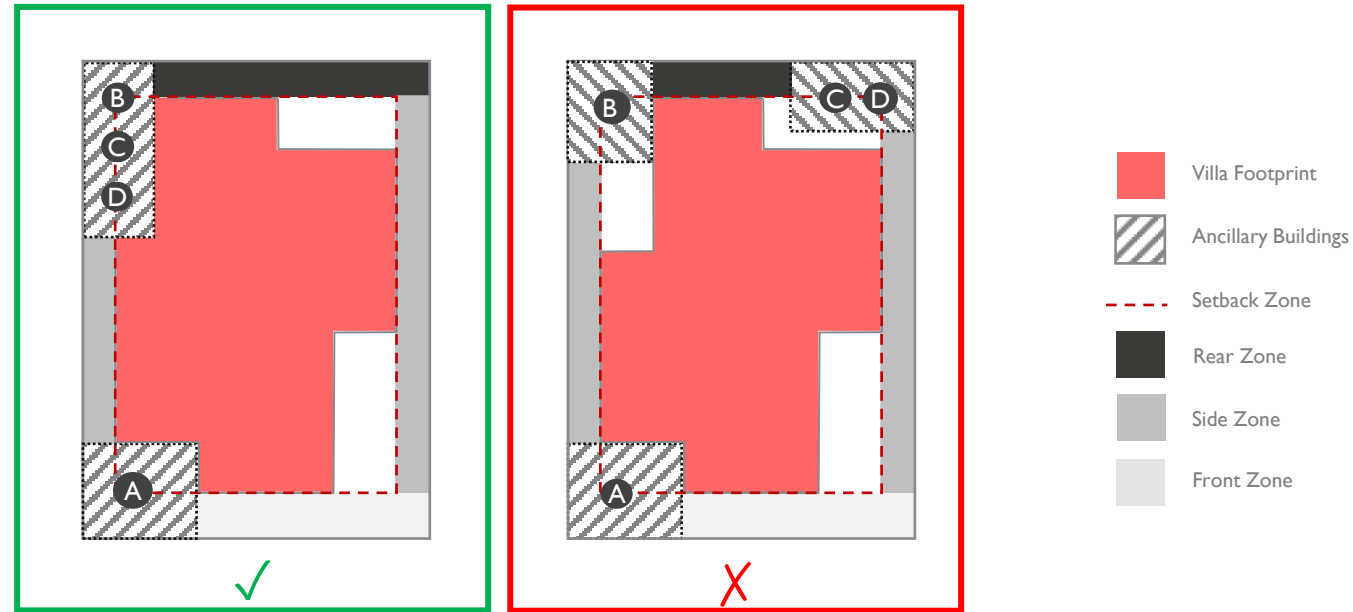
General Requirements

- Plot use: Single Family Residential Villa only. No apartments or Multiple Townhouse villas allowed within the plot.
- Plot Coverage 60% of plot area.
- GFA (Gross Floor Area) to not exceed 120% of the plot area. For GFA inclusions and exclusions please refer to table I.1 page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and included in the GFA, unless used for car park.
- Basements should be within the plot limit. In case, the basement is higher than the road level, all setbacks should be taken into consideration and applied
- Plots to be developed as per the grouping masterplan. Plots of the same group to be developed in the same time through the whole project stages (building permits, construction and completion).
- Setbacks to be as specified in the plot plan in the sales agreement.

Projections

- It is permitted to project in the upper floors up to 1.2 m in the front setback area.
- It is not permitted to project in the sides, and rear setback in the upper floors.
- Architectural projections only are allowed by 30cm max from all sides.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- No projections beyond plot limit are permitted.

I.5 Al Sidra – I3A



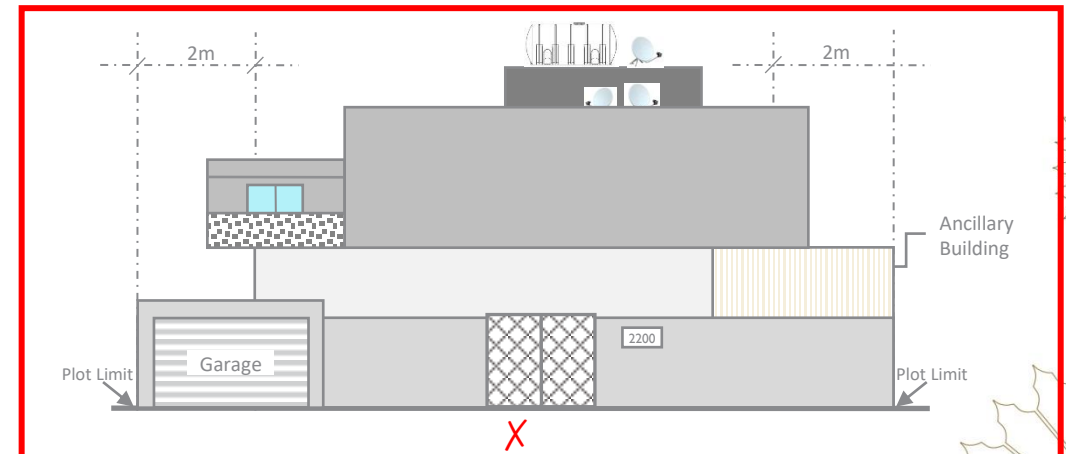
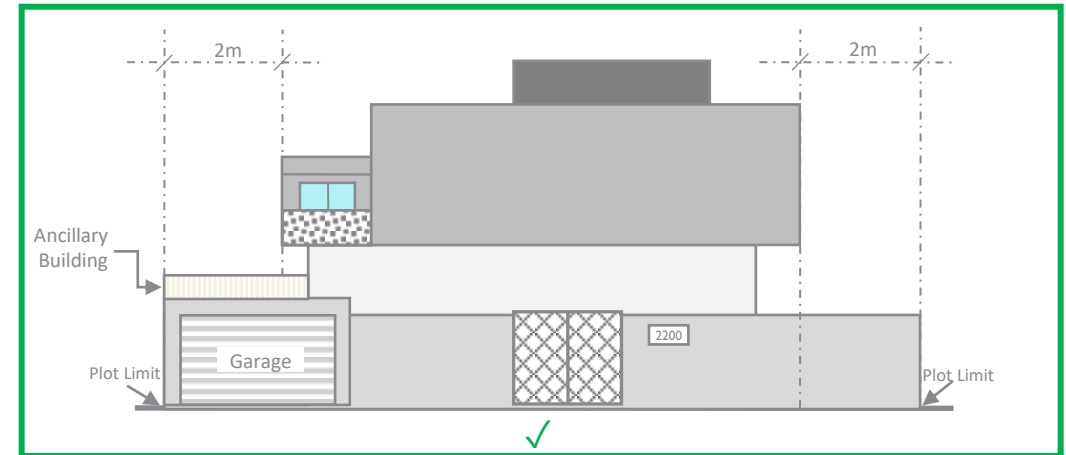
Ancillary Buildings

- A** Garage: Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B** External Kitchen: Permitted in the side setback only and has to be on the driveway side.
- C** Utility Room (pump room, water tank room, etc.): Permitted in the side and rear, height should not exceed 1.7m from ground floor. To provide a minimum corridor of 1.5m between the Utility rooms and the main building.
- D** Driver's/Maid's/Servant's Room: Permitted in the side setback only and has to be on the driveway side.

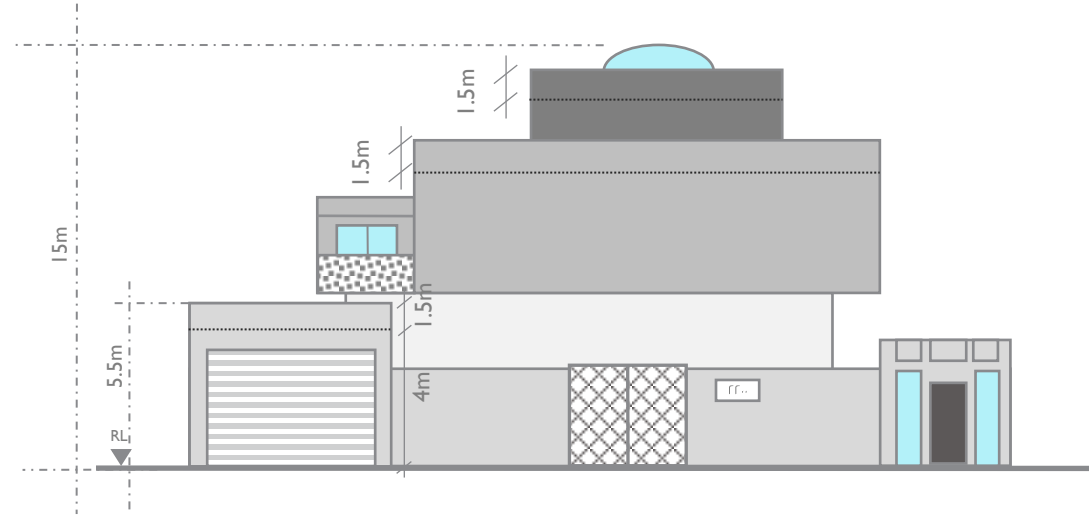
1.5 Al Sidra – I3A

Ancillary Buildings Allowance and Exceptions

- Services built in the setback area is considered part of the GFA (Except for Water Tank room and Pump Room).
- Services built in the setback area is considered part of the plot coverage
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Services built in the setback area could be attached to the main Villa except for the Majlis minimum of 1.5 m corridor to be provided.
- All services built in the side setback, should be on one side only adjacent to the garage location.
- It is not permitted to build services in the rear setback.
- It is not permitted to build over the ancillary buildings located on the setback zone.
- Ancillary can only take a maximum of 15% of land area, on ground floor only.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- Ancillary Buildings and services must be located on the lower roof and must be attached to the staircase room & in the same height.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located away from the parapet wall especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen and not to be visible from the street.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be open on one side (openings can be aluminum louvers or a screen). Water tank room is excluded from GFA calculation unless it exceeds 10 m².
- All electrical installations, water and sewer pipes on the Building exterior must be concealed and integrated in architectural features on all sides of the building.



I.5 Al Sidra – I3A



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m to cover utilities if available.
- Ancillary buildings should not exceed 4m from Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

I.5 Al Sidra – I 3A

Boundary Walls

Front:

- Boundary wall minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

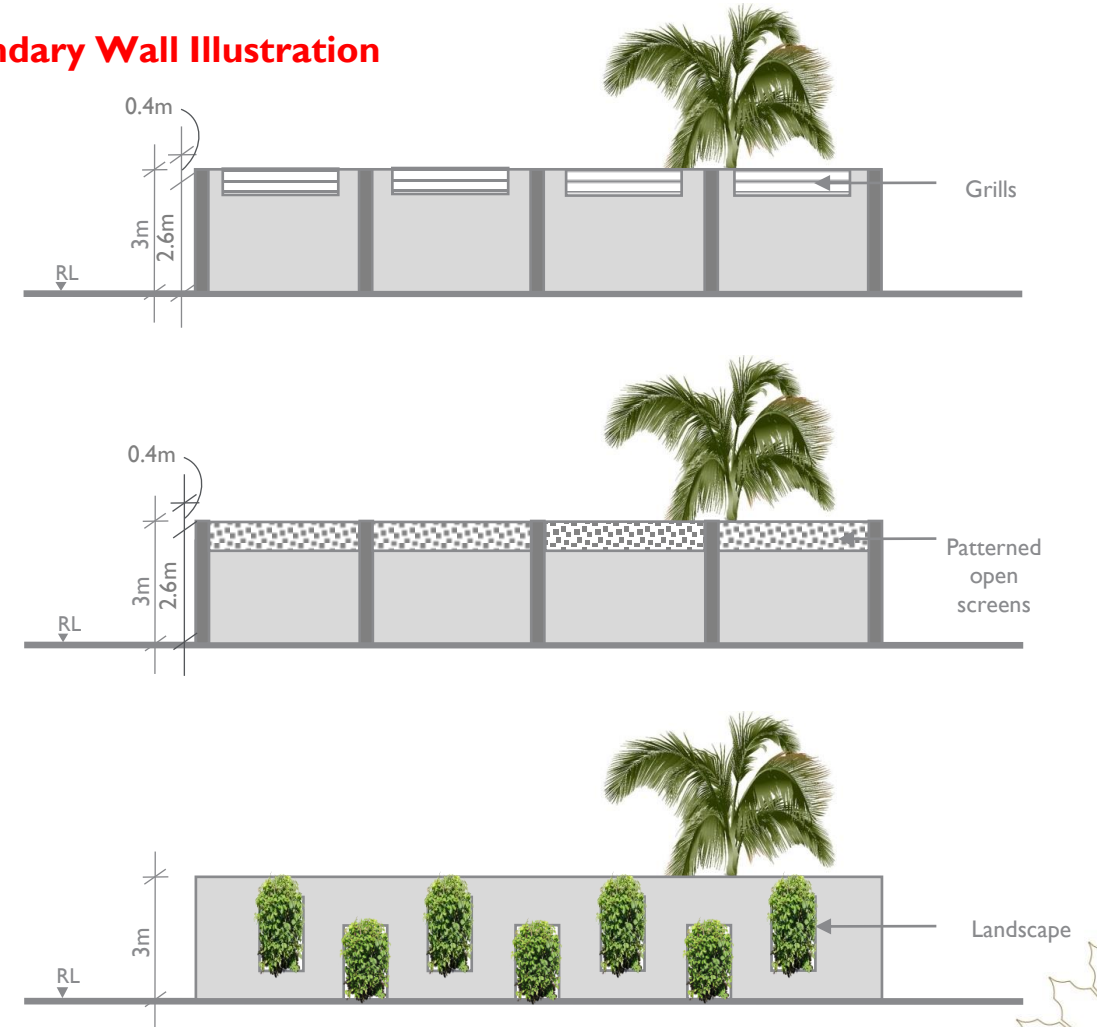
Side and Rear:

- Boundary wall minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decreased gradually to meet the front boundary wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

Boundary Wall Illustration



Design Regulation



I.6 Mozoon A – 23B



I.6 Mozoon Type A – 23B

Diyar Al Muharraq Master Plan – Asset 23B



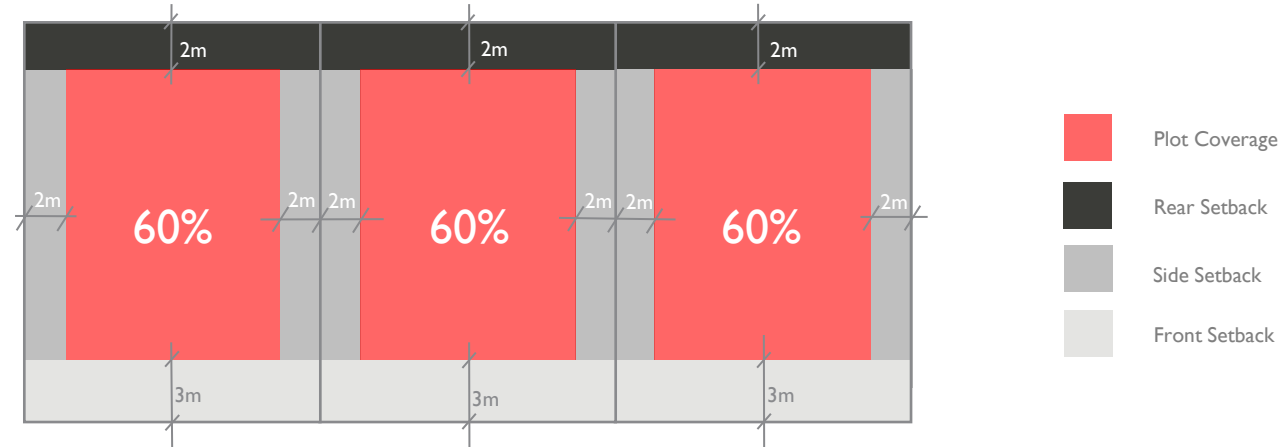
Mozoon – Type A - Location Map



Summary Table

Parameter	Requirements
Plot Use	Residential: Single family residence
Plot coverage	60%
GFA	120%
Setbacks	Front: 3 m Sides & Rear: 2 m
Max. Height	15 m
Boundary Wall	Front: 3m Sides and Rear: 5m
Basement	Allowed and included in GFA, except if used for Parking

I.6 Mozoon Type A – 23B



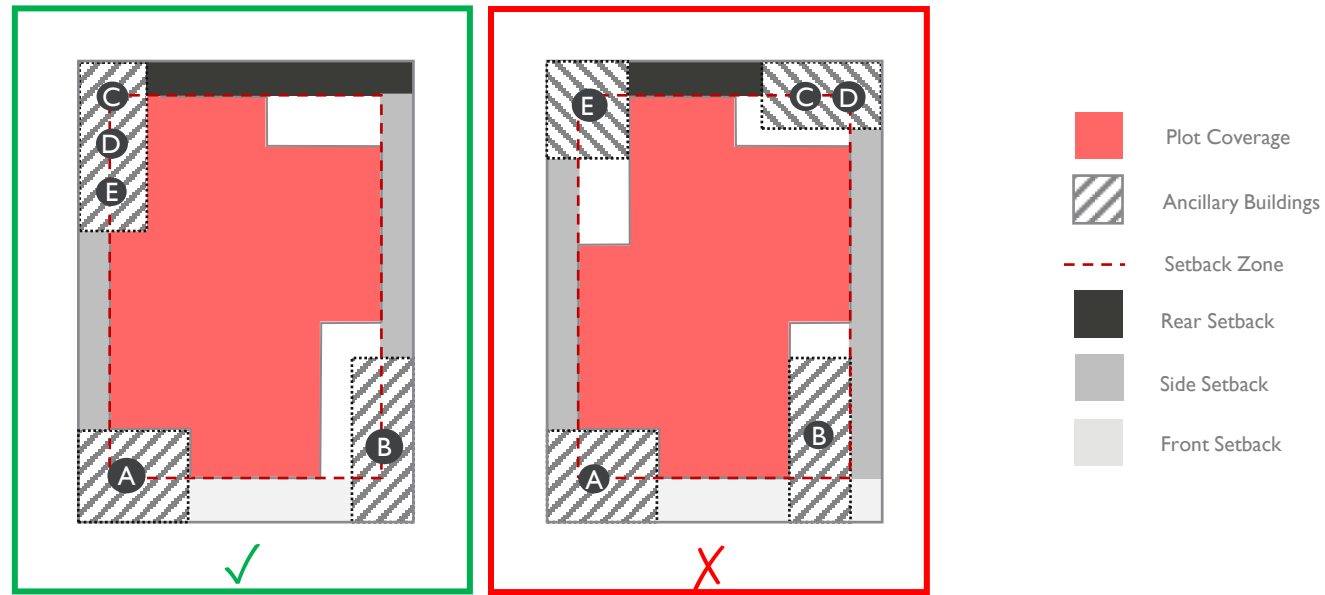
General Requirements

- Plot use: Single Family Residential Villa only. No apartments or Multiple Townhouse villas allowed within the plot.
- Plot coverage 60%
- GFA (Gross Floor Area) to not exceed 120% of the plot area. For GFA inclusions and exclusions please refer to table I.1 Page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and included in the GFA, unless used for car park.
- Basements should be within the plot limit. In case, the basement is higher than the road level, all setbacks should be taken into consideration and applied.

Projections

- It is not permitted to project in the front, sides, and rear setback in the upper floors.
- Architectural projections only are allowed by 30cm max from all sides.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- No projections beyond plot limit are permitted.

I.6 Mozoon Type A – 23B



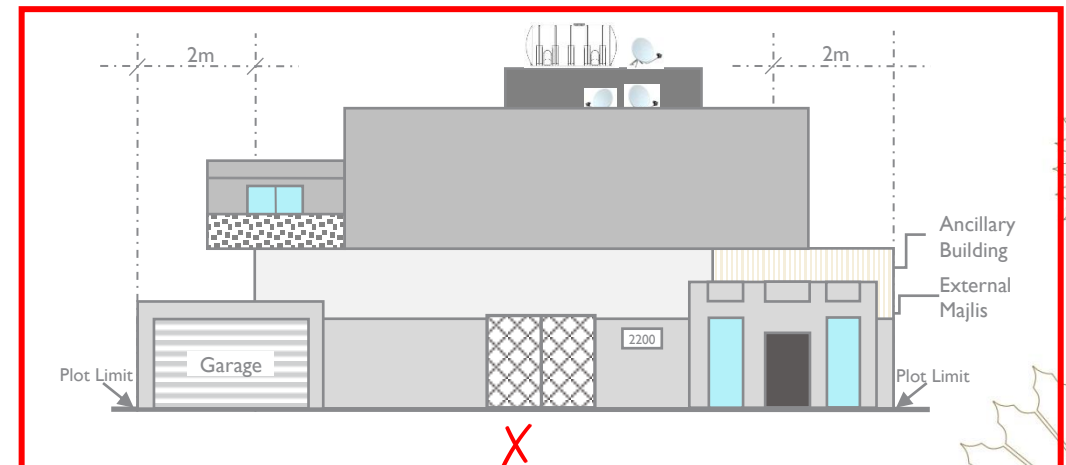
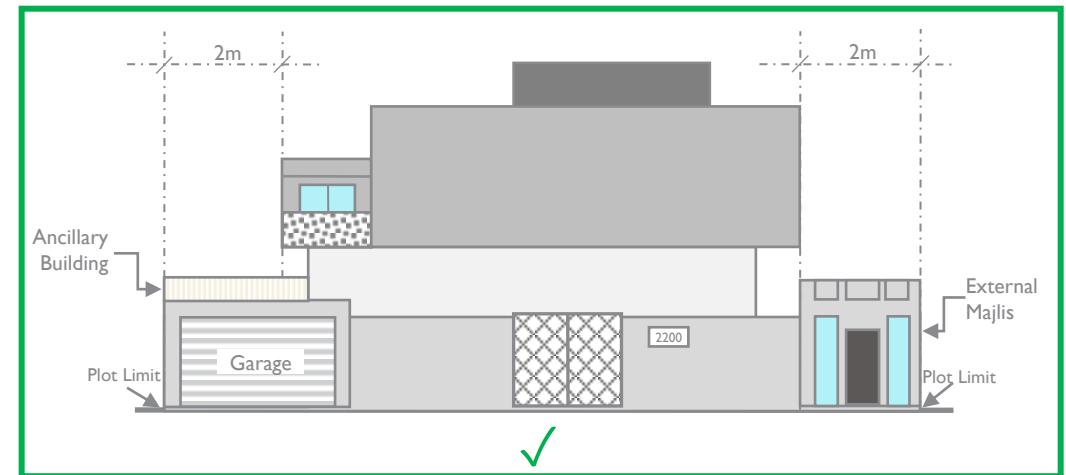
Ancillary Buildings

- A** Garage: Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B** External Majlis: Permitted in the front or rear setback, to be maximum 10% of the land area. Majlis to be attached to the front boundary wall and detached from the main villa by minimum 1.5 m.
- C** External Kitchen: Permitted in the side setback only and has to be on the driveway side.
- D** Utility Room (pump room, water tank room, etc.): Permitted in the side and rear, height should not exceed 1.7m from ground floor. To provide a minimum corridor of 1.5m between the Utility rooms and the main building.
- E** Driver's / Maid's / Servant's Room: Permitted in the side setback only and has to be on the driveway side.

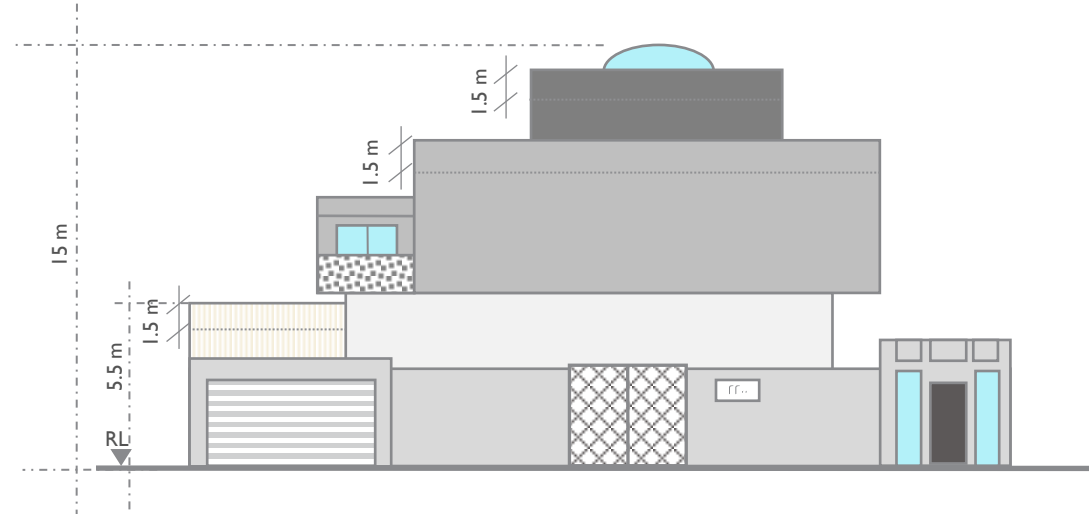
1.6 Mozoon Type A – 23B

Ancillary Buildings Allowance and Exceptions

- Services built in the setback area is considered part of the GFA (Except for Water Tank room and Pump Room).
- Services built in the setback area is considered part of the plot coverage
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Services built in the setback area could be attached to the main Villa except for the Majlis minimum of 1.5 m corridor to be provided.
- All services built in the side setback, should be on one side only adjacent to the garage location.
- It is not permitted to build services in the rear setback.
- It is not permitted to build over the ancillary buildings located on the setback zone.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- Ancillary Buildings and services must be located on the lower roof and must be attached to the staircase room & in the same height.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located away from the parapet wall especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen and not to be visible from the street.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be open on one side (openings can be aluminum louvers or a screen). Water tank room is excluded from GFA calculation unless it exceeds 10 m².
- All electrical installations, water and sewer pipes on the Building exterior must be concealed and integrated in architectural features on all sides of the building.



I.6 Mozoon Type A – 23B



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m to cover utilities if available.
- Ancillary buildings should not exceed 4m from Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

I.6 Moزون Type A – 23B

Boundary Walls

Front:

- Boundary wall minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

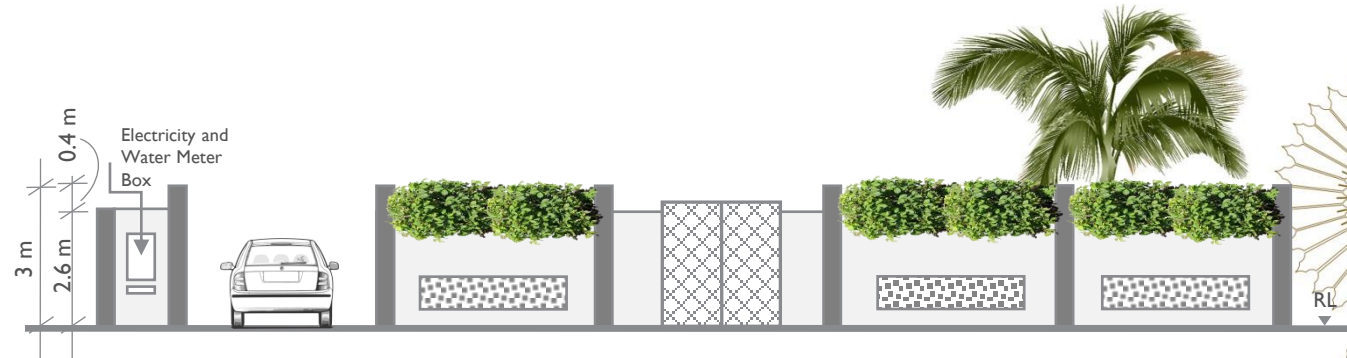
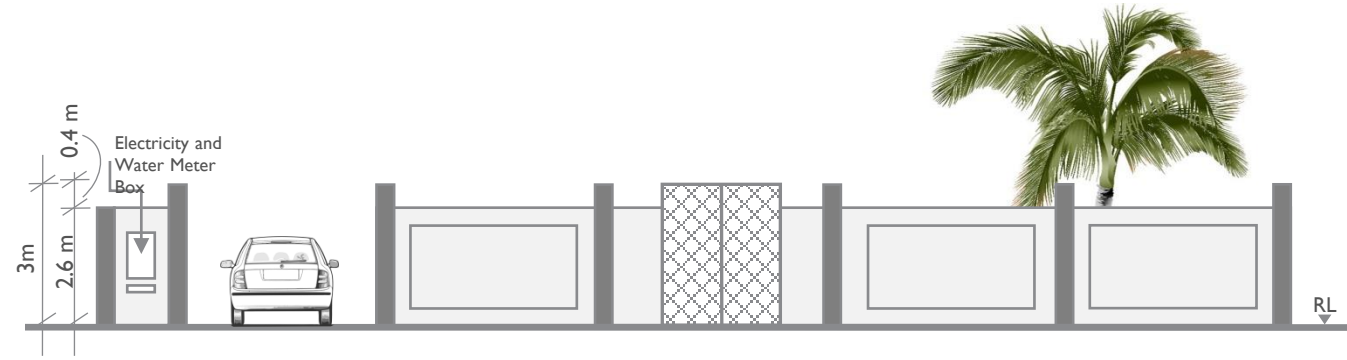
Side and Rear:

- Boundary wall minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decreased gradually to meet the front boundary wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

Boundary Wall Illustration



Design Regulation

I.7 Mozoon C – 23B



I.7 Mozoon Type C – 23B

Diyar Al Muharraq Master Plan – Asset 24



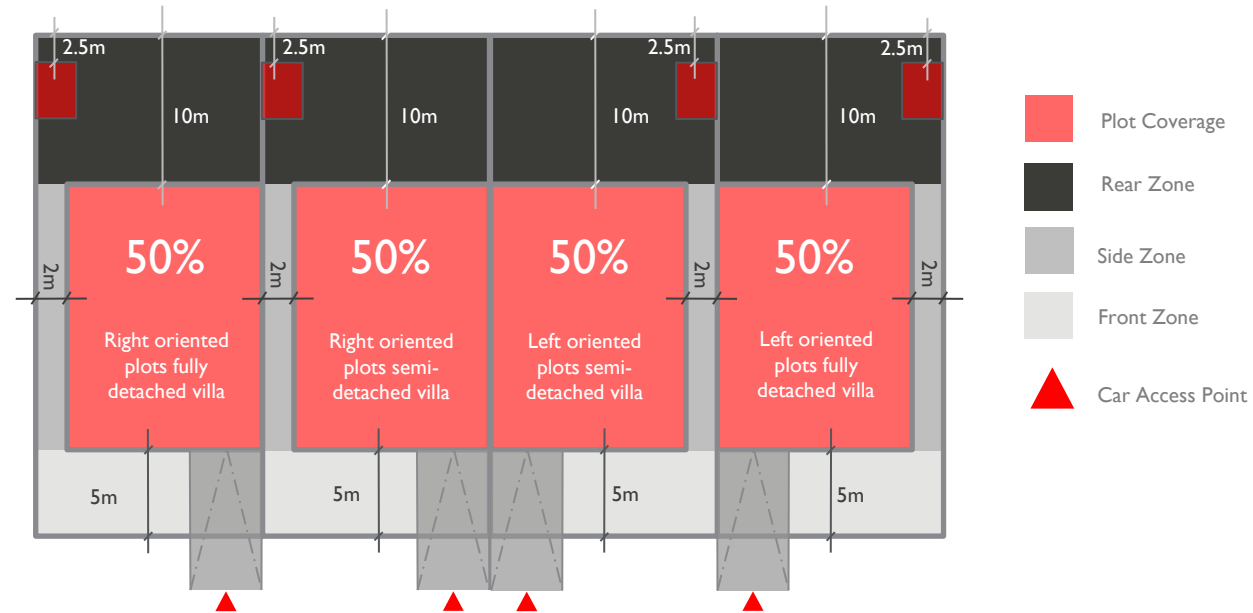
Al Bareh Type C Location Map



Summary Table

Parameter	Regulations
Plot Use	Residential: Single family residence
Plot coverage	50%
GFA	100%
Setbacks	Front: 5m Side 2m & nil on the other Rear: 10m
Max. Height	15 m
Boundary Wall	Front: 3m Sides: 5m Other Side: Privacy wall Rear: No boundary wall permitted
Basement	Allowed and included in GFA, except if used for Parking

I.7 Mozoon Type C – 23B



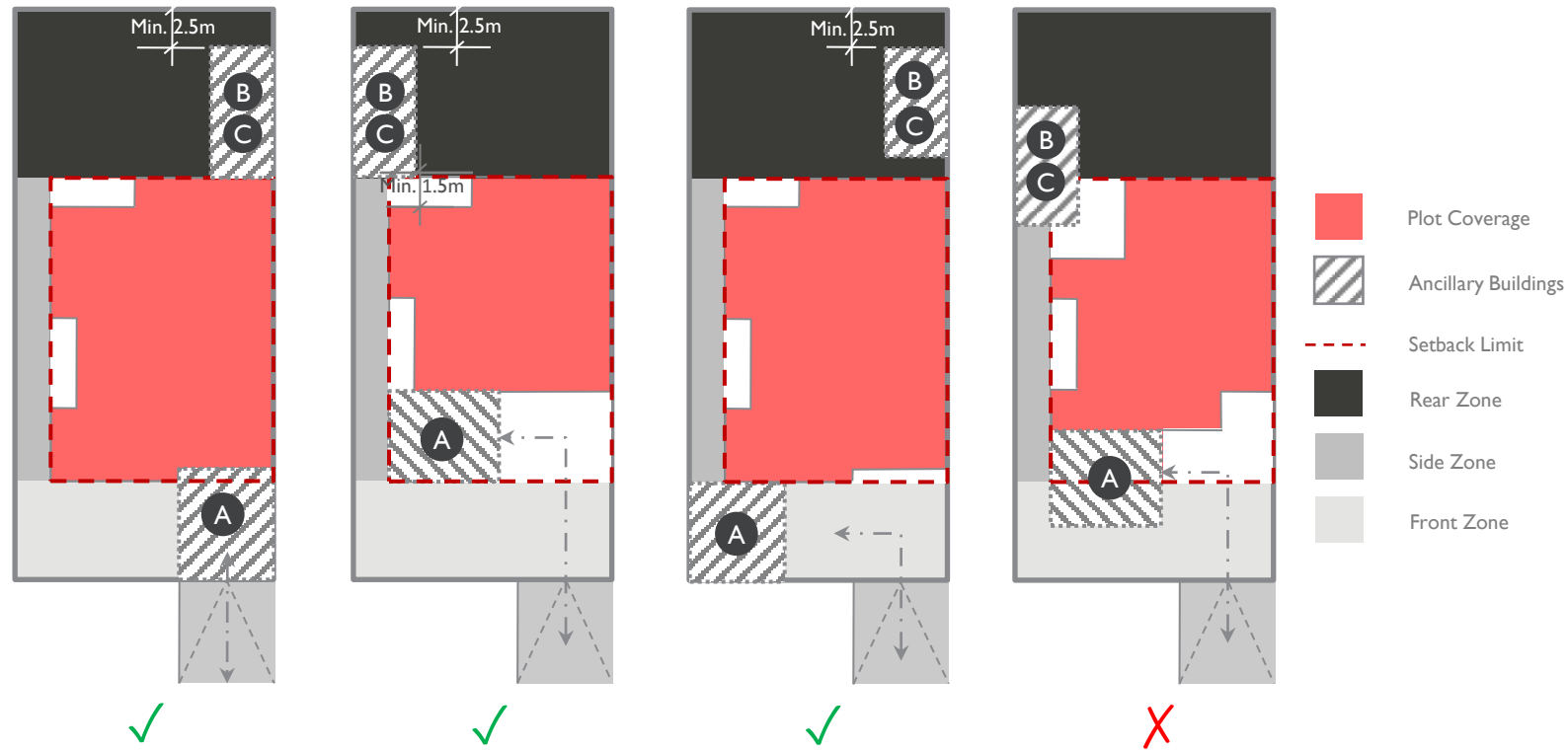
General Requirements

- Plot use: Single Family Residential Villa only. No apartments or Multiple Townhouse villas allowed within the plot.
- Plot Coverage 50% of plot area.
- GFA (Gross Floor Area) to not exceed 100% of the plot area. For GFA inclusions and exclusions please refer to table I.1 Page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and will be considered as part of the GFA unless used for parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than the Road Level, plot setbacks must be considered and applied.

Projections

- Front projects on upper floors are allowed by maximum 1.2m.
- Rear projects on upper floors are allowed by maximum 2.5m for balconies only.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- It is not permitted to project in the side setbacks in the upper floors.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections beyond plot limit are permitted.

I.7 Mozoon Type C – 23B



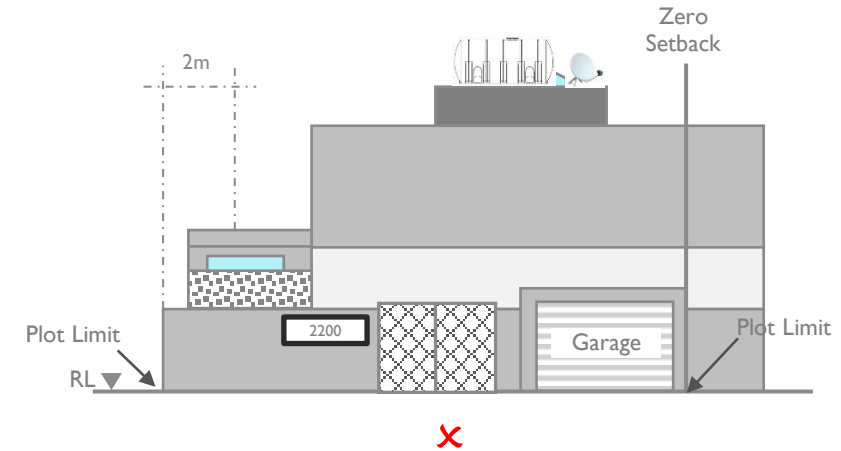
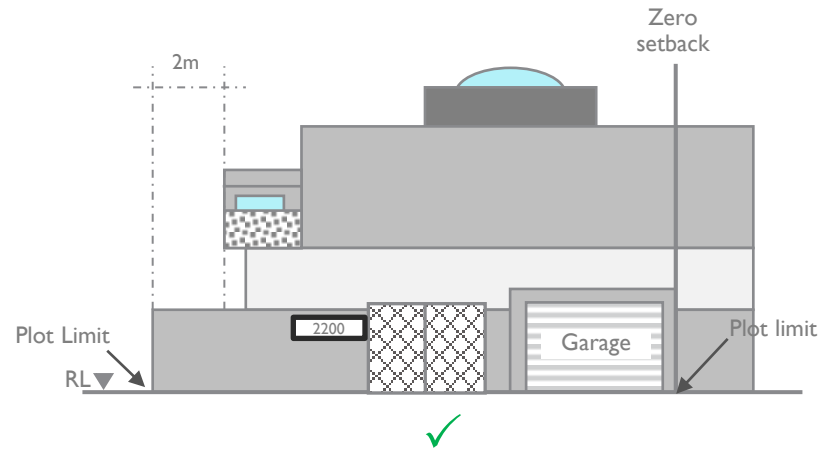
- A Garage:** Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B External Majlis:** Permitted in the rear-side setback only. Majlis should set back from the rear plot limit by minimum 2.5m. Majlis area should not exceed 20% of the rear 10m setback area.
- C Utility Room:** Permitted in the rear setback only

I.7 Mozoon Type C – 23B

Ancillary Buildings Allowance & Exceptions

- The allocated GFA for ancillary structures will be included in the total allowed GFA for the villa (except for utilities).
- The footprint of the ancillary buildings must be counted within the permissible plot coverage.
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Building over the ancillary building on the setback zone is not permitted.
- All ancillary buildings in the rear setback zone can be on either side of the development.
- Ancillary buildings within the rear setback zone; which are not on the driveway side, must be detached from the main villa building. A minimum of 1.5m is required as a setback from the main villa building.
- Ancillary buildings within the rear setback zone; which are on the driveway side, can be attached to the main villa building.
- Garage located on the setback zone must be attached to the front and side boundary walls.
- The driver/maid/servant's room & the external kitchen must be located within the developable zone only.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- All services should be installed on the lower roof of the Villa and adjacent to the Staircase room.
- All rooftop systems such as water tanks, satellite dishes, air conditioning units and other mechanical or communications equipment shall be located or screened so that they are not visible from the street. Rooftop system must be on the lower roof only and setback from the parapet line and concealed behind an appropriately designed parapet wall or screen.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be attached to and at the same height of the stairwell room and open on one side (openings can be aluminum louvers or a screen, but not blocks). It will be considered as part of the GFA if the total area exceeds 10 m².
- All electrical installations, water and sewer pipes on the villa exterior must be concealed/integrated in architectural features.

I.7 Moزون Type C – 23B



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m to cover utilities if available.
- Ancillary buildings should not exceed 4m from Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

1.7 Mozoon Type C – 23B

Boundary Walls

Front:

- Boundary wall minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

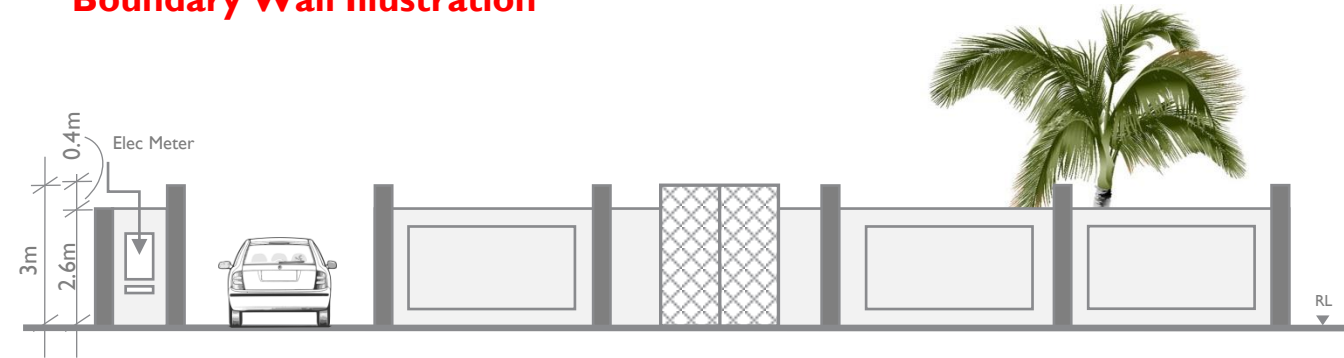
Side:

- Boundary wall minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decreased gradually to meet the front boundary wall.

Rear:

- No Boundary wall is permitted in the rear side.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

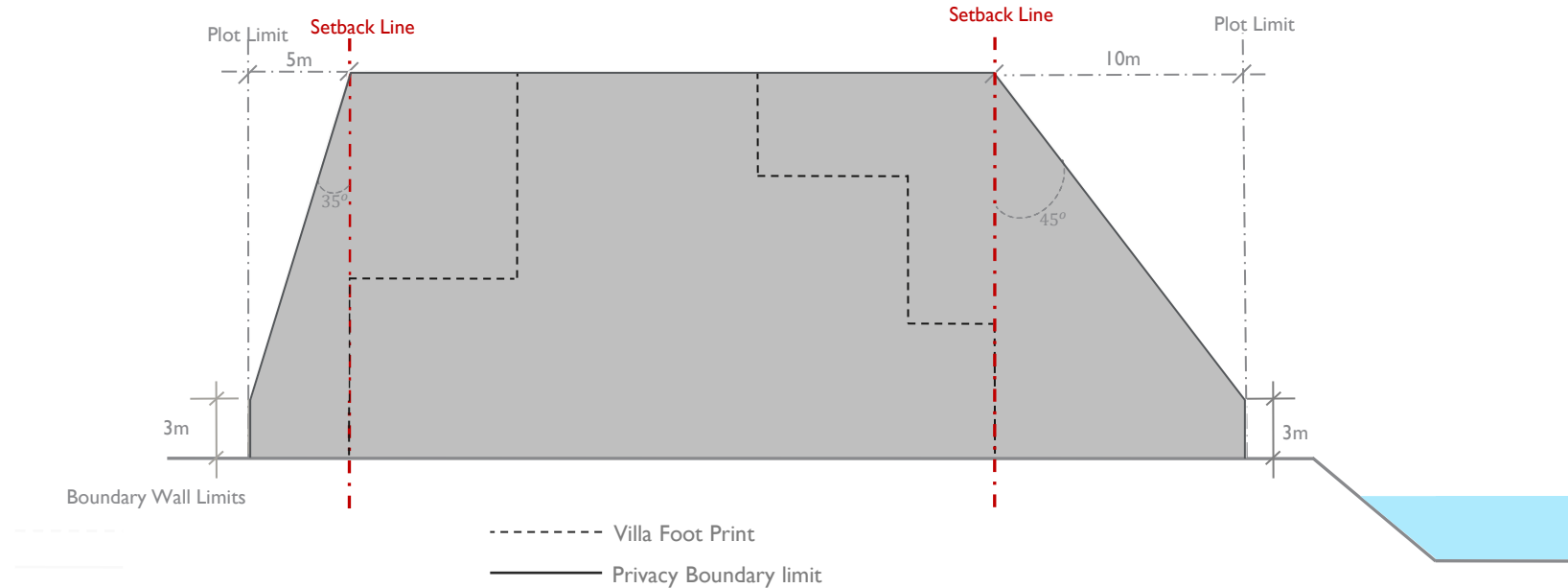
Boundary Wall Illustration



Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

I.7 Mozoon Type C – 23B



Driveway Side Boundary Wall (Privacy wall)

- Maximum height of the boundary wall shall be no greater than the highest occupiable point of the villa with an absolute maximum height of 15m.
- The boundary wall must start inclining downwards at the setback line up to a 3m maximum height at the end of both boundaries.

Design Regulation

I.8 Al Bareth A - 24



I.8 Al Bareh Type A - 24

Diyar Al Muharraq Master Plan – Asset 24



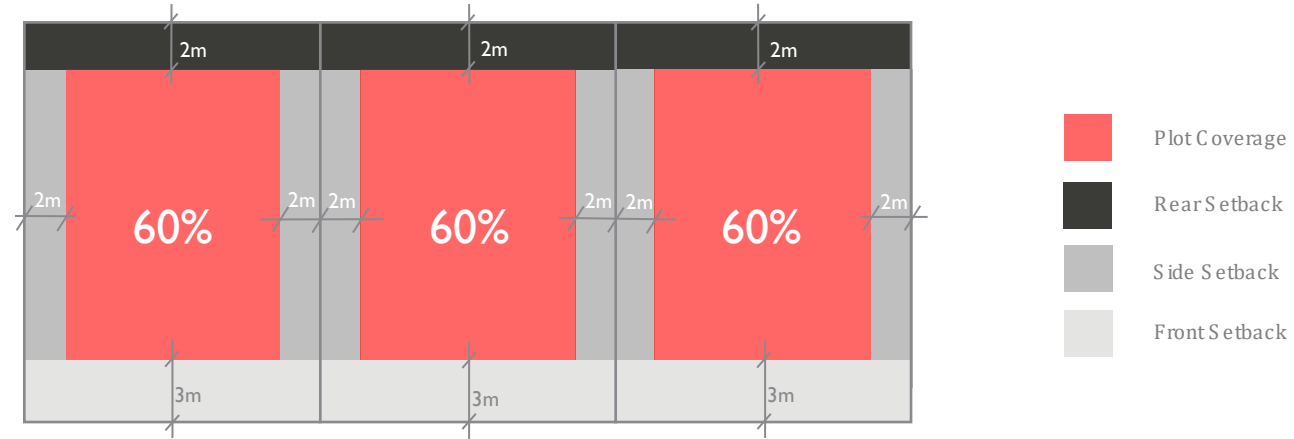
Al Bareh Type A- Location Map



Summary Table

Parameter	Requirements
Plot Use	Residential: Single family residence
Plot coverage	60%
GFA	120%
Setbacks	Front: 3 m Sides & Rear: 2 m
Max. Height	15 m
Boundary Wall	Front: 3m Sides and Rear: 5m
Basement	Allowed and included in GFA, except if used for Parking

I.8 Al Bareh Type A - 24



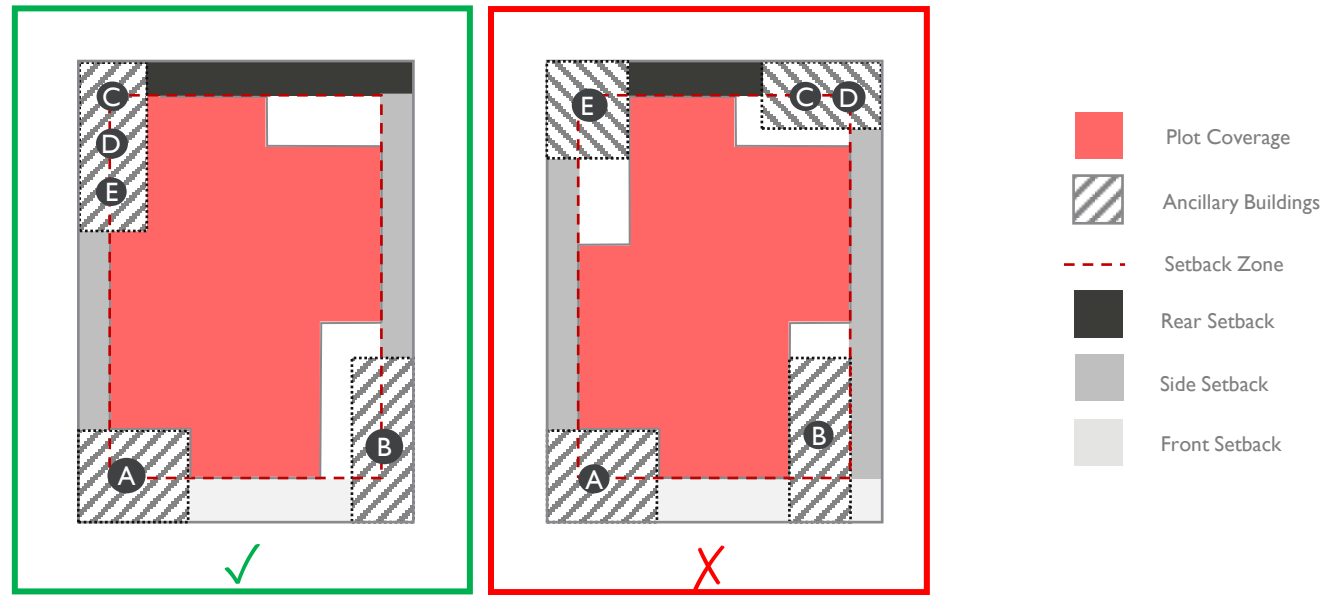
General Requirements

- Plot use: Single Family Residential Villa only. No apartments or Multiple Townhouse villas allowed within the plot.
- Plot coverage 60%
- GFA (Gross Floor Area) to not exceed 120% of the plot area. For GFA inclusions and exclusions please refer to table I.1 Page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and included in the GFA, unless used for car park.
- Basements should be within the plot limit. In case, the basement is higher than the road level, all setbacks should be taken into consideration and applied.

Projections

- It is not permitted to project in the front, sides, and rear setback in the upper floors.
- Architectural projections only are allowed by 30cm max from all sides.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- No projections beyond plot limit are permitted.

I.8 Al Bareh Type A - 24



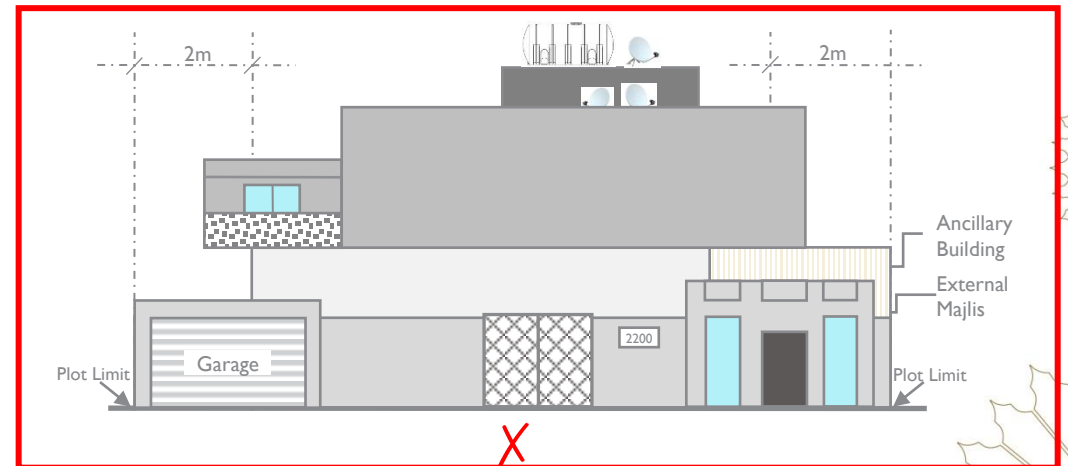
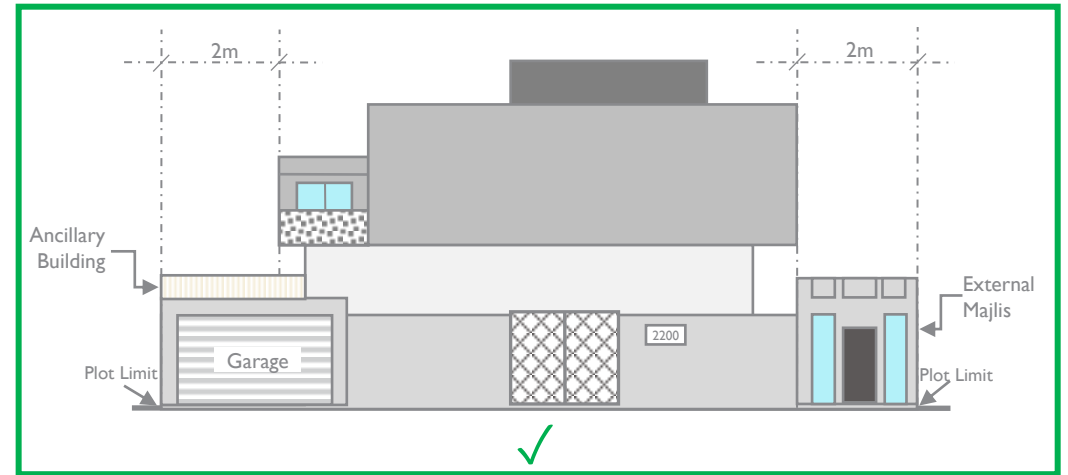
Ancillary Buildings

- A** Garage: Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B** External Majlis: Permitted in the front or rear setback, to be maximum 10% of the land area. Majlis to be attached to the front boundary wall and detached from the main villa by minimum 1.5 m.
- C** External Kitchen: Permitted in the side setback only and has to be on the driveway side.
- D** Utility Room (pump room, water tank room, etc.): Permitted in the side and rear, height should not exceed 1.7m from ground floor. To provide a minimum corridor of 1.5m between the Utility rooms and the main building.
- E** Driver's / Maid's / Servant's Room: Permitted in the side setback only and has to be on the driveway side.

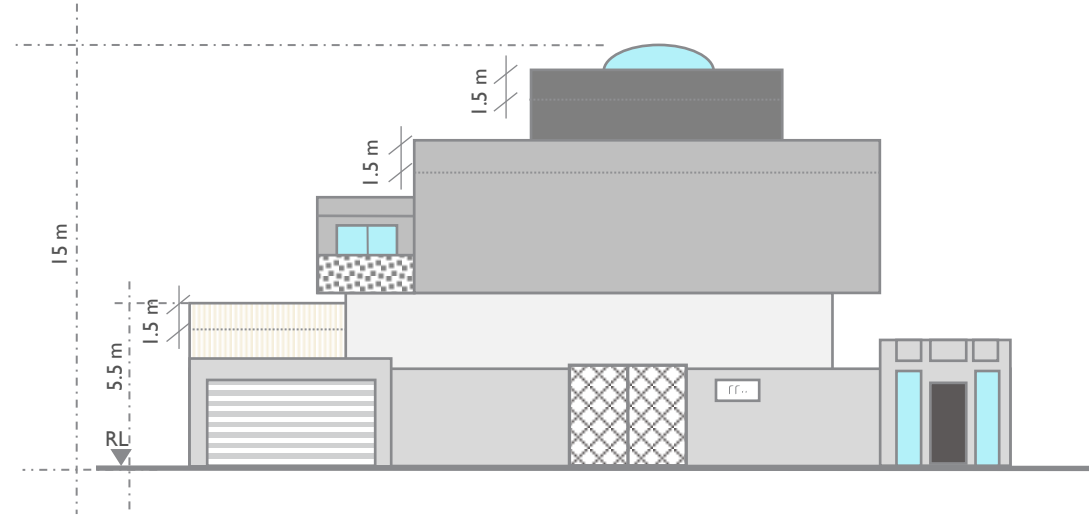
1.8 Al Bareh Type A - 24

Ancillary Buildings Allowance and Exceptions

- Services built in the setback area is considered part of the GFA (Except for Water Tank room and Pump Room).
- Services built in the setback area is considered part of the plot coverage
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Services built in the setback area could be attached to the main Villa except for the Majlis minimum of 1.5 m corridor to be provided.
- All services built in the side setback, should be on one side only adjacent to the garage location.
- It is not permitted to build services in the rear setback.
- It is not permitted to build over the ancillary buildings located on the setback zone.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- Ancillary Buildings and services must be located on the lower roof and must be attached to the staircase room & in the same height.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located away from the parapet wall especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen and not to be visible from the street.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be open on one side (openings can be aluminum louvers or a screen). Water tank room is excluded from GFA calculation unless it exceeds 10 m².
- All electrical installations, water and sewer pipes on the Building exterior must be concealed and integrated in architectural features on all sides of the building.



I.8 Al Bareh Type A - 24



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m to cover utilities if available.
- Ancillary buildings should not exceed 4m from Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

I.8 Al Bareh Type A - 24

Boundary Walls

Front:

- Boundary wall minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

Side and Rear:

- Boundary wall minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decreased gradually to meet the front boundary wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

Boundary Wall Illustration



Design Regulation

I.9 Al Bareth B - 24



I.9 Al Bareh Type B - 24

Diyar Al Muharraq Master Plan – Asset 24



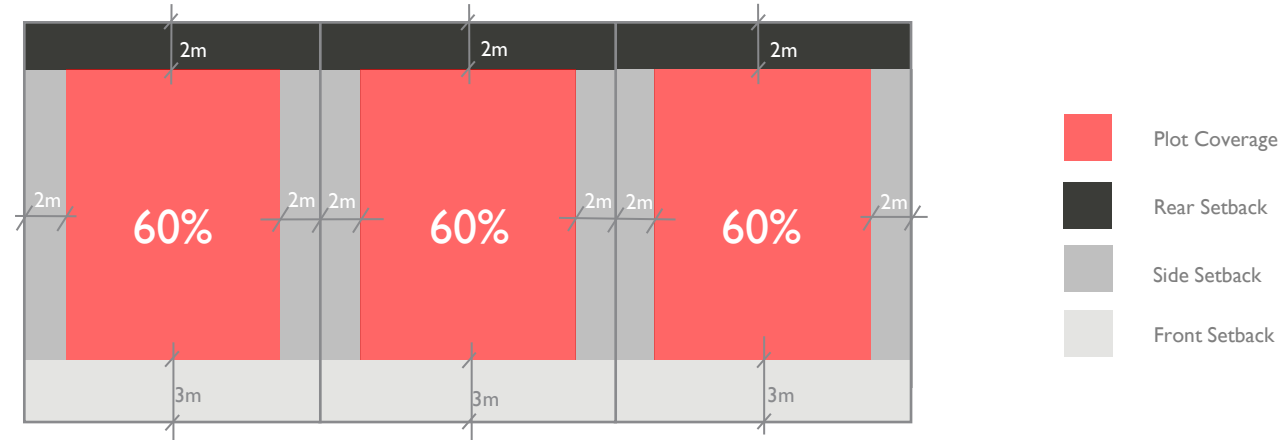
Al Bareh Type B- Location Map



Summary Table

Parameter	Requirements
Plot Use	Residential: Single family residence
Plot coverage	60%
GFA	140%
Setbacks	Front: 3 m Sides & Rear: 2 m
Max. Height	15 m
Boundary Wall	Front: 3m Sides and Rear: 5m
Basement	Allowed and included in GFA, except if used for Parking

I.9 Al Bareh Type B - 24



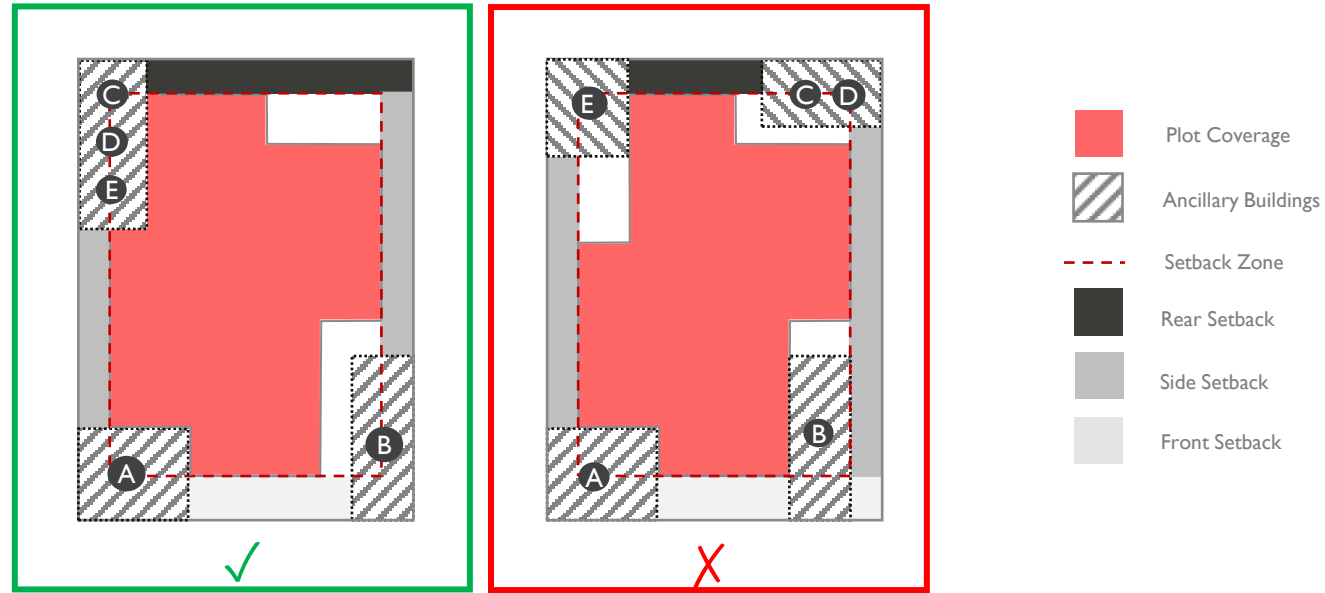
General Requirements

- Plot use: Single Family Residential Villa only. No apartments or Multiple Townhouse villas allowed within the plot.
- Plot coverage 60%
- GFA (Gross Floor Area) to not exceed 140% of the plot area. For GFA inclusions and exclusions please refer to table I.1 Page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and included in the GFA, unless used for car park.
- Basements should be within the plot limit. In case, the basement is higher than the road level, all setbacks should be taken into consideration and applied.

Projections

- It is not permitted to project in the front, sides, and rear setback in the upper floors.
- Architectural projections only are allowed by 30cm max from all sides.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- No projections beyond plot limit are permitted.

I.9 Al Bareh Type B - 24



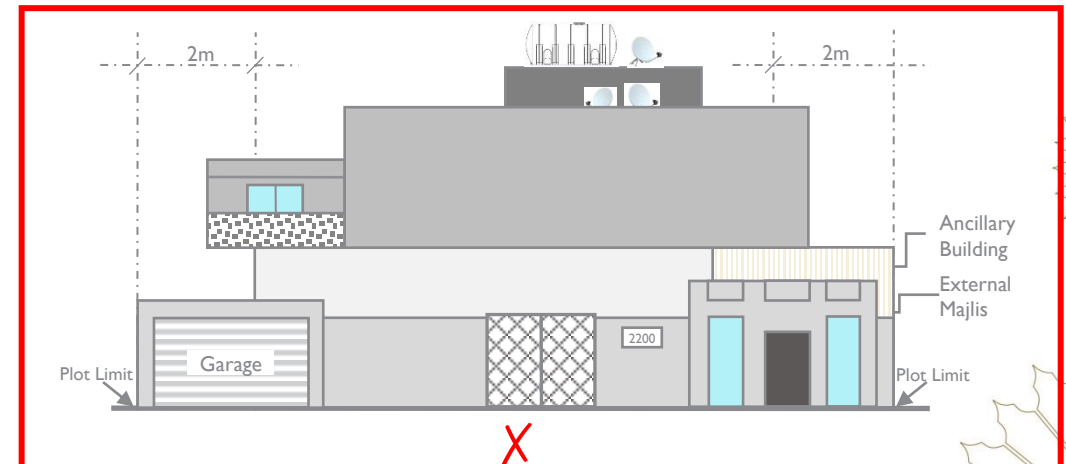
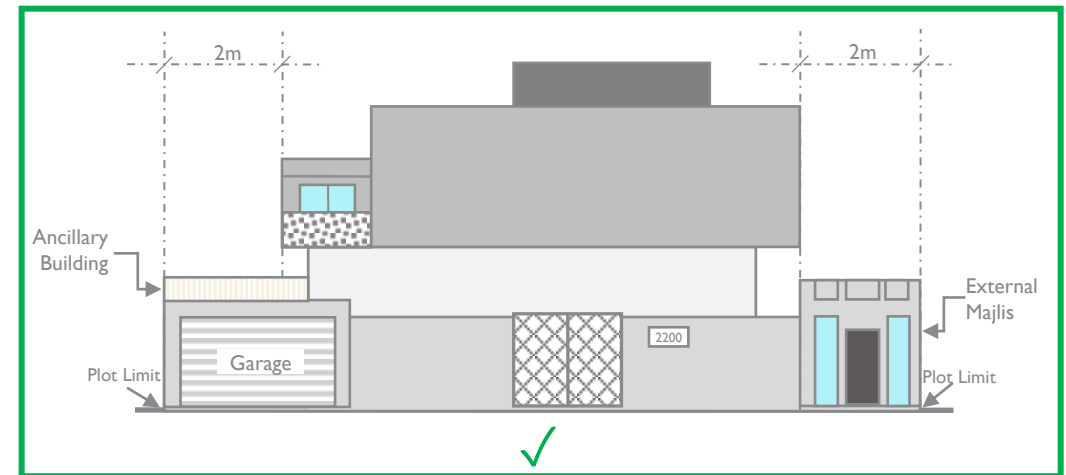
Ancillary Buildings

- A** Garage: Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B** External Majlis: Permitted in the front or rear setback, to be maximum 10% of the land area. Majlis to be attached to the front boundary wall and detached from the main villa by minimum 1.5 m.
- C** External Kitchen: Permitted in the side setback only and has to be on the driveway side.
- D** Utility Room (pump room, water tank room, etc.): Permitted in the side and rear, height should not exceed 1.7m from ground floor. To provide a minimum corridor of 1.5m between the Utility rooms and the main building.
- E** Driver's / Maid's / Servant's Room: Permitted in the side setback only and has to be on the driveway side.

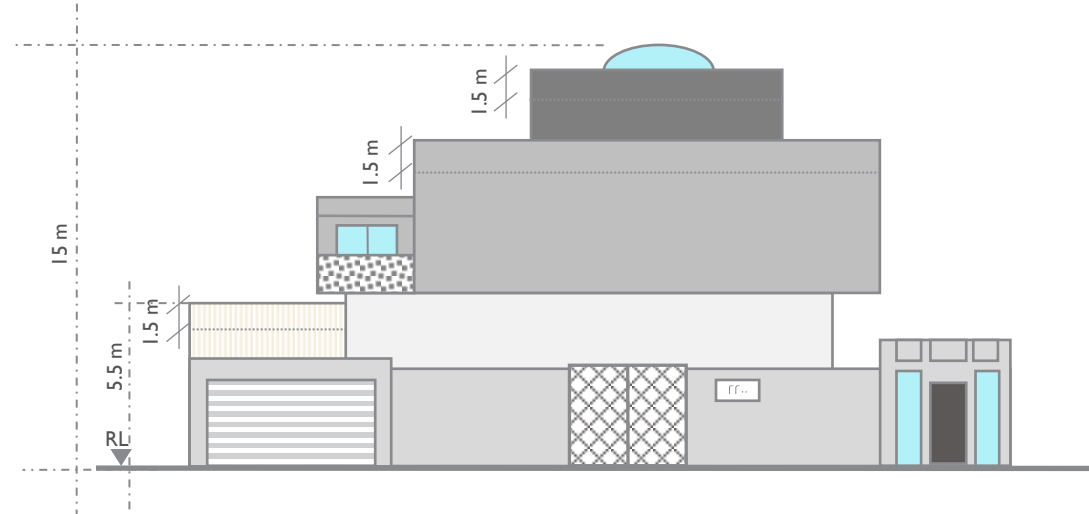
I.9 Al Bareh Type B - 24

Ancillary Buildings Allowance and Exceptions

- Services built in the setback area is considered part of the GFA (Except for Water Tank room and Pump Room).
- Services built in the setback area is considered part of the plot coverage
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Services built in the setback area could be attached to the main Villa except for the Majlis minimum of 1.5 m corridor to be provided.
- All services built in the side setback, should be on one side only adjacent to the garage location.
- It is not permitted to build services in the rear setback.
- It is not permitted to build over the ancillary buildings located on the setback zone.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- Ancillary Buildings and services must be located on the lower roof and must be attached to the staircase room & in the same height.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located away from the parapet wall especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen and not to be visible from the street.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be open on one side (openings can be aluminum louvers or a screen). Water tank room is excluded from GFA calculation unless it exceeds 10 m².
- All electrical installations, water and sewer pipes on the Building exterior must be concealed and integrated in architectural features on all sides of the building.



I.9 Al Bareh Type B - 24



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m to cover utilities if available.
- Ancillary buildings should not exceed 4m from Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

I.9 Al Bareh Type B - 24

Boundary Walls

Front:

- Boundary wall minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

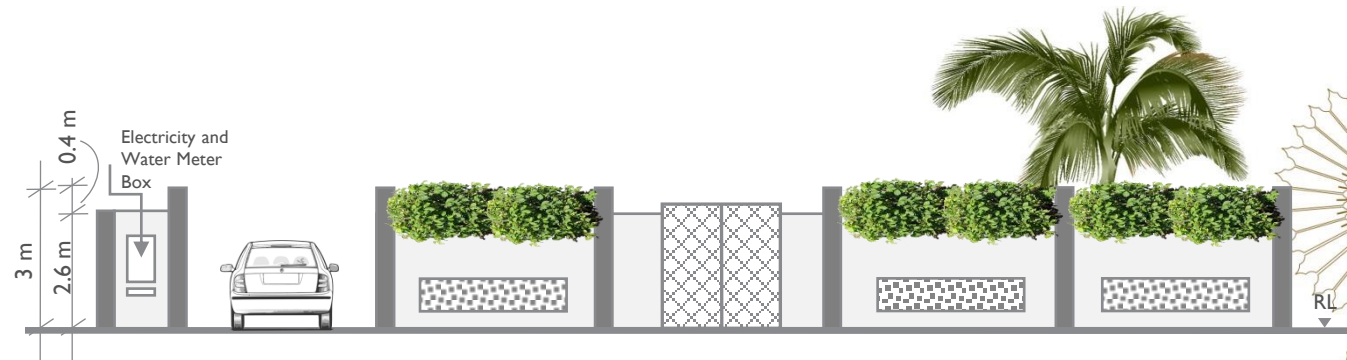
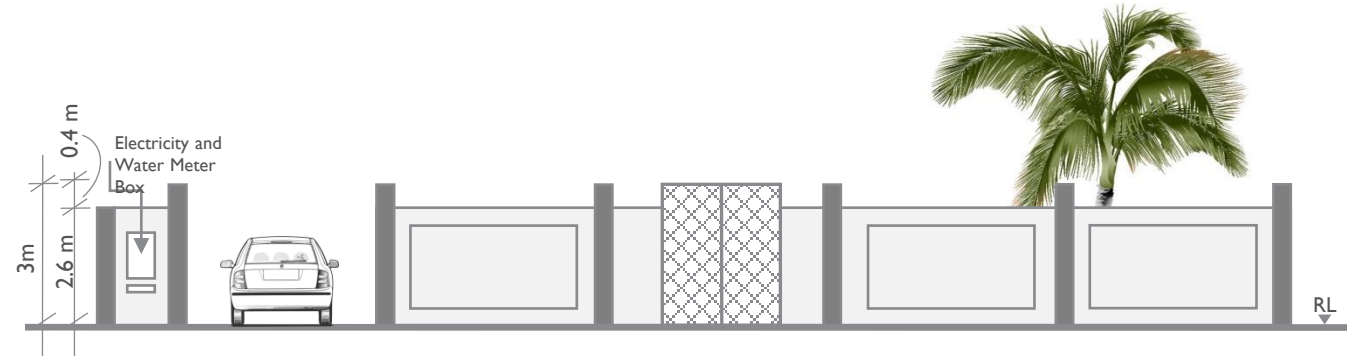
Side and Rear:

- Boundary wall minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decreased gradually to meet the front boundary wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

Boundary Wall Illustration



Design Regulation



I.10 Al Bareth C - 24



I.10 Al Bareh Type C - 24

Diyar Al Muharraq Master Plan – Asset 24



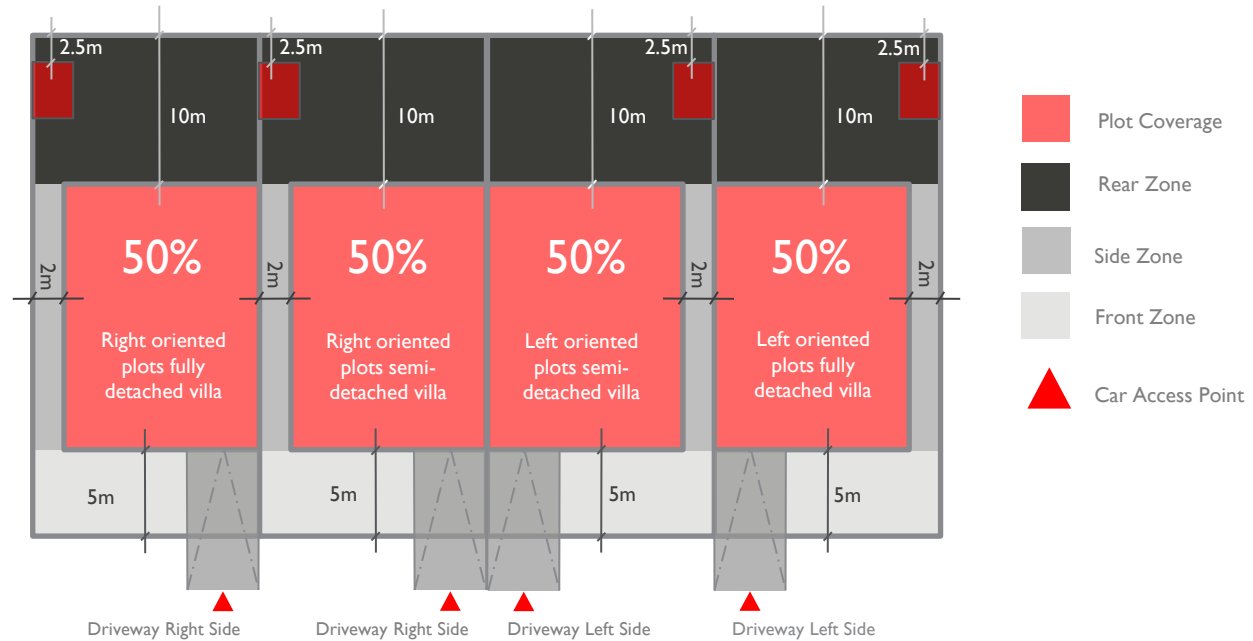
Al Bareh Type C Location Map



Summary Table

Parameter	Regulations
Plot Use	Residential: Single family residence
Plot coverage	50%
GFA	100%
Setbacks	Front: 5m Side 2m & nil on the other Rear: 10m
Max. Height	15 m
Boundary Wall	Front: 3m Side: 5m Other side: Privacy wall Rear: No boundary wall permitted
Basement	Allowed and included in GFA, except if used for Parking

I.10 Al Bareh Type C - 24



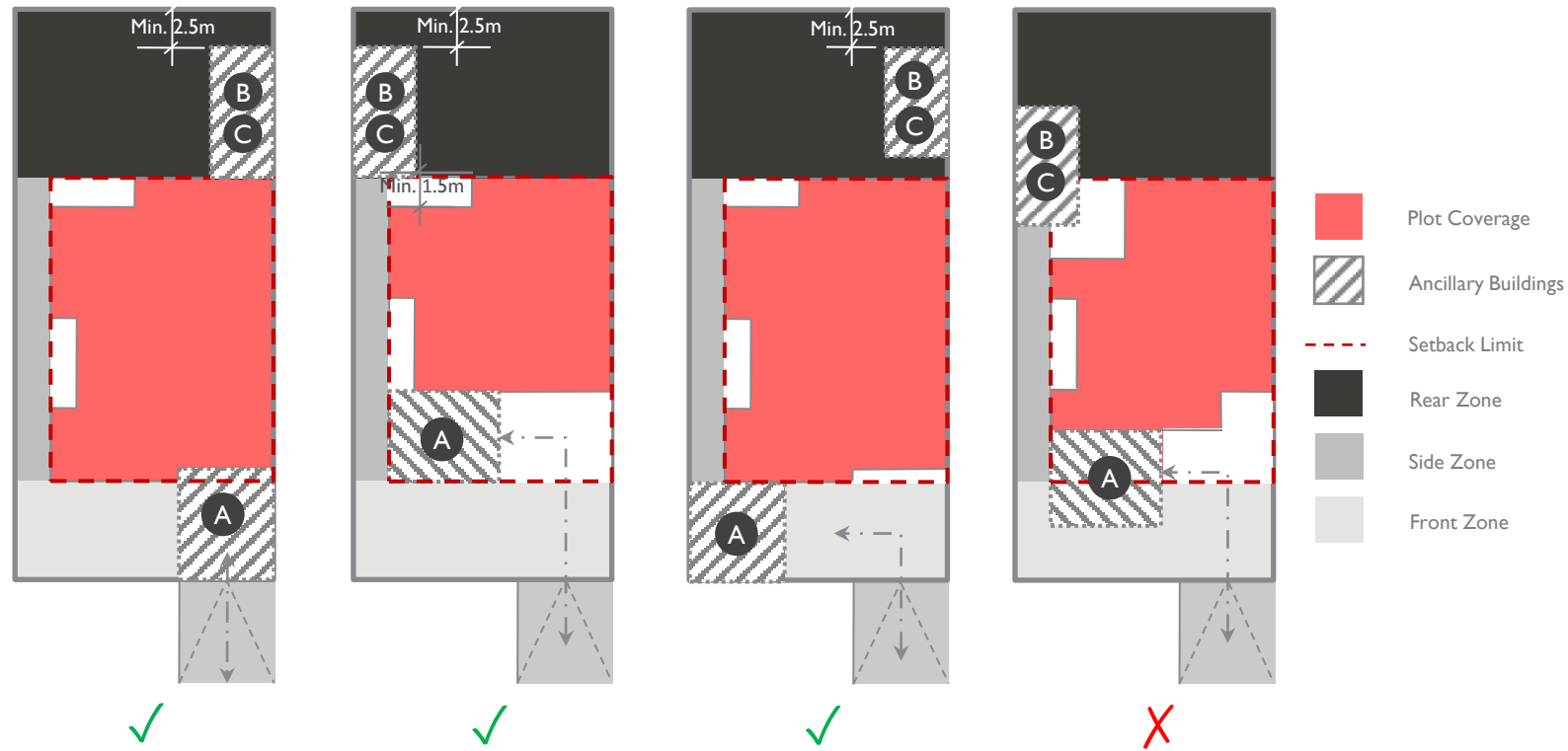
General Requirements

- Plot use: Single Family Residential Villa only. No apartments or Multiple Townhouse villas allowed within the plot.
- Plot Coverage 50% of plot area.
- GFA (Gross Floor Area) to not exceed 100% of the plot area. For GFA inclusions and exclusions please refer to table I.1 Page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and will be considered as part of the GFA unless used for parking and/or utilities. Basements must be within the plot perimeter; if basement height is higher than the Road Level, plot setbacks must be considered and applied.

Projections

- Front projects on upper floors are allowed by maximum 1.2m.
- Rear projects on upper floors are allowed by maximum 2.5m for balconies only.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- It is not permitted to project in the side setbacks in the upper floors.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections beyond plot limit are permitted.

I.10 Al Bareh Type C - 24



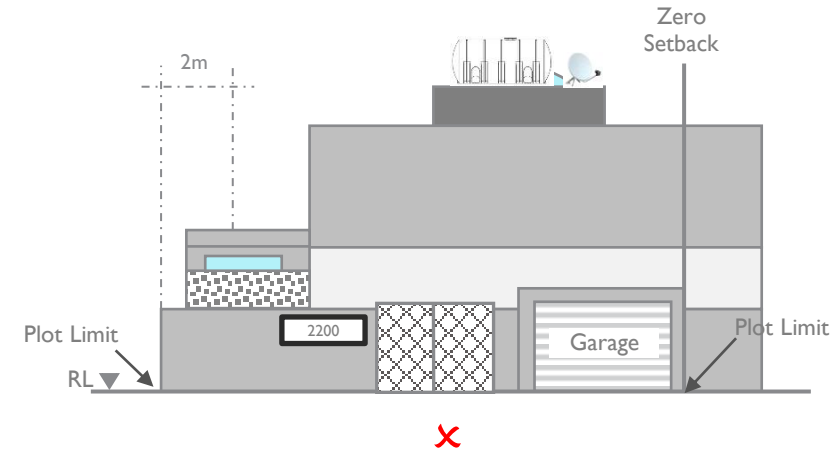
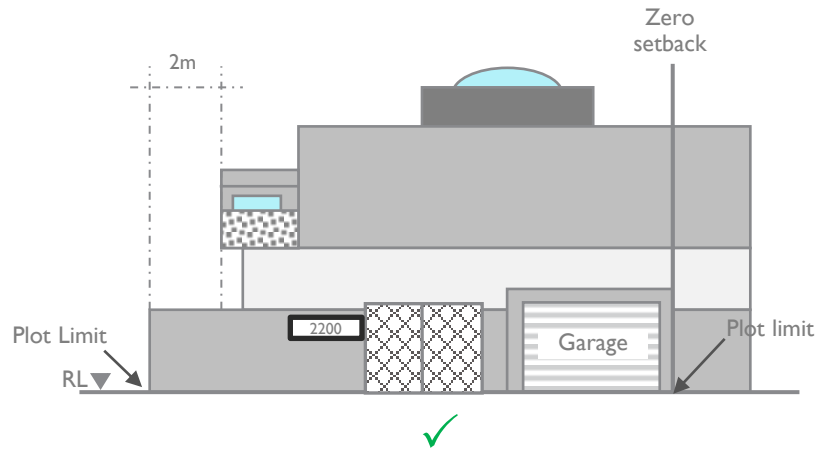
- A** Garage: Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B** External Majlis: Permitted in the rear-side setback only. Majlis should set back from the rear plot limit by minimum 2.5m. Majlis area should not exceed 20% of the rear 10m setback area.
- C** Utility Room: Permitted in the rear setback only

I.10 Al Bareh Type C - 24

Ancillary Buildings Allowance & Exceptions

- The allocated GFA for ancillary structures will be included in the total allowed GFA for the villa (except for utilities).
- The footprint of the ancillary buildings must be counted within the permissible plot coverage.
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Building over the ancillary building on the setback zone is not permitted.
- All ancillary buildings in the rear setback zone can be on either side of the development.
- Ancillary buildings within the rear setback zone; which are not on the driveway side, must be detached from the main villa building. A minimum of 1.5m is required as a setback from the main villa building.
- Ancillary buildings within the rear setback zone; which are on the driveway side, can be attached to the main villa building.
- Garage located on the setback zone must be attached to the front and side boundary walls.
- The driver/maid/servant's room & the external kitchen must be located within the developable zone only.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- All services should be installed on the lower roof of the Villa and adjacent to the Staircase room.
- All rooftop systems such as water tanks, satellite dishes, air conditioning units and other mechanical or communications equipment shall be located or screened so that they are not visible from the street. Rooftop system must be on the lower roof only and setback from the parapet line and concealed behind an appropriately designed parapet wall or screen.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be attached to and at the same height of the stairwell room and open on one side (openings can be aluminum louvers or a screen, but not blocks). It will be considered as part of the GFA if the total area exceeds 10 m².
- All electrical installations, water and sewer pipes on the villa exterior must be concealed/integrated in architectural features.

I.10 Al Bareh Type C - 24



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m to cover utilities if available.
- Ancillary buildings should not exceed 4m from Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

I.10 Al Bareh Type C - 24

Boundary Walls

Front:

- Boundary wall minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

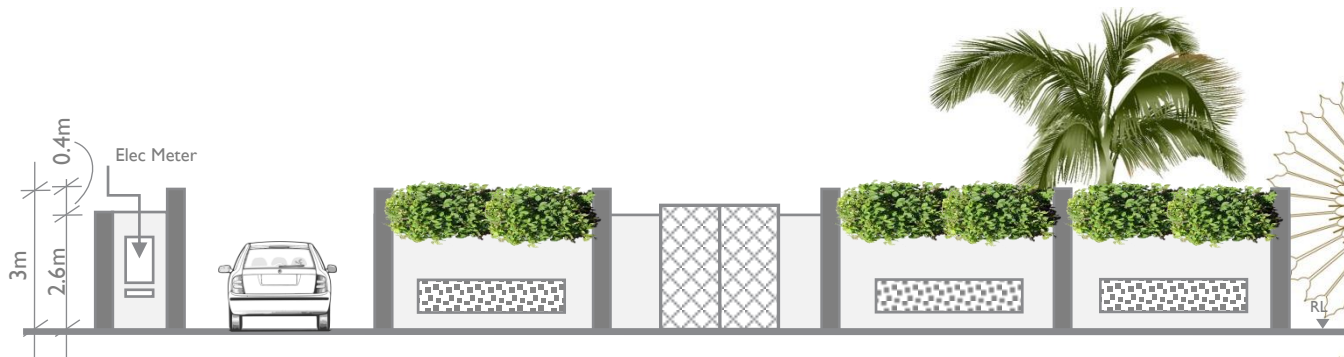
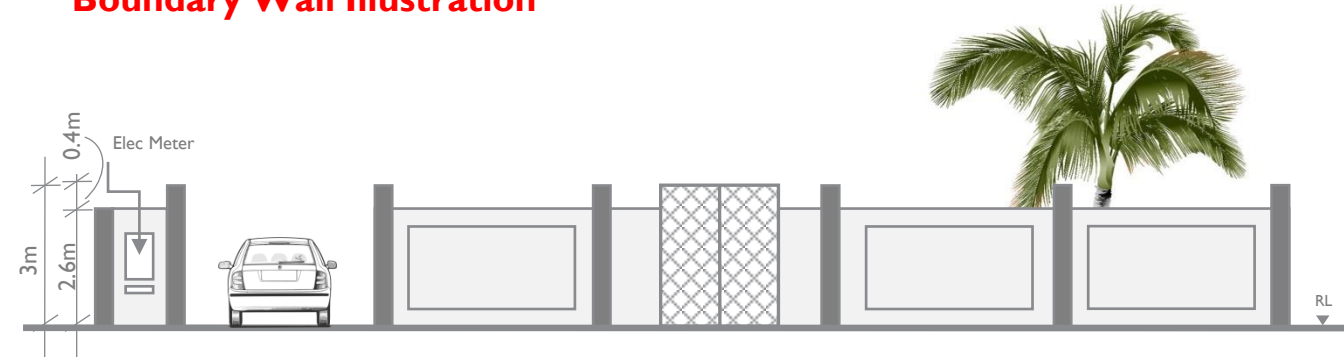
Side:

- Boundary wall minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decreased gradually to meet the front boundary wall.

Rear:

- No Boundary wall is permitted in the rear side.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

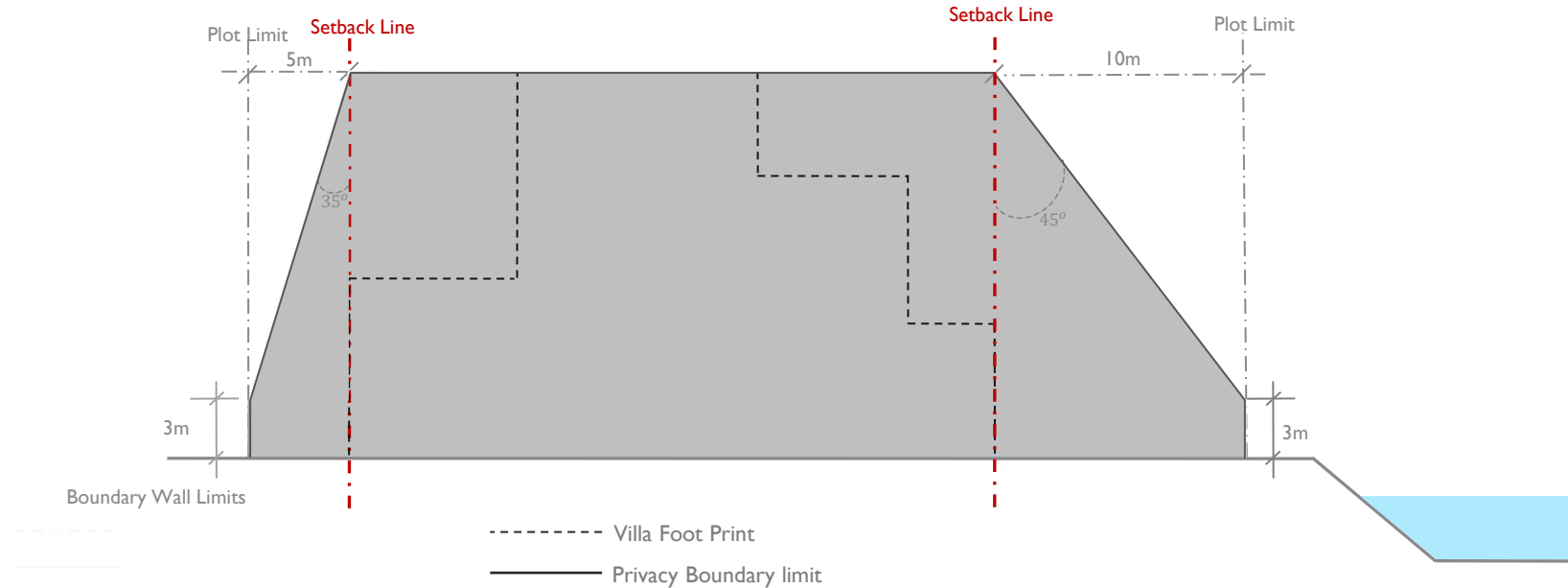
Boundary Wall Illustration



Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

I.10 Al Bareh Type C - 24



Driveway Side Boundary Wall (Privacy wall)

- Maximum height of the boundary wall shall be no greater than the highest occupiable point of the villa with an absolute maximum height of 15m.
- The boundary wall must start inclining downwards at the setback line up to a 3m maximum height at the end of both boundaries.

Design Regulation

I.11 Al Bareth D - 24



I.11 Al Bareh Type D - 24

Diyar Al Muharraq Master Plan – Asset 24



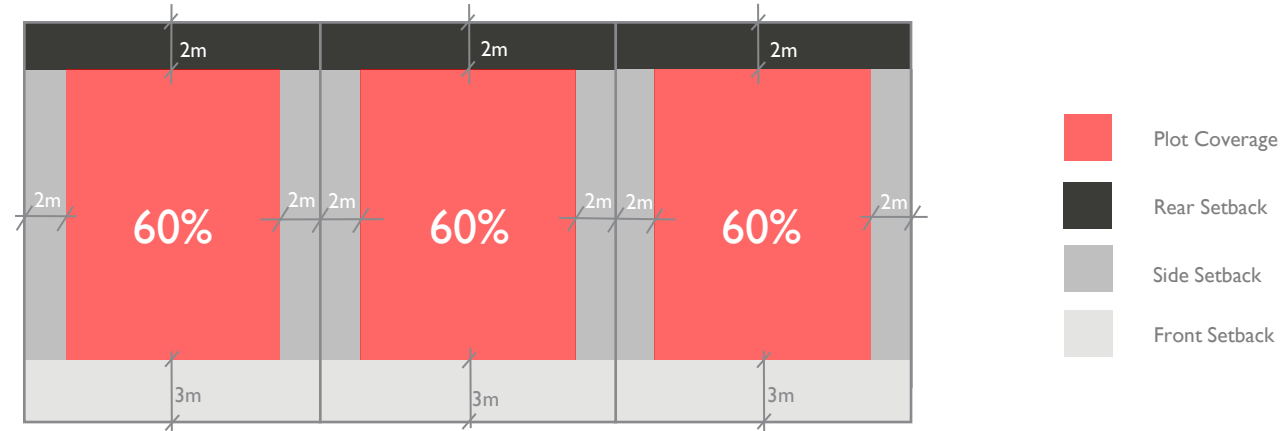
Al Bareh Type B- Location Map



Summary Table

Parameter	Requirements
Plot Use	Residential: Single family residence
Plot coverage	60%
GFA	150%
Setbacks	Front: 3 m Sides & Rear: 2 m
Max. Height	15 m
Boundary Wall	Front: 3m Sides and Rear: 5m
Basement	Allowed and included in GFA, except if used for Parking

I.II Al Bareh Type D - 24



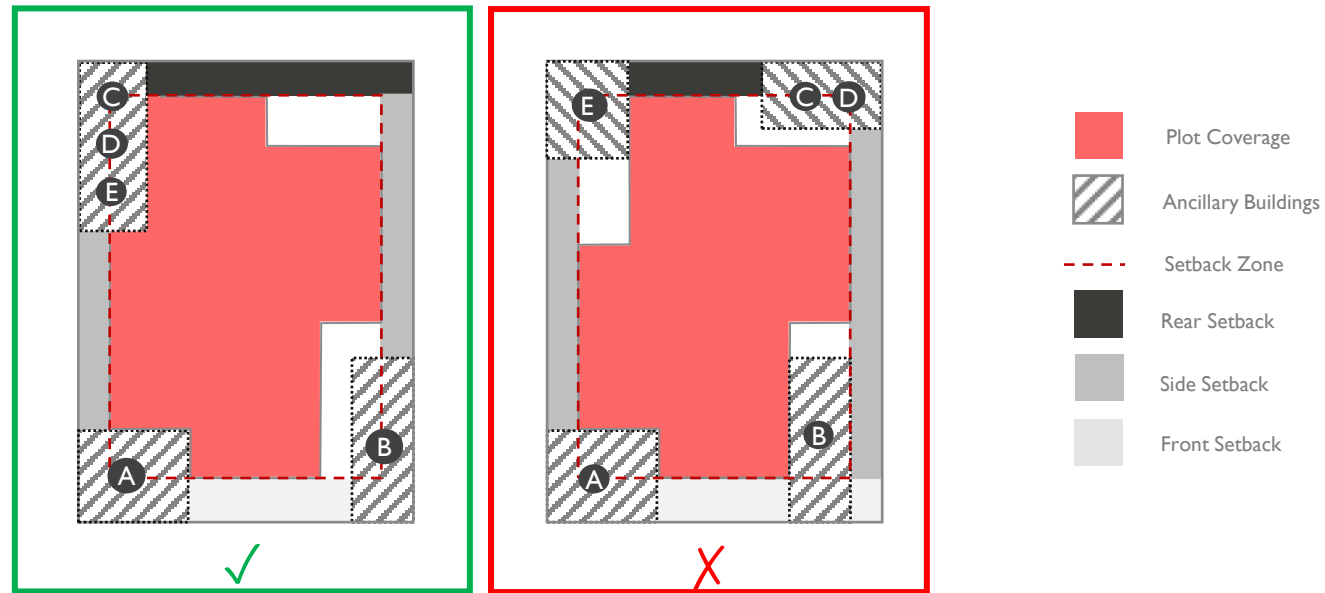
General Requirements

- Plot use: Single Family Residential Villa only. No apartments or Multiple Townhouse villas allowed within the plot.
- Plot coverage 60%
- GFA (Gross Floor Area) to not exceed 150% of the plot area. For GFA inclusions and exclusions please refer to table I.1 Page 204.
- Minimum of 2 car parking spaces within the plot limit to be provided. Please refer to plot plan for plot access location.
- Basements are allowed and included in the GFA, unless used for car park.
- Basements should be within the plot limit. In case, the basement is higher than the road level, all setbacks should be taken into consideration and applied.

Projections

- It is not permitted to project in the front, sides, and rear setback in the upper floors.
- Architectural projections only are allowed by 30cm max from all sides.
- Projections more than 1.2 m within the development zone will be considered part of the plot coverage.
- No projections beyond plot limit are permitted.

I.11 Al Bareh Type D - 24



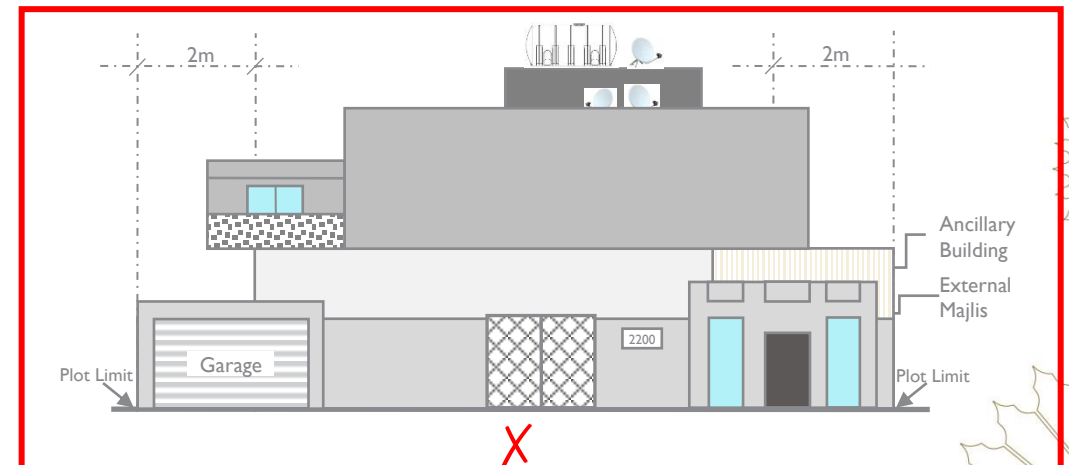
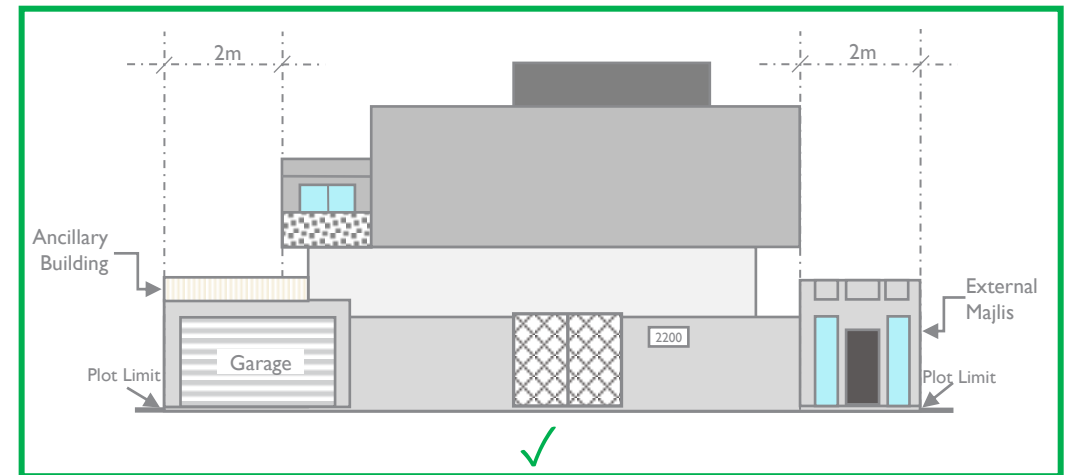
Ancillary Buildings

- A** Garage: Permitted in the front setback only and must be on the driveway side. The garage has to be attached to the front boundary wall.
- B** External Majlis: Permitted in the front or rear setback, to be maximum 10% of the land area. Majlis to be attached to the front boundary wall and detached from the main villa by minimum 1.5 m.
- C** External Kitchen: Permitted in the side setback only and has to be on the driveway side.
- D** Utility Room (pump room, water tank room, etc.): Permitted in the side and rear, height should not exceed 1.7m from ground floor. To provide a minimum corridor of 1.5m between the Utility rooms and the main building.
- E** Driver's / Maid's / Servant's Room: Permitted in the side setback only and has to be on the driveway side.

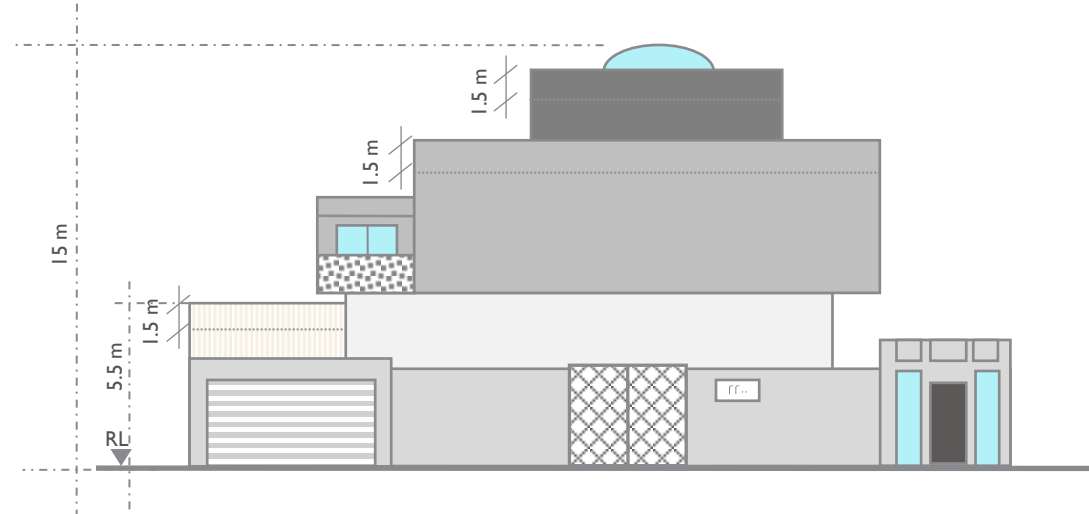
I.II Al Bareh Type D - 24

Ancillary Buildings Allowance and Exceptions

- Services built in the setback area is considered part of the GFA (Except for Water Tank room and Pump Room).
- Services built in the setback area is considered part of the plot coverage
- The maximum Cumulative length of all ancillary buildings attached to the front boundary must be no more than 40% of the total front boundary wall.
- Services built in the setback area could be attached to the main Villa except for the Majlis minimum of 1.5 m corridor to be provided.
- All services built in the side setback, should be on one side only adjacent to the garage location.
- It is not permitted to build services in the rear setback.
- It is not permitted to build over the ancillary buildings located on the setback zone.
- There are no special consideration taken if the services are built within the Development zone.
- In case any roofs on the setback are used as terraces, 2m wall should be constructed in the neighbors side to ensure privacy. Provided that total height do not exceed 6m measured from road level to the top of the wall.
- Ancillary Buildings and services must be located on the lower roof and must be attached to the staircase room & in the same height.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located away from the parapet wall especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen and not to be visible from the street.
- As per WDD's requirements, the water tank on the roof has to be covered. Water tank room to be open on one side (openings can be aluminum louvers or a screen). Water tank room is excluded from GFA calculation unless it exceeds 10 m².
- All electrical installations, water and sewer pipes on the Building exterior must be concealed and integrated in architectural features on all sides of the building.



I.II Al Bareh Type D - 24



Building Height

- Villa height should not exceed 15 m from the Road Level to the top of the highest structure within the Villa, this includes the parapet, services in the roof the staircase room.
- Lower and upper roof parapet wall to be 1.5m to cover utilities if available.
- Ancillary buildings should not exceed 4m from Road level up to the slab, in addition to 1.5m maximum for parapet wall to cover utilities if available.

I.II Al Bareh Type D - 24

Boundary Walls

Front:

- Boundary wall minimum height is 1.5m and should not exceed 3m from road level to the highest point in the boundary wall with 0.4m semi-permeable.

Side and Rear:

- Boundary wall minimum height is 1.5m and can go up to 5m height (only if adjacent to a neighboring plot) and must decreased gradually to meet the front boundary wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

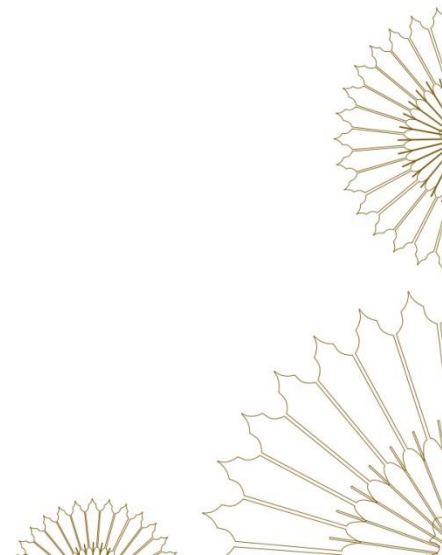
Shading Devices and Gazebo

- The maximum allowable height for shading devices and Gazebos on the Ground floor is 4 m from the Road Level.
- The maximum allowable height for shading devices and Gazebos on the lower roof is 2.5 m.
- Shading should be set 1m away from the front parapet wall on the lower roof.
- Shading structure should be open from minimum 2 sides.
- Shading device design should blend with the overall villa design.
- The shading device should not exceed 50% of the open area.
- Shading device is not permitted beyond plot limit.
- The owner is responsible to submit drawings indicating the area and height of the structure including the material, colors used to the Technical Interface Office for review and approval.

Boundary Wall Illustration



2. School Zones



Design Regulation

2.1 Private / National Schools – I2A / I2B



2.1 Private / National Schools – I2A / I2B

Diyar Al Muharraq Master Plan – Asset I2A / I2B



Private / National School - Location Map



Summary Table

Aspects	Requirements
Plot Use	Educational Facility: Private or National School
Plot coverage	40%
GFA	160%
Setbacks	5m minimum from all sides
Max. Height	20m
Boundary Wall	3m
Basement	Allowed and included in GFA, except if used for Parking

2.1 Private / National Schools – I2A / I2B

General Regulation

- Plot use: Private OR National School.
- Plot Coverage : 40% of plot area projections more than 1.2m will be considered part of the plot coverage.
- GFA (Gross Floor Area):160% of plot area. For GFA inclusions & exclusions refer Table I.1 Page 204.
- A small guard room in the front setback is allowed not to exceed $30m^2$ and is not included in the GFA. Height should not exceed 4m measured from road level.

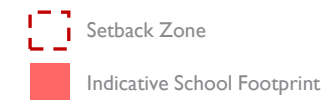
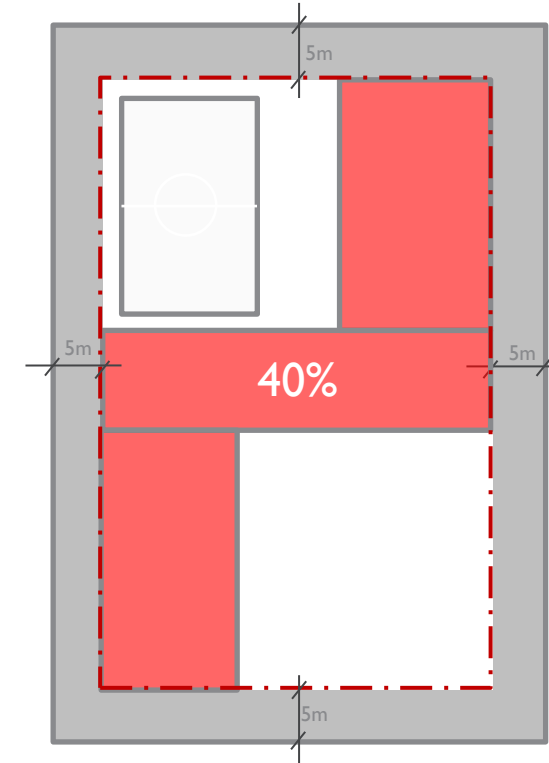
Setbacks & Projections

- Minimum setback should be 5m from all side.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

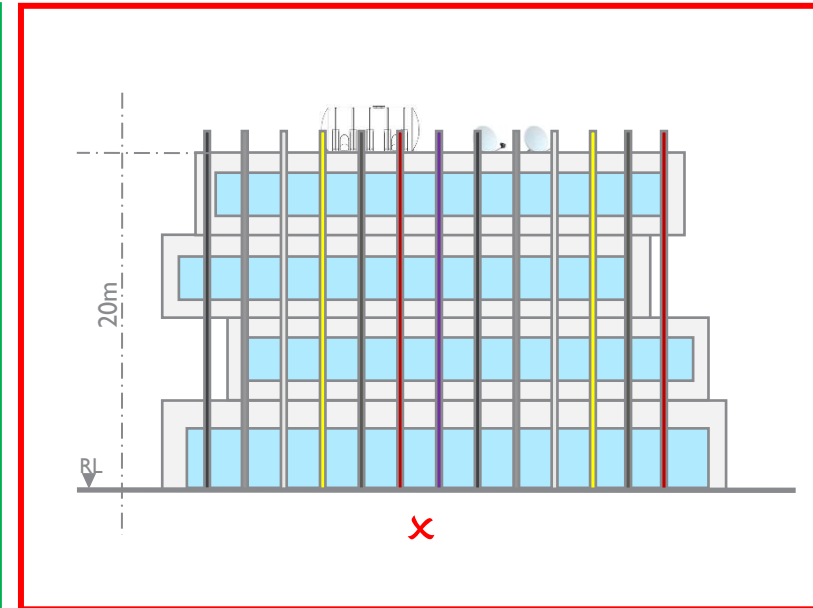
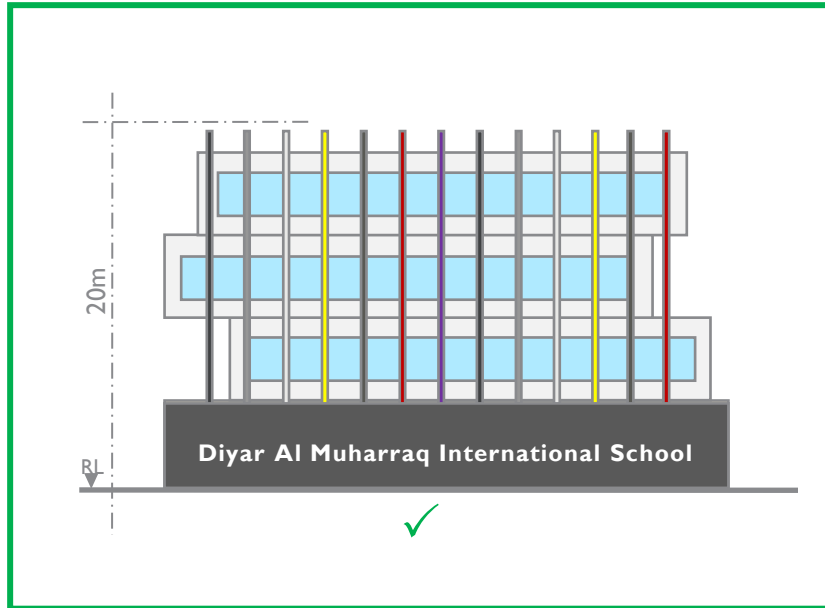
Parking Regulation

- Number of parking: To be determined according to school type and Bahrain Standards RPDD. For parking regulations refer to page 205-206.
- Vehicle entry and exit must be provided in car parks
- Buses and drop off area to be allocated within plot limit.
- Basements are allowed and are included in the GFA unless used for parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than the Road Level, plot setbacks must be considered and applied.
- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.

Plot Coverage Illustration



2.1 Private / National Schools – I2A / I2B



Maximum Height & Utility Treatments

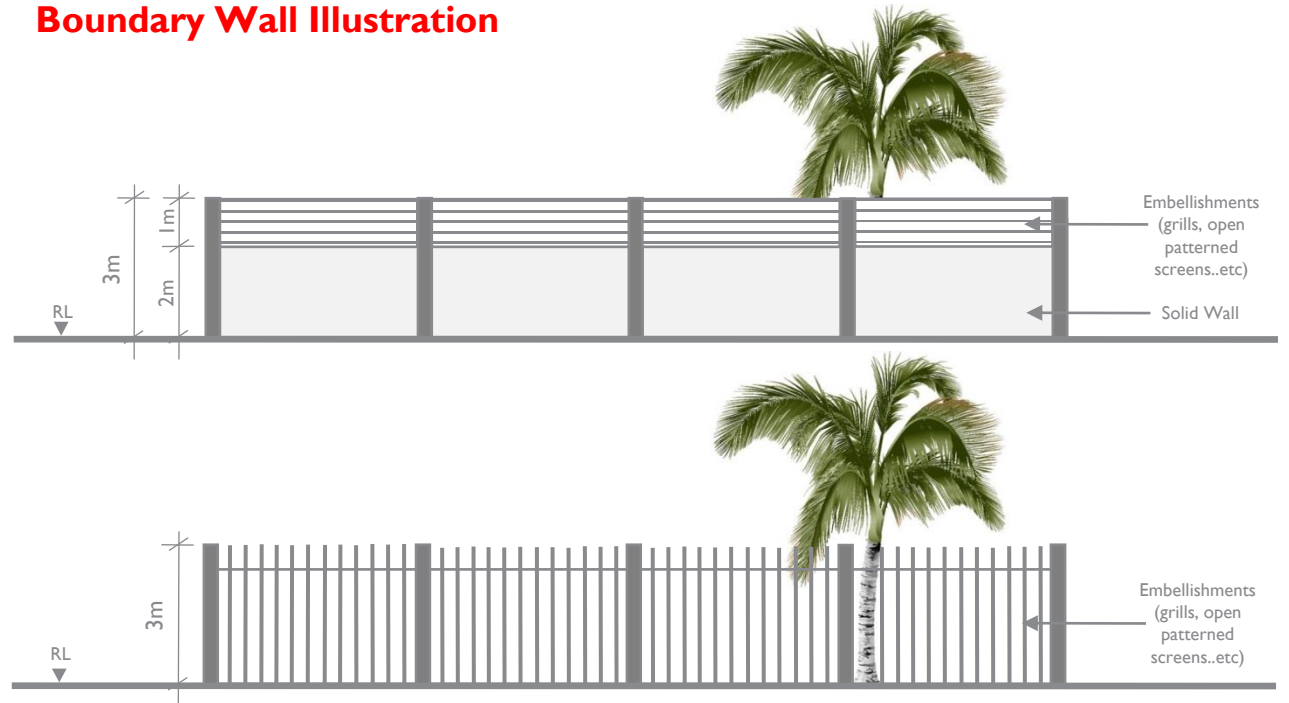
- Maximum height is 20m measured from Road Level (RL) to the highest point in the building including roof parapet and staircase tower.
- Integrate school signage with the design of the building as per the Signage regulation in page 95.
- Signage proposal to be submitted with the detailed design application.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located on the lower roof and away from the parapet line especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen such that these are not visible from the street and all within the maximum height of 20m.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.

2.1 Private / National Schools – I2A / I2B

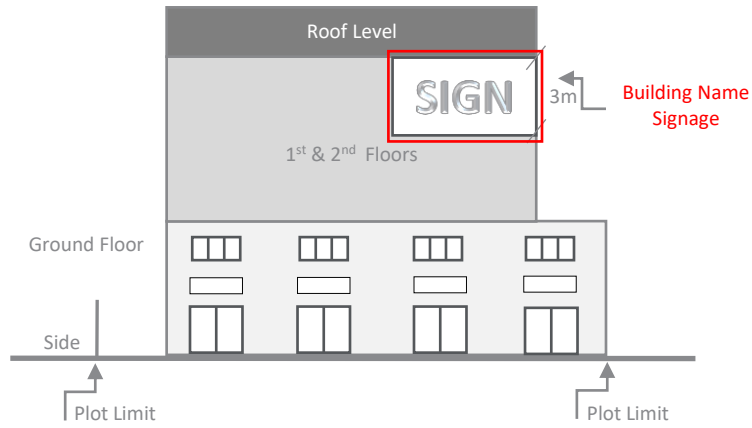
Boundary Wall

- Front boundary wall to be 3m measured from road level up to the highest point on the boundary wall, where 2m of solid wall and 1m semi-permeable.
- Design of boundary wall to be unified on all sides
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

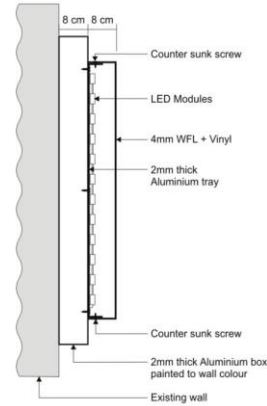
Boundary Wall Illustration



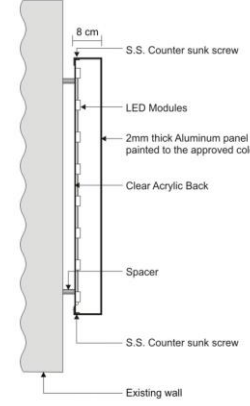
2.1 Private / National Schools – I2A / I2B



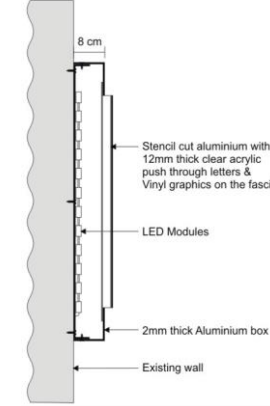
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign



Building Signage Example

Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and it can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign, 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

2.1 Private / National Schools – I2A / I2B



Exposed neon signs example



Projecting signs example

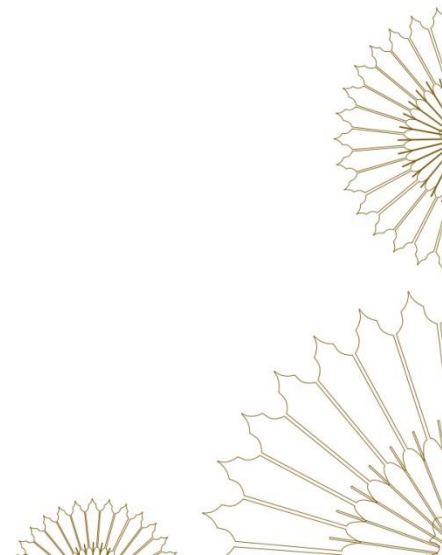


Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

3. High Rise Buildings Zones



Design Regulation

3.1 B3 – Southern – I2A

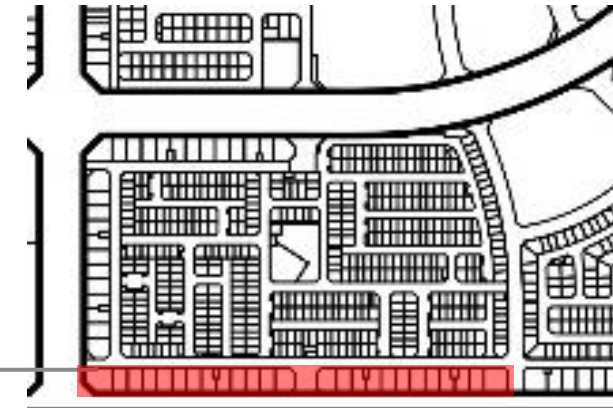


3.1 B3 – Southern – I2A

Diyar Al Muharraq Master Plan – Asset I2A



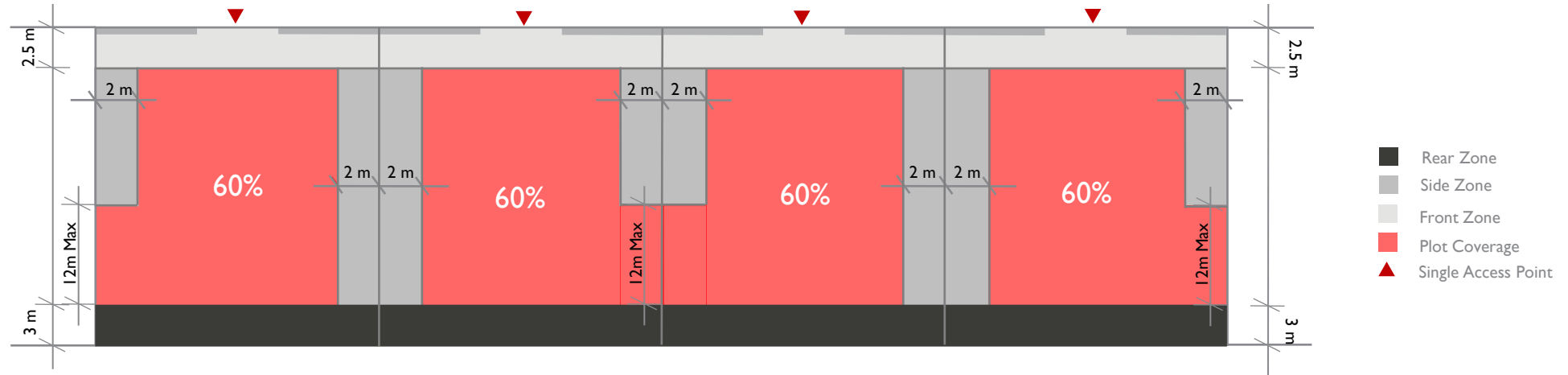
B3 Southern Location Map



Summary Table

Aspects	Requirements
Plot Use	Retail in GF, Residential flats in Upper Floors
Plot coverage	60%
GFA	180%
Setbacks	<u>GF:</u> Front 2.5m, Side 2m and Nil on other, Rear 3m.
	<u>Upper:</u> Front 2.5m, Sides 2m, Rear 1.8m.
	<u>Roof:</u> Front 8m, Sides 2m, Rear 6m.
Max. Height	18m
Boundary Wall	Front: 2m
	Sides: 2m
	Rear: No boundary wall permitted.
Basement	Allowed and included in GFA, except if used for Parking

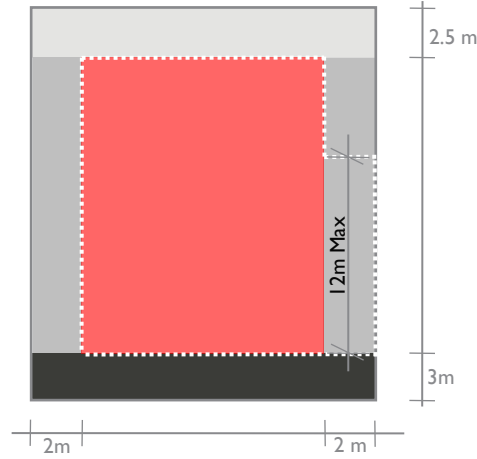
3.1 B3 – Southern – I2A



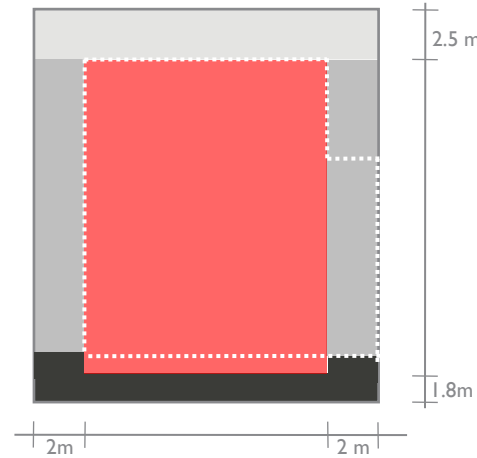
General Regulation

- Plot use: Retail in ground floor and residential flats in upper floor. Multiple CRs are allowed in the ground floor.
- Plot Coverage : 60% of plot area projections more than 1.2m will be considered part of the plot coverage.
- GFA (Gross Floor Area): 180% of plot area. For GFA inclusions & exclusions refer Table I.1 Page 204.
- Retail Mezzanine are permitted and should not to exceed 70% of ground floor retail area and is included in the GFA. Entrance of the mezzanine to be from the ground floor only. Only one CR will be provided for each retail and its connected mezzanine.
- Basements are allowed and are included in the GFA unless used for car parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than Road Level, plot setbacks must be considered and applied.

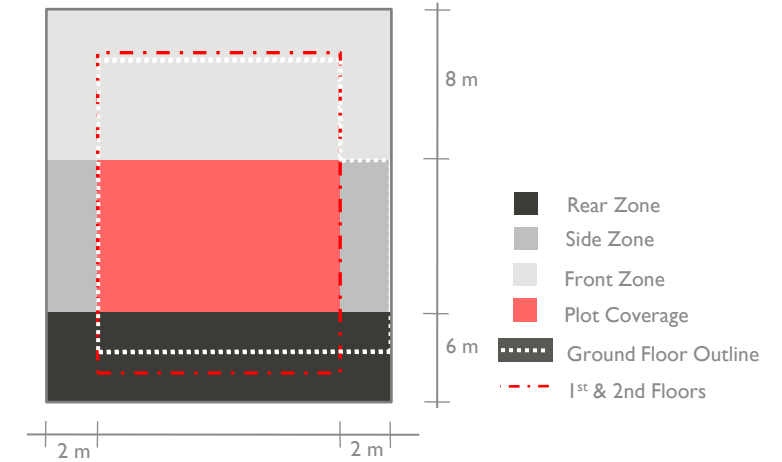
3.1 B3 – Southern – I2A



Ground Floor Setback Illustration



1st & 2nd Floor Setback Illustration



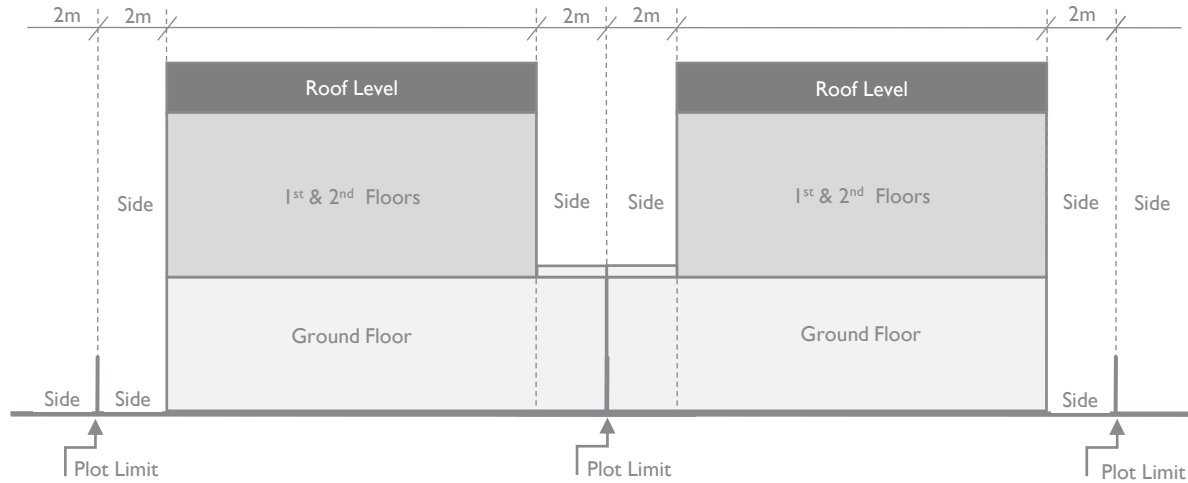
Roof Level Setback Illustration

- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage
- Ground Floor Outline
- 1st & 2nd Floors

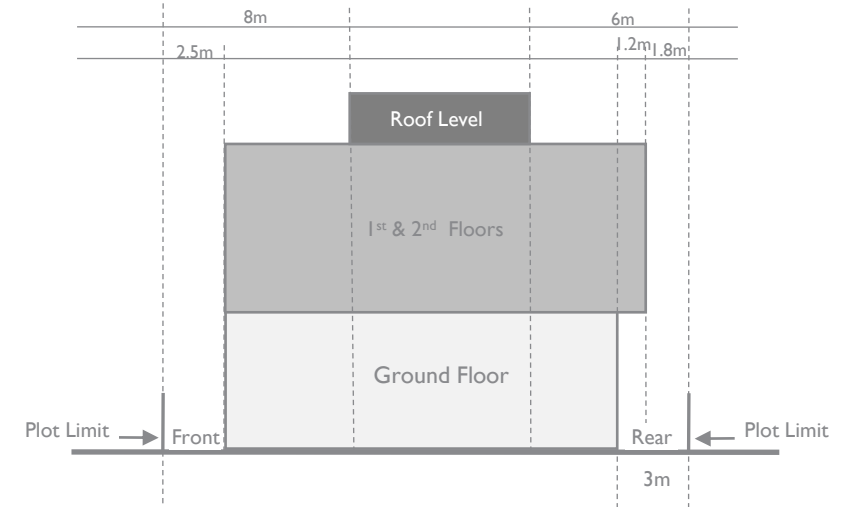
Setbacks & Projections

- Front Setbacks:
 - At ground level + Upper Floors: 2.5m minimum from plot limit.
 - At roof level: 8m minimum from plot limit.
- Rear Setbacks:
 - At ground level – 3m from back plot limit to provide continuous retail frontage with adjacent plot.
 - At upper levels – 1.8m minimum from plot limit.
 - At roof level – 6m minimum from plot limit.
- For plot specific setbacks refer to your plot plan.

3.1 B3 – Southern – I2A



Side View Projection Illustration



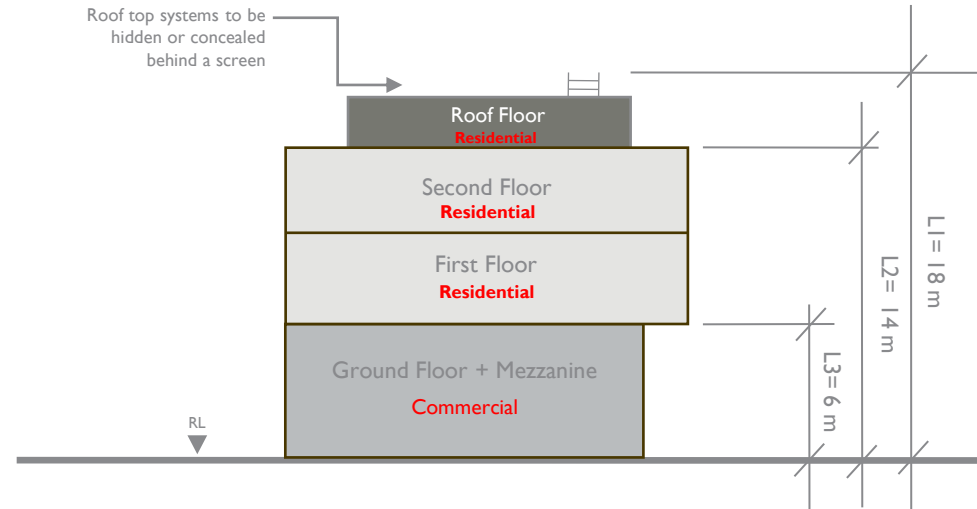
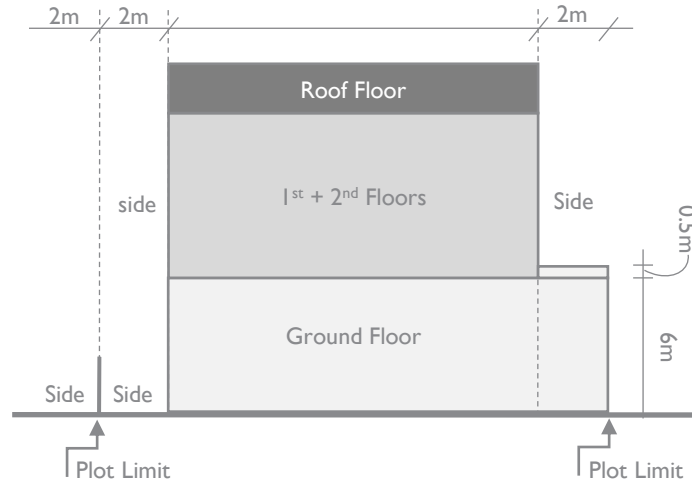
Front & Rear view Projections Illustration

Setbacks & Projections

Architectural projections only are allowed by 30cm max from all sides.

- Side projections:
 - At ground level – Retail: 2m setback on one side and nil setback on the other side.
 - At upper level – Flats: 2m minimum setback on both sides.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

3.1 B3 – Southern – I2A



Maximum Height & Utility Treatments

- Height of the building (L1) should not exceed 18m measured from Road Level (RL) to the highest point in the building including roof parapet and staircase tower.
- Top of projection at 2nd floor (L2) must be at 14m from RL including roof parapet.
- Underside of 1st floor projection (L3) must be at 6m from RL.
- Height of Retail must be at 6.5m on the attached side measured from RL to the highest point of the retail including roof parapet.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located on the lower roof and away from the parapet line especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen such that these are not visible from the street. All must be within the 18m height.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.
- Lower and upper roof parapet wall should be 1.5m.

3.1 B3 – Southern – I2A

Boundary Wall

Front:

- Height of front boundary wall to be 2m measured from road level up to the highest point on the boundary wall, where 1m of solid wall and 1m semi-permeable.

Sides:

- Height of side boundary walls to be 2m of simple solid wall.
- No boundary wall is permitted at the side of retail.

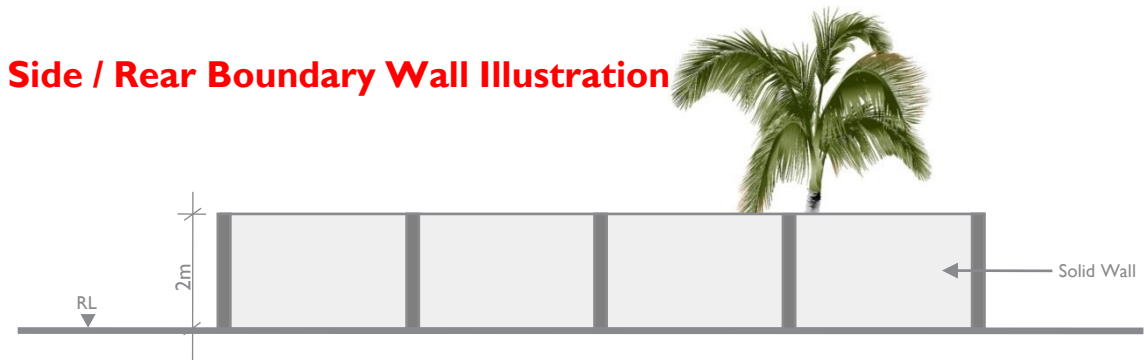
Rear:

- No boundary wall is permitted at the retail side (Back side).
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Front Boundary Wall Illustration



Side / Rear Boundary Wall Illustration



3.1 B3 – Southern – I2A

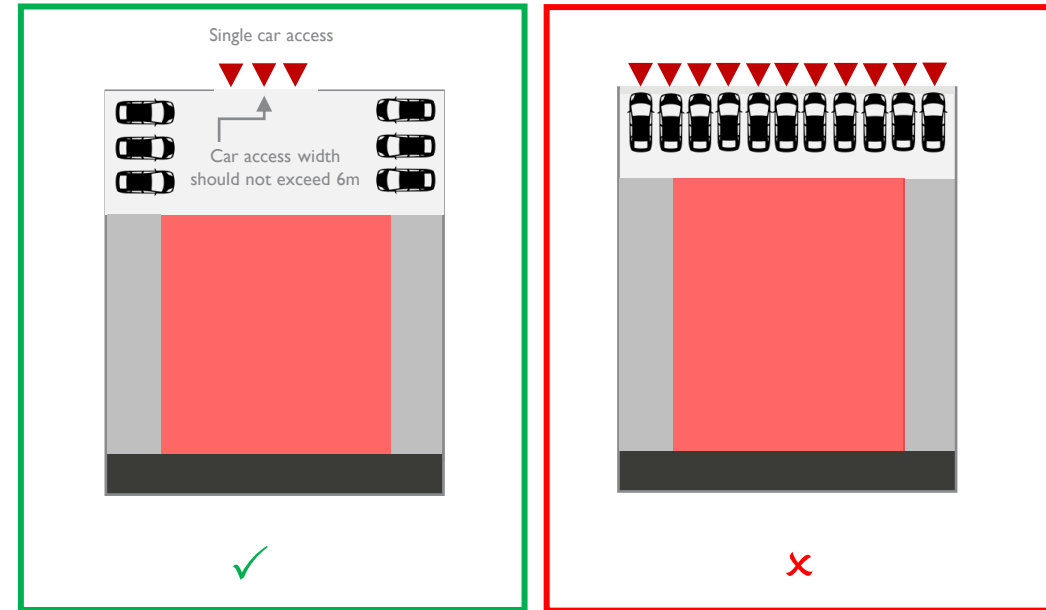
Parking Regulation

Parking Requirement:

- For Residential: greater of:
 - (a) 1 car for 1 or 2 bedrooms and 2 cars for 3 bedrooms.
 - (b) 1 car per 100 sqm.
- Parking should be provided within the plot limit.
- Both vehicle entry & exit must be provided in car parks.
- Access width must not exceed 6m.
- Direct street parking is not permitted.

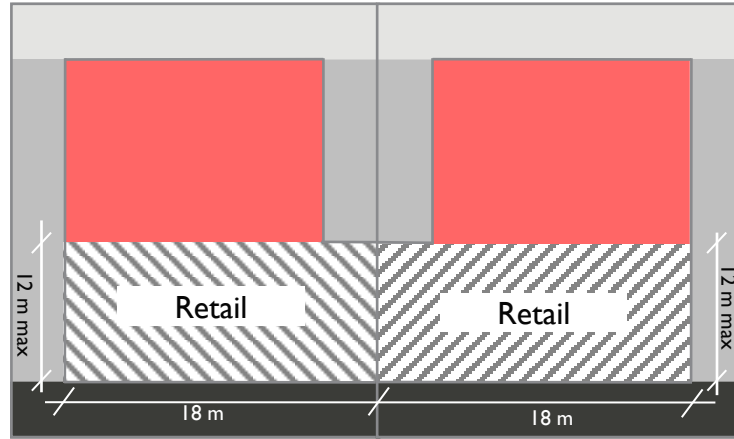
- For Retail: On street parking in front of the retail store will be provided by Diyar Al Muharraq.
- For parking regulations refer to page 205-206.

- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.
- Refer to your plot plan for access location.

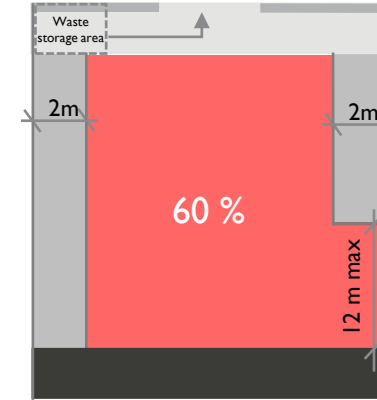


- Rear Zone
- Side Zone
- Front Zone
- ▲ Car Access

3.1 B3 – Southern – I2A



Retail Frontage Illustration



Waste Storage Example Illustration

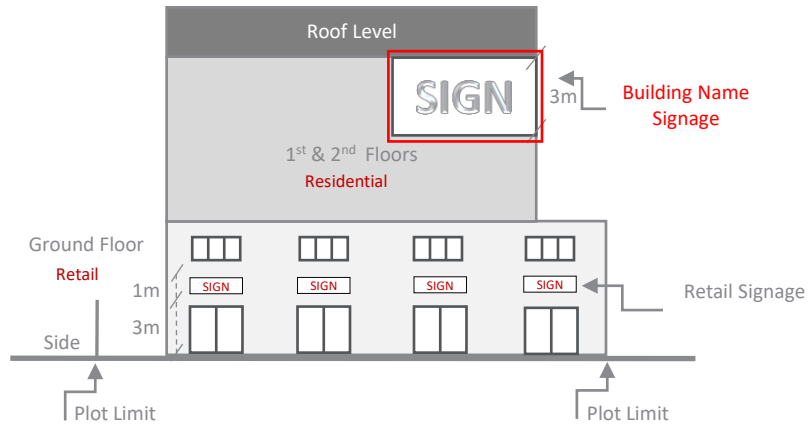
Retail Frontage

- Continuous retail frontage with adjacent plot of 18m with a maximum depth of 12m.
- Minimum width of each shop to be 3m.
- All electrical installations, water and sewer pipes on the retail exterior must be concealed/integrated in architectural features.

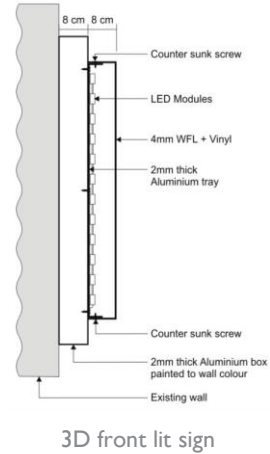
Waste Storage

Plot designs must incorporate a waste storage area either detached or integral to the building. This must not be openly visible to the street and should be concealed within the confines of the plot. It must incorporate a footpath connection to the street.

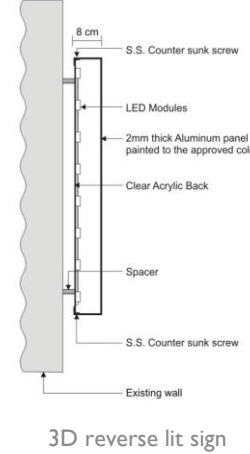
3.1 B3 – Southern – I2A



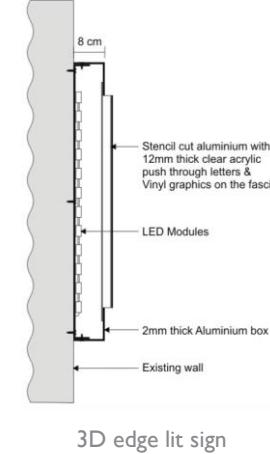
Signage in Elevation



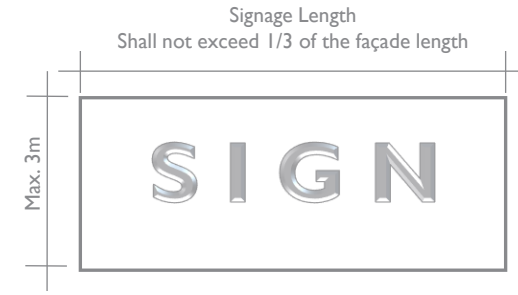
3D front lit sign



3D reverse lit sign



3D edge lit sign

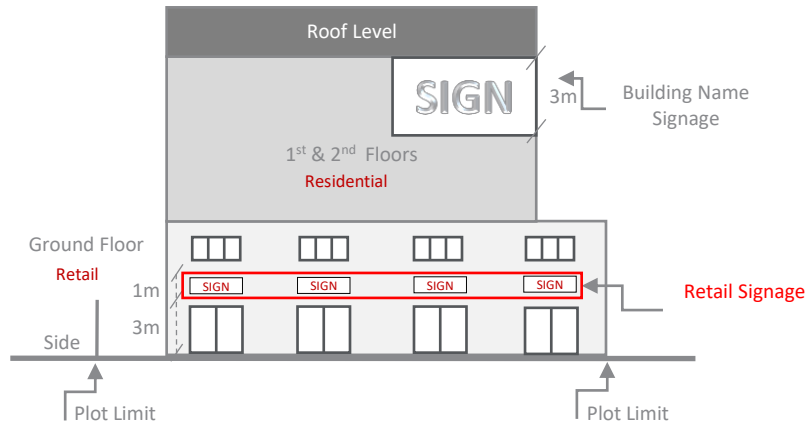


Building Signage Example

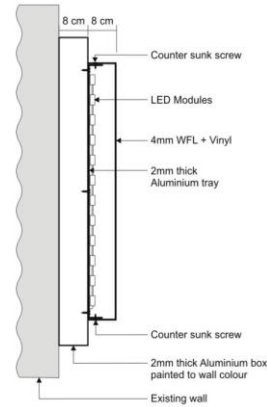
Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and It can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO’s approval.

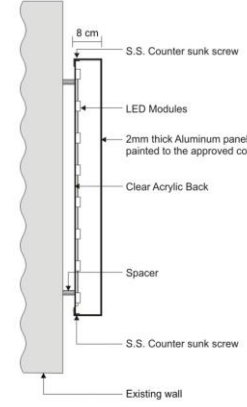
3.1 B3 – Southern – I2A



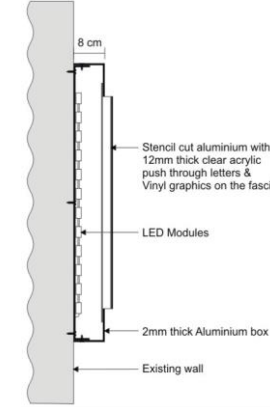
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign



Retail Signage Example

Retail Signage Regulations:

- The bottom of all retail signage to be installed on a 3m height from road level and on the front façade of the retail.
- Signage length to be proportioned with retail shop façade.
- The maximum height of a sign is 1m from the top of the sign to the bottom.
- Signage must be provided along the façade of the building line and should be visible from the highway.
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

3.1 B3 – Southern – I2A



Exposed neon signs example



Projecting signs example



Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

Design Regulation



3.2 B3 – Western – I2A

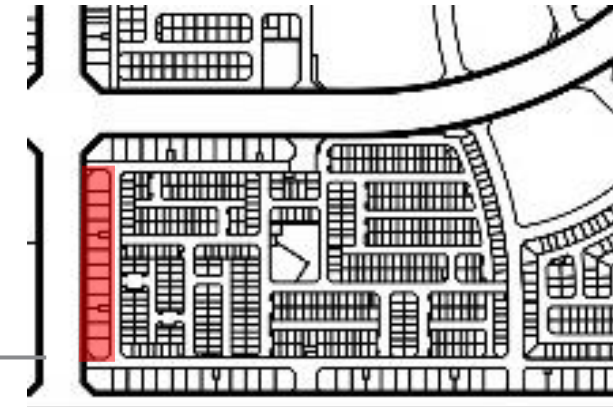


3.2 B3 – Western – I2A

Diyar Al Muharraq Master Plan – Asset I2A



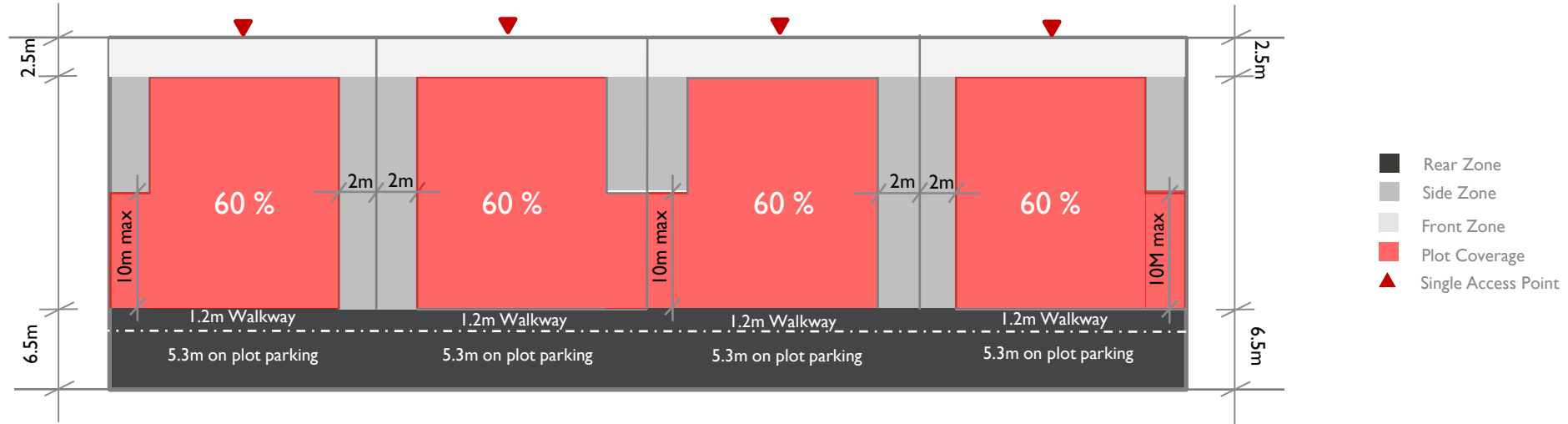
B3 Western Location Map



Summary Table

Aspects	Requirements
Plot Use	Retail in GF, Residential flats in Upper Floors
Plot coverage	60%
GFA	180%
Setbacks	<u>GF:</u> Front 2.5m, Rear 6.5m, Side 2m and Nil on other. <u>Upper:</u> Front 2.5m, Rear 5.3m, Sides 2m. <u>Roof:</u> Front 5m, Rear 8.5m, Sides 2m
Max. Height	18m
Boundary Wall	Front: 2m Sides: 2m Rear: No boundary wall permitted.(Retail side)
Basement	Allowed and included in GFA, except if used for Parking

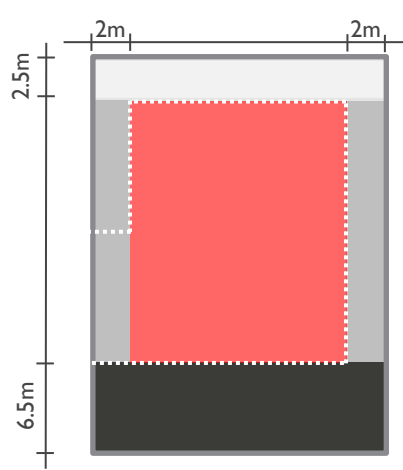
3.2 B3 – Western – I2A



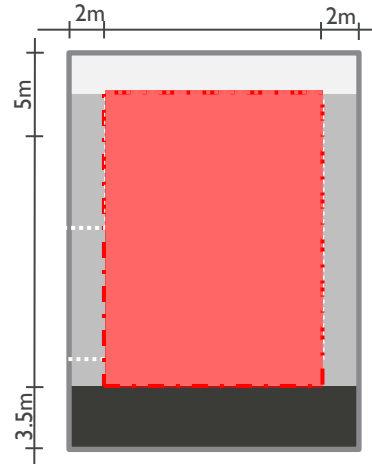
General Regulation

- Plot use: Retail in ground floor and residential flats in upper floor. Multiple CRs are allowed in the ground floor.
- Plot Coverage : 60% of plot area projections more than 1.2m will be considered part of the plot coverage.
- GFA (Gross Floor Area): 180% of plot area. For GFA inclusions & exclusions refer to page 202.
- Retail Mezzanine are permitted and should not to exceed 70% of ground floor retail area and is included in the GFA. Entrance of the mezzanine to be from the ground floor only. Only one CR will be provided for each retail and its connected mezzanine.
- Basements are allowed and are included in the GFA unless used for car parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than Road Level, plot setbacks must be considered and applied.

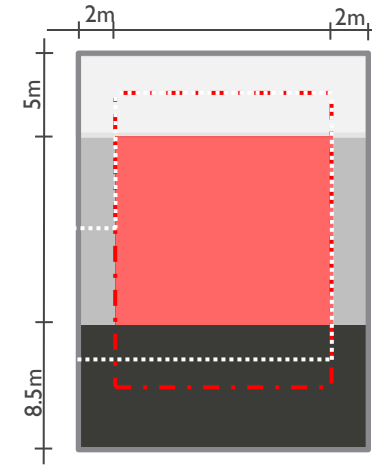
3.2 B3 – Western – I2A



Ground Level Setback Illustration



1st and 2nd Floor Setback Illustration



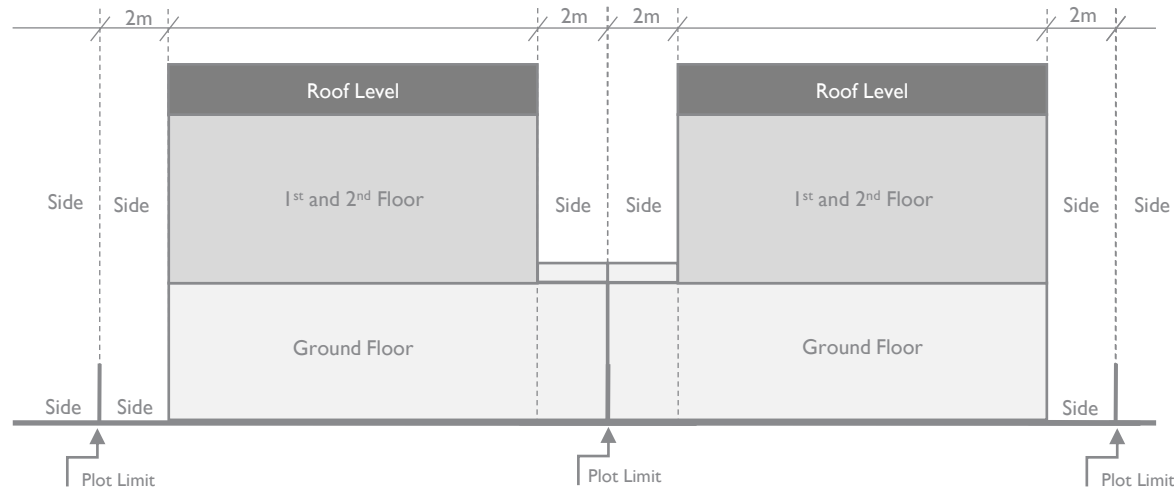
Roof Level Setback Illustration

- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage
- ⋯ Ground Floor Outline
- - - 1st & 2nd Floors

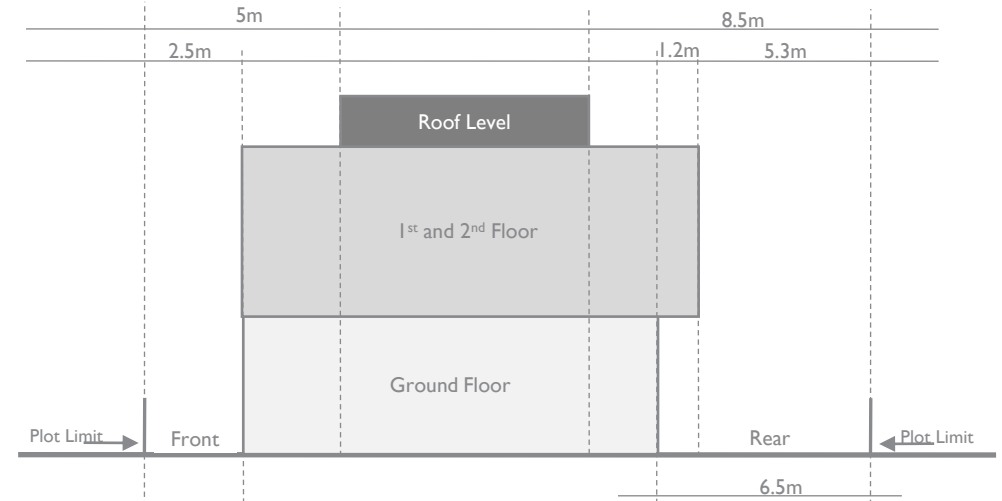
Setbacks & Projections

- Front Setbacks:
 - At ground level + Upper Floors: 2.5m minimum from plot limit.
 - At roof level: 5m minimum from plot limit.
- Rear Setbacks:
 - At ground level – 6.5m from back plot limit where 5.3m allocated for parking and 1.2m for walkway and to provide continuous retail frontage with adjacent plot.
 - At upper levels – 5.3m minimum from plot limit.
 - At roof level – 8.5m minimum from plot limit.
- For plot specific setbacks refer to your plot plan.

3.2 B3 – Western – I2A



Side View Projection Illustration



*For architectural features only

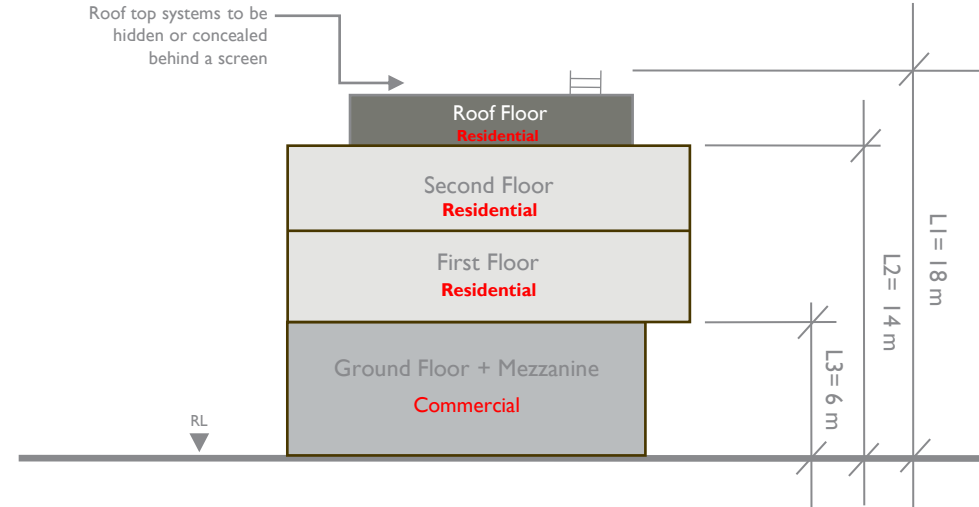
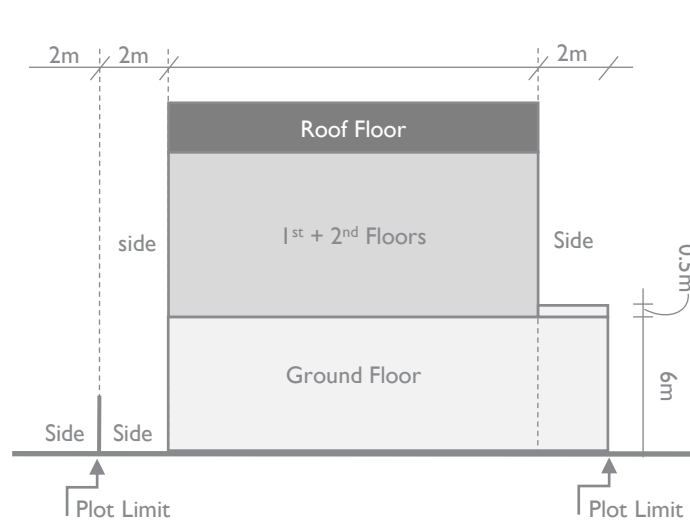
Front & Rear view Projections

Setbacks & Projections

Architectural projections only are allowed by 30cm max from all sides.

- Side projections:
 - At ground level – Retail: 2m setback on one side and nil setback on the other side.
 - At upper level – Flats: 2m minimum setback on both sides.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

3.2 B3 – Western – I2A



Maximum Height & Utility Treatments

- Height of the building (L1) should not exceed 18m measured from Road Level (RL) to the highest point in the building including roof parapet and staircase tower.
- Top of projection at 2nd floor (L2) must be at 14m from RL including roof parapet .
- Underside of 1st floor projection (L3) must be at 6m from RL.
- Height of Retail must be at 6.5m on the attached side measured from RL to the highest point of the retail including roof parapet.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located on the lower roof and away from the parapet line especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen such that these are not visible from the street.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.
- Lower and upper roof parapet wall should be 1.5m.

3.2 B3 – Western – I2A

Boundary Wall

Front:

- Height of front boundary wall to be 2m measured from road level up to the highest point on the boundary wall, where 1m of solid wall and 1m semi-permeable.

Sides:

- Height of side boundary walls to be 2m of simple solid wall.
- No boundary wall is permitted at the side of retail.

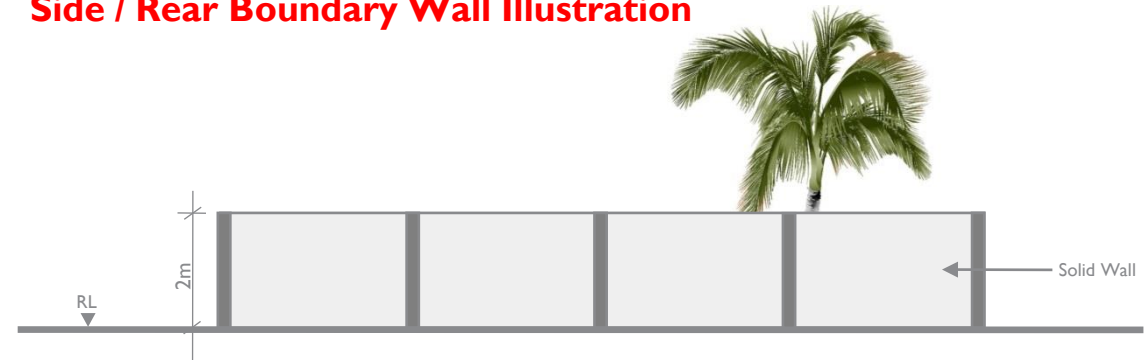
Rear:

- No boundary wall is permitted at the retail side (Back side).
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Front Boundary Wall Illustration



Side / Rear Boundary Wall Illustration



3.2 B3 – Western – I2A

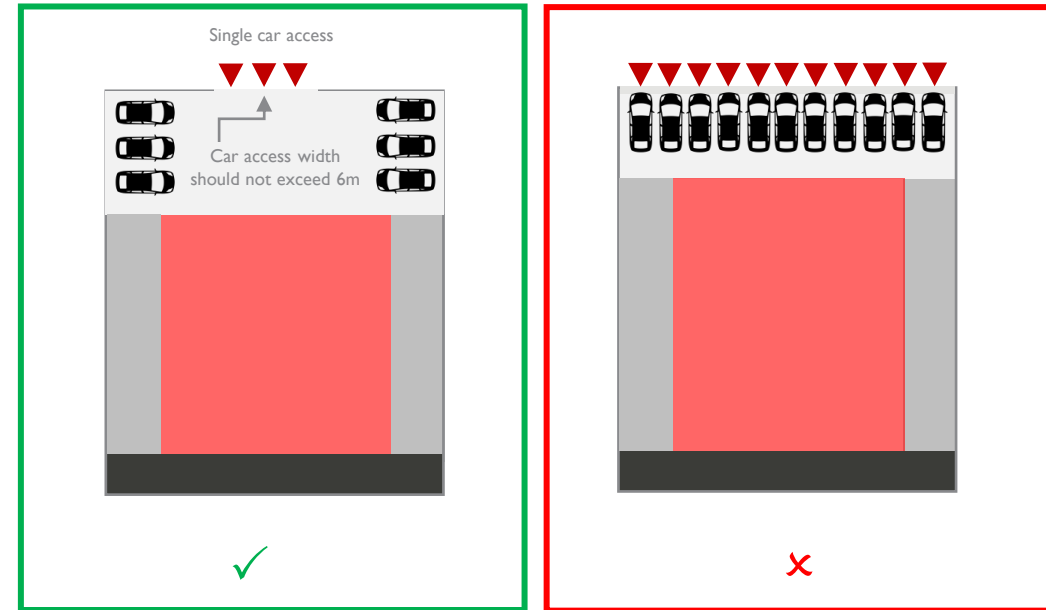
Parking Regulation

Parking Requirement:

- For Residential: greater of:
 - (a) 1 car for 1 or 2 bedrooms and 2 cars for 3 bedrooms.
 - (b) 1 car per 100 sqm.
- Parking should be provided within the plot limit,
- Both vehicle entry & exit must be provided in car parks.
- Access width must not exceed 6m,
- Direct street parking is not permitted.

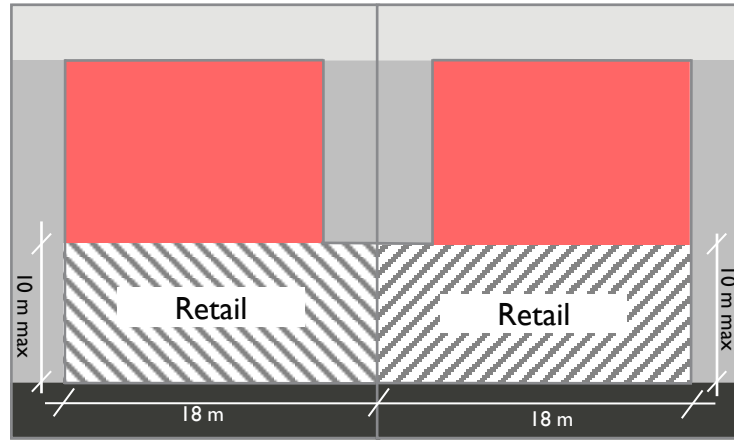
- For Retails: 2 car park per 100 sqm. For parking regulations refer to page 203-204.

- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.
- Refer to your plot plan for access location.

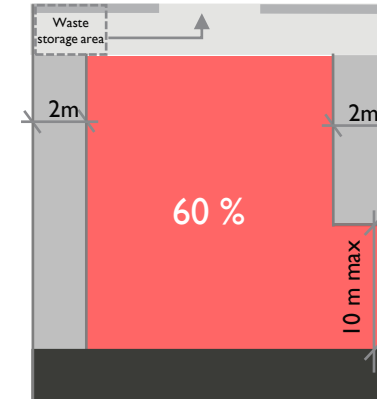


- Rear Zone
- Side Zone
- Front Zone
- ▲ Car Access

3.2 B3 – Western – I2A



Retail Frontage Illustration



Waste Storage Example Illustration

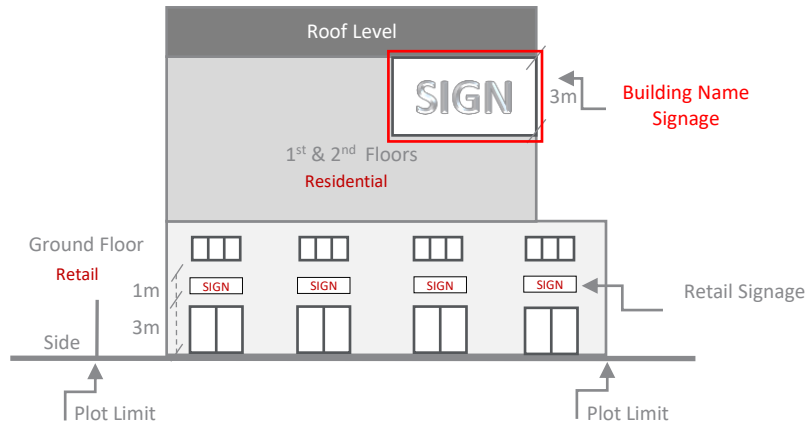
Retail Frontage

- Continuous retail frontage with adjacent plot of 18m with a maximum depth of 10m.
- Minimum width of each shop to be 3m.
- All electrical installations, water and sewer pipes on the retail exterior must be concealed/integrated in architectural features.

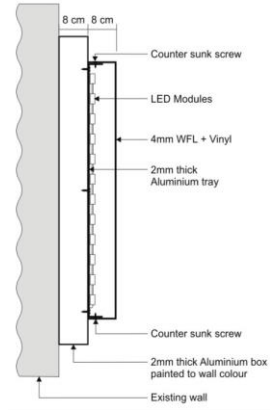
Waste Storage

Plot designs must incorporate a waste storage area either detached or integral to the building. This must not be openly visible to the street and should be concealed within the confines of the plot. It must incorporate a footpath connection to the street.

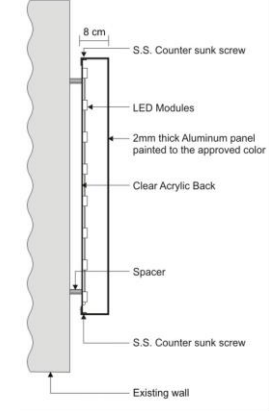
3.2 B3 – Western – I2A



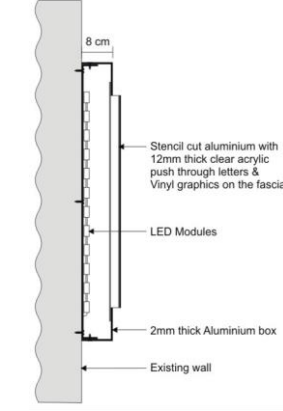
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

Signage Section

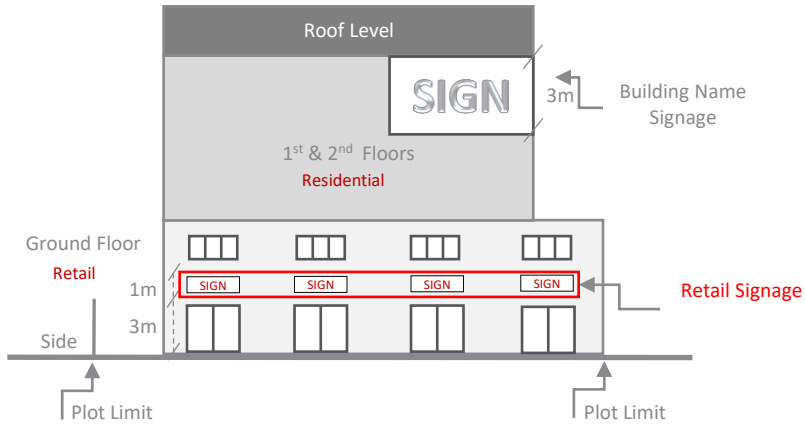


Building Signage Example

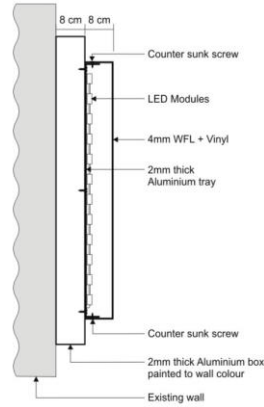
Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and It can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO’s approval.

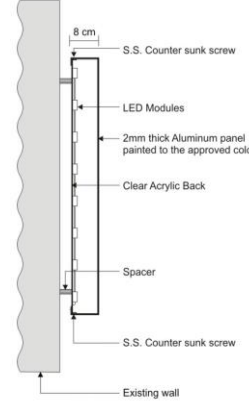
3.2 B3 – Western – I2A



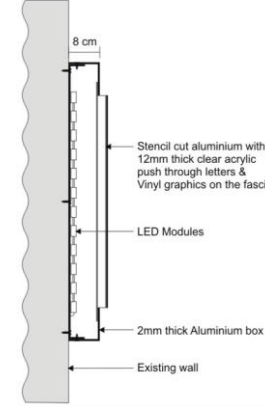
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign



Retail Signage Example

Retail Signage Regulations:

- The bottom of all retail signage to be installed on a 3m height from road level and on the front façade of the retail.
- Signage length to be proportioned with retail shop façade.
- The maximum height of a sign is 1m from the top of the sign to the bottom.
- Signage must be provided along the façade of the building line and should be visible from the highway.
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

3.2 B3 – Western – I2A



Exposed neon signs example



Projecting signs example



Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

Design Regulation



3.3 B6 Residential Apartment – I2B

3.3 B6 Residential Apartment – I2B

Diyar Al Muharraq Master Plan – Asset I2B



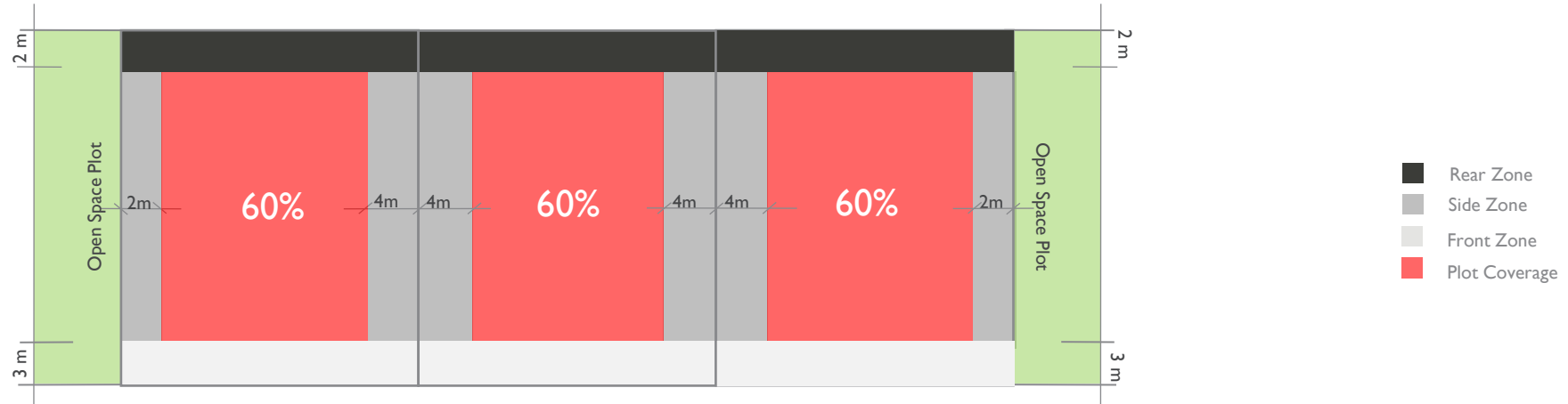
Residential Apartments B6 - Location Map



Summary Table

Aspects	Requirements
Plot Use	Mid-rise Residential apartment with limited retail in Ground Floor
Plot coverage	60% Excluding parking podium
GFA	350%
Setbacks	Front 3m Rear 2m Side 4m or 2m if adjacent to open space plot.
Max. Height	35m
Boundary Wall	Front: 1.5m. Sides: 2m. Rear: No boundary wall permitted.
Basement	Allowed and included in GFA, except if used for Parking

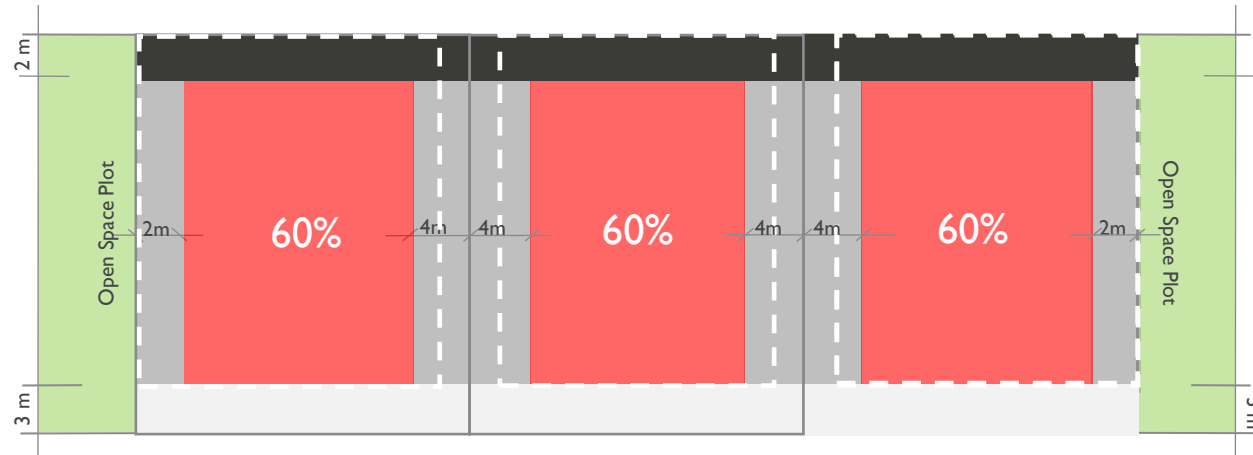
3.3 B6 Residential Apartment – I2B



General Regulation

- Plot use: Mid-Rise residential apartment and limited retail (1% of the GFA) on the ground floor only, one CR only is allowed.
- Plot Coverage : 60% of plot area projections more than 1.2m will be considered part of the plot coverage. Expect parking podium.
- GFA (Gross Floor Area):350% of plot area. For GFA inclusions & exclusions refer to page 202.
- The built-up area assigned to utilities and parking is not included in the GFA, however, it should not exceed an area superior to 20% of the plot's maximum GFA.
- The maximum depth of a continuous façade with no building depth variety or articulation is 20m.
- Basements are allowed and are included in the GFA unless used for car parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than Road Level, plot setbacks must be considered and applied.

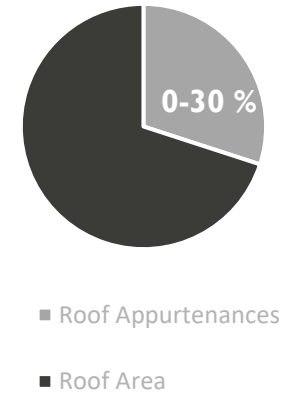
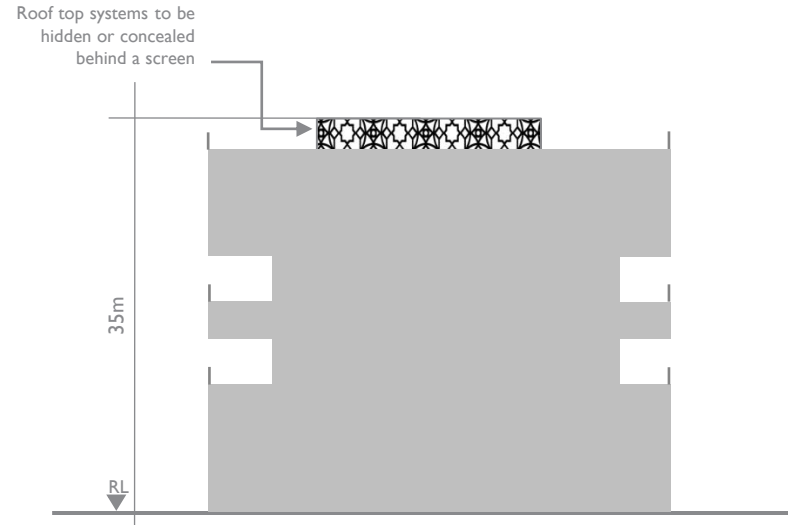
3.3 B6 Residential Apartment – I2B



Setbacks & Projections

- Building Setback:
 - Front setback: 3m minimum from plot perimeter.
 - Side setback: 4m minimum from plot perimeter,
 - Side Adjacent to Open Space Plot: 2m minimum from plot perimeter
 - Rear Setback: 2m minimum from plot perimeter.
- Podium Setback:
 - Front: 3m minimum from plot perimeter.
 - Side: 2m minimum from plot perimeter.
 - Side Adjacent to Open Space Plot: 0m.
 - Rear: 0m
- All horizontal and vertical building projections, including balcony extensions, must be contained within the building envelope.
- Architectural projections only are allowed by 30cm max from all sides.
- Where multiple buildings exist within a parcel / plot, sufficient internal building setbacks must be provided to allow generous light, ventilation and privacy. The minimum building-to-building setback is 12m between the frontage of buildings and 6m on the rear and side.
- For plot specific setbacks refer to your plot plan.

3.3 B6 Residential Apartment – I2B



Building Height & Appurtenances

- The maximum building height is 35m measured from the Road Level (RL) to the top of the highest element attached to the building. This includes the parapet wall all rooftop features such as skylights, pergolas, domes, wind-towers, stair towers, elevator rooms and MEP equipment (e.g. water tanks, satellite dishes, etc.)
- Roof appurtenances will cover an area of no more than 30% of the total roof area.
- Roof appurtenances shall be located or screened so that they are not visible from the street. Roof top systems should be located on the lower roof and setback from the parapet line and concealed behind an appropriately designed parapet wall or screen.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.
- Lower and upper roof parapet wall should be 1.5m.

3.3 B6 Residential Apartment – I2B

Boundary Wall

Front:

- Height of front boundary wall to be 1.5m measured from road level up to the highest point on the boundary wall, where 1m of solid wall and 0.5m semi-permeable.
- Entrance height should not exceed 2m from road level up to the highest point on the boundary wall.

Sides:

- Height of side boundary walls to be 2m of simple solid wall.
- No boundary wall is permitted at the side of retail.

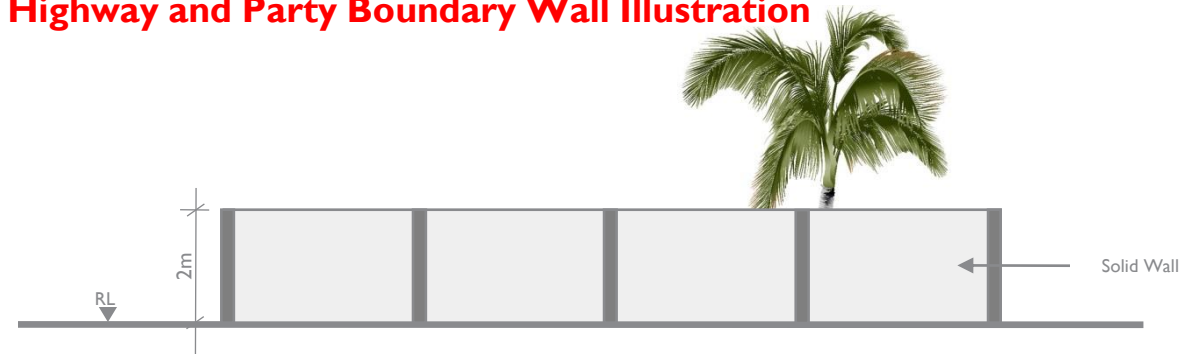
Rear:

- No boundary wall is permitted in front of the retail or its side.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Front and Rear Boundary Wall Illustration



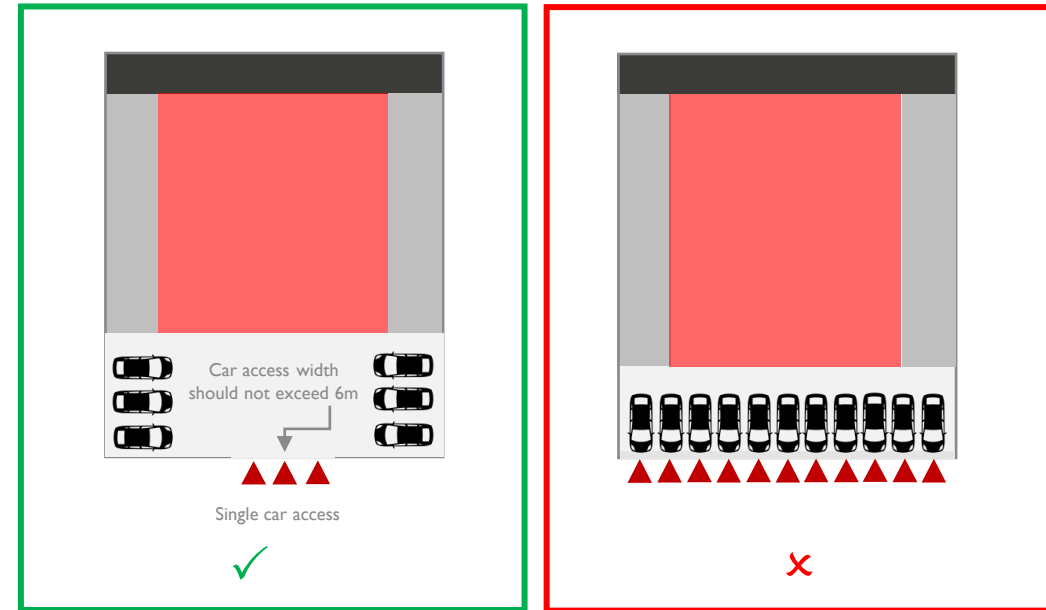
Highway and Party Boundary Wall Illustration



3.3 B6 Residential Apartment – I2B

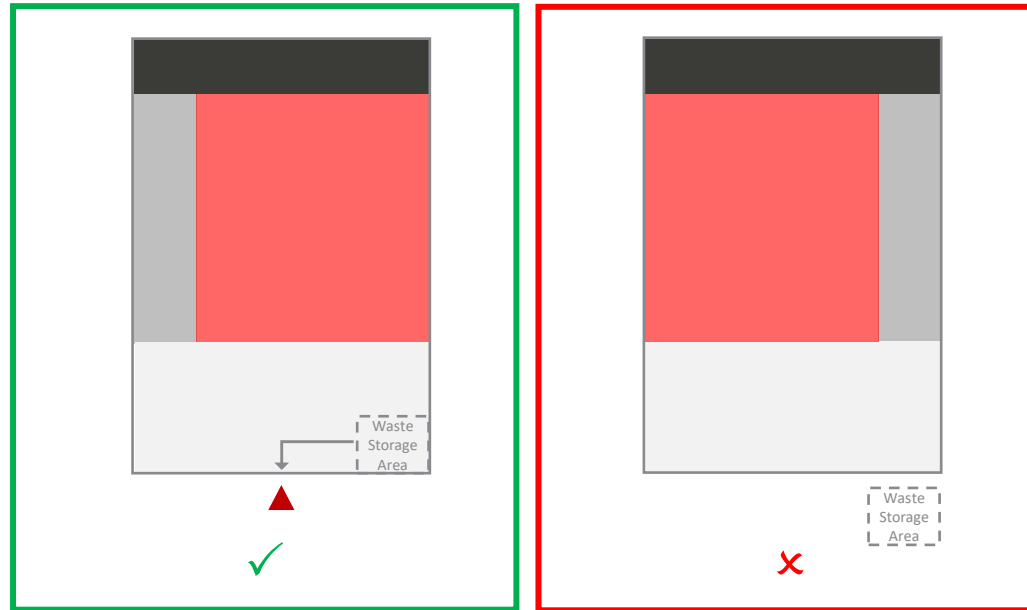
Parking Regulation

- For parking regulations refer to page 203-204.
 - Parking should be provided within the plot limit,
 - Both vehicle entry & exit must be provided in car parks.
 - Access width must not exceed 6m.
 - Direct street parking is not permitted.
- Visitor parking should be provided, to be 1 park per 7 units.
- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.
- Refer to your plot plan for access location.



- Rear Zone
- Side Zone
- Front Zone
- ▲ Car Access

3.3 B6 Residential Apartment – I2B

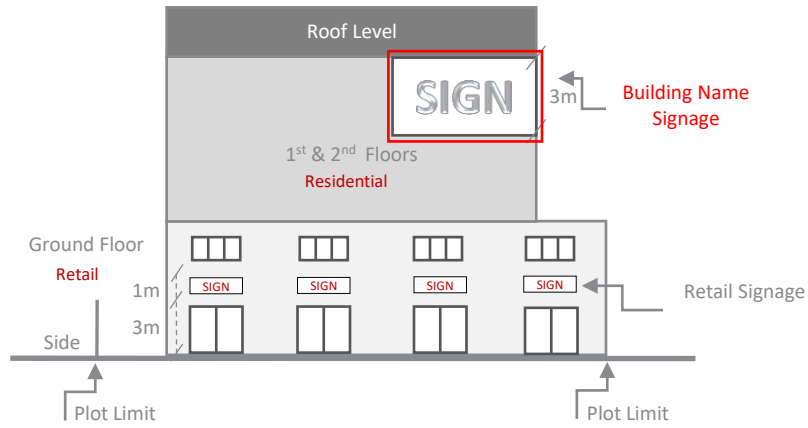


- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage
- ▲ Vehicular Access

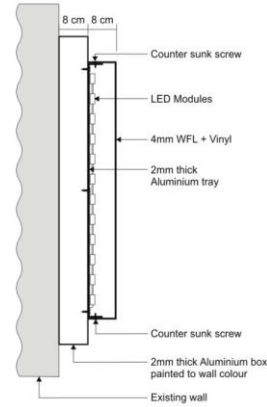
Waste Storage

Plot designs must incorporate a waste storage area either detached or integral to the building. This must not be openly visible to the street and should be concealed within the confines of the plot. It must incorporate a footpath connection to the street.

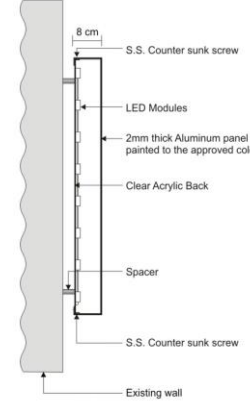
3.3 B6 Residential Apartment – I2B



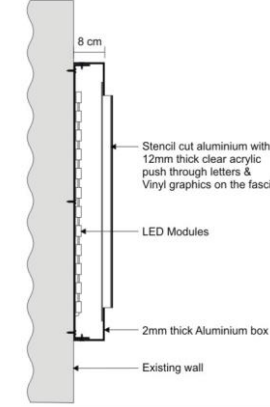
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

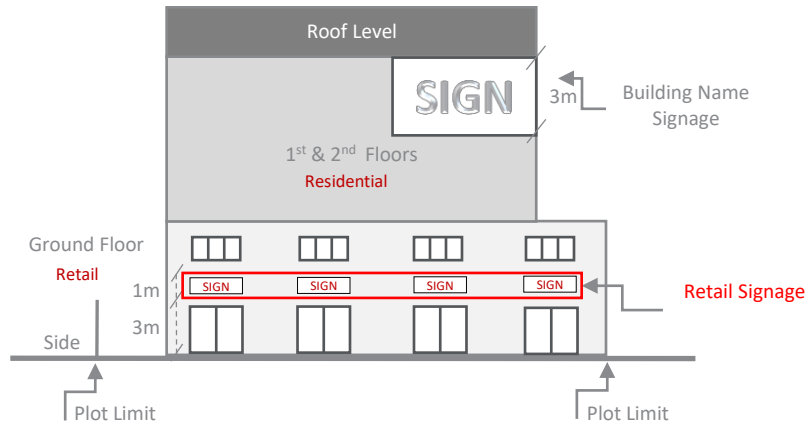


Building Signage Example

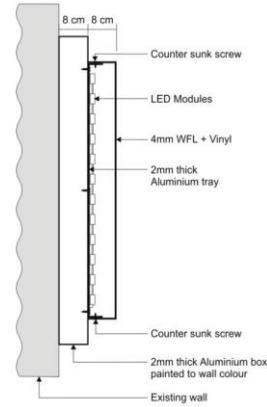
Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and It can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

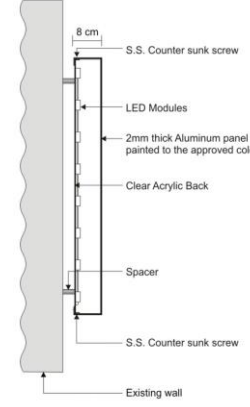
3.3 B6 Residential Apartment – I2B



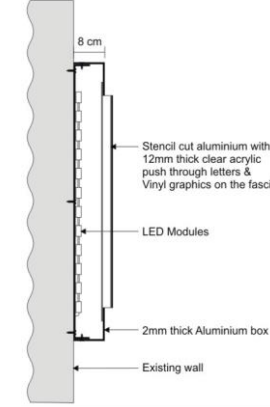
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

Signage Section



Retail Signage Example

Retail Signage Regulations:

- The bottom of all retail signage to be installed on a 3m height from road level and on the front façade of the retail.
- Signage length to be proportioned with retail shop façade.
- The maximum height of a sign is 1m from the top of the sign to the bottom.
- Signage must be provided along the façade of the building line and should be visible from the highway.
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

3.3 B6 Residential Apartment – I2B



Exposed neon signs example



Projecting signs example



Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

4. Commercial Villas Zones



Design Regulation

4.1 Commercial Villa – I2A



4.1 Commercial Villa – I2A

Diyar Al Muharraq Master Plan – Asset I2A



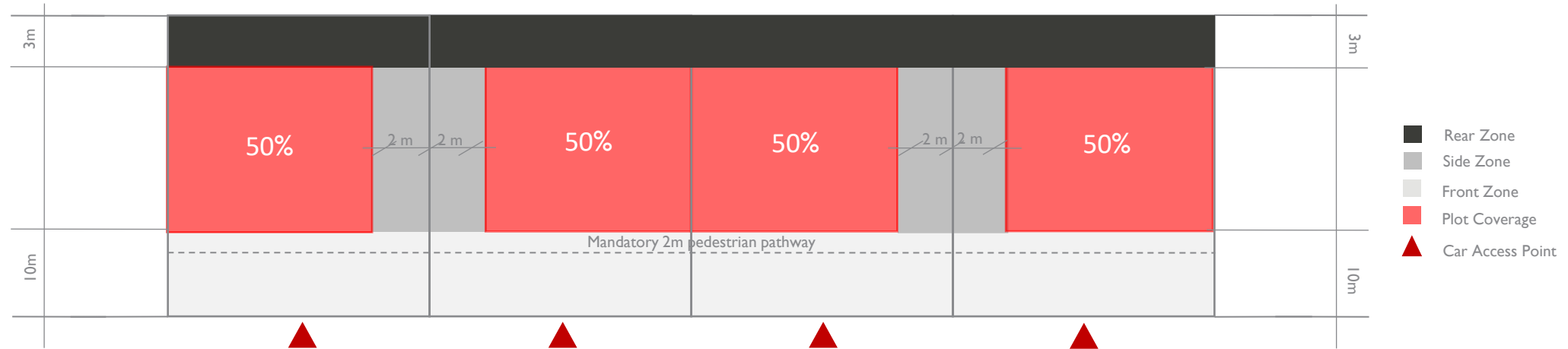
Commercial Villa - Location Map



Summary Table

Aspects	Requirements
Plot Use	Retail on GF only, Commercial (GF + Upper Floors)
Plot coverage	50%
GFA	120%
Setbacks	Front 10m Rear 3m Side 2m and Nil on other.
Max. Height	15m
Boundary Wall	Front: 2m Sides and Rear: 2m
Basement	Allowed and included in GFA, except if used for Parking

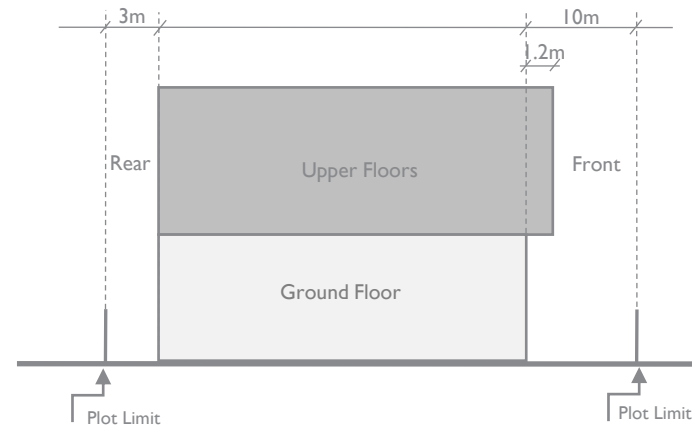
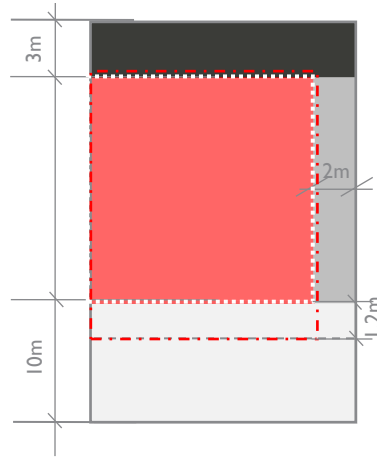
4.1 Commercial Villa – I2A



General Regulation

- Plot use: Retail on GF and mezzanine only and Commercial on GF and Upper floors. One CR per floor.
- Plot Coverage : 50% of plot area projections more than 1.2m will be considered part of the plot coverage.
- GFA (Gross Floor Area): 120% of plot area. For GFA inclusions & exclusions refer to page 202.
- Mezzanines are allowed and are included in the GFA. Entrance to the mezzanine level must be from the ground floor only. Only one CR will be provided for each retail and its connected mezzanine.
- Basements are allowed and are included in the GFA unless used for car parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than Road Level, plot setbacks must be considered and applied.

4.1 Commercial Villa – I2A

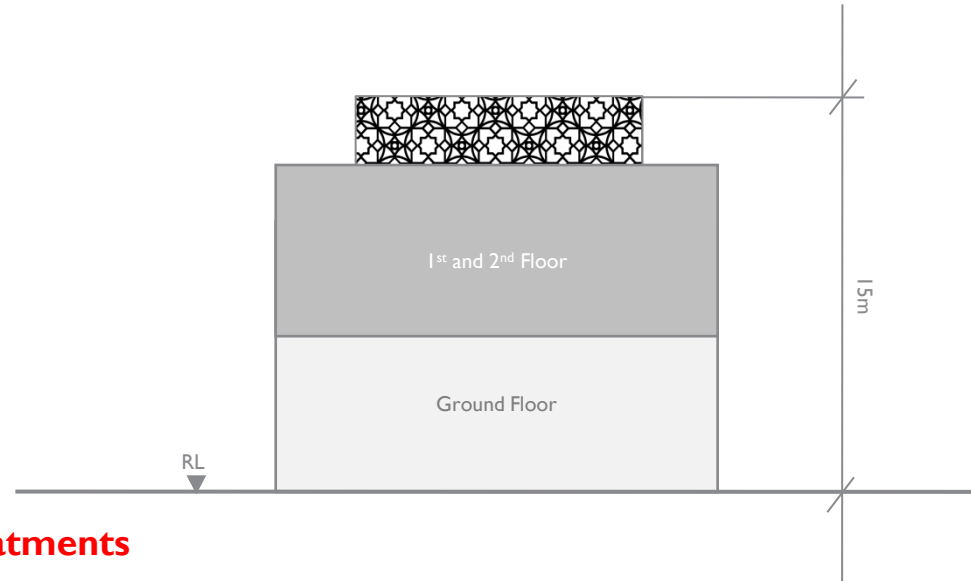


- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage
- GF Limit
- Upper Floors Limits

Setbacks and Projections

- Front Setbacks:
 - At ground level: 10m minimum from plot limit.
 - At upper levels: 8.8m minimum from plot limit.
- Rear and Side Setbacks:
 - At ground and upper levels – 3m from back plot limit.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

4.1 Commercial Villa – I2A



Maximum Height & Utility Treatments

- Maximum height of a commercial villa is 15m measured from Road Level (RL) to the highest point in the building.
- All services should be located on the lower roof and attached to the staircase.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located on the lower roof only and away from the parapet line especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen such that these are not visible from the street. All must be within the 15m height.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.
- Lower and upper roof parapet wall should be 1.5m.

4.1 Commercial Villa – I2A

Boundary Wall

Front:

- Height of front boundary wall to be 2m measured from road level up to the highest point on the boundary wall, where 1m of solid wall and 1m semi-permeable.
- Maximum height for gates is 2.5m measure from road level.

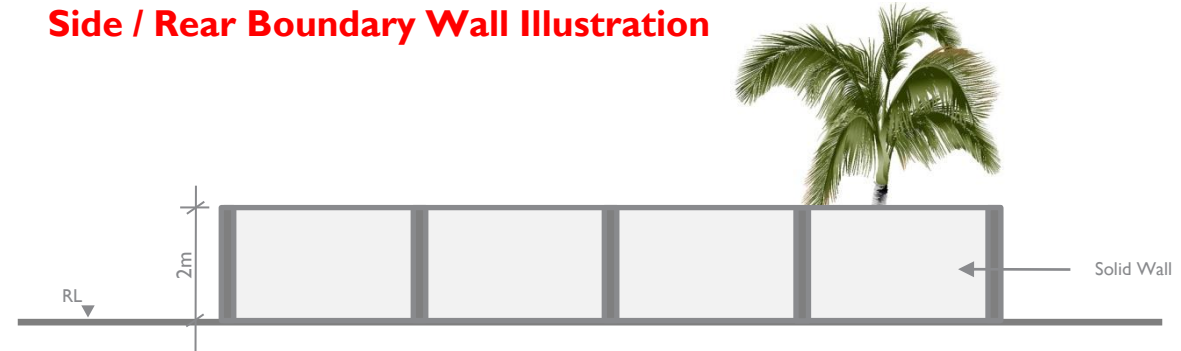
Sides and Rear:

- Height of side boundary walls to be 2m of simple solid wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Front Boundary Wall Illustration



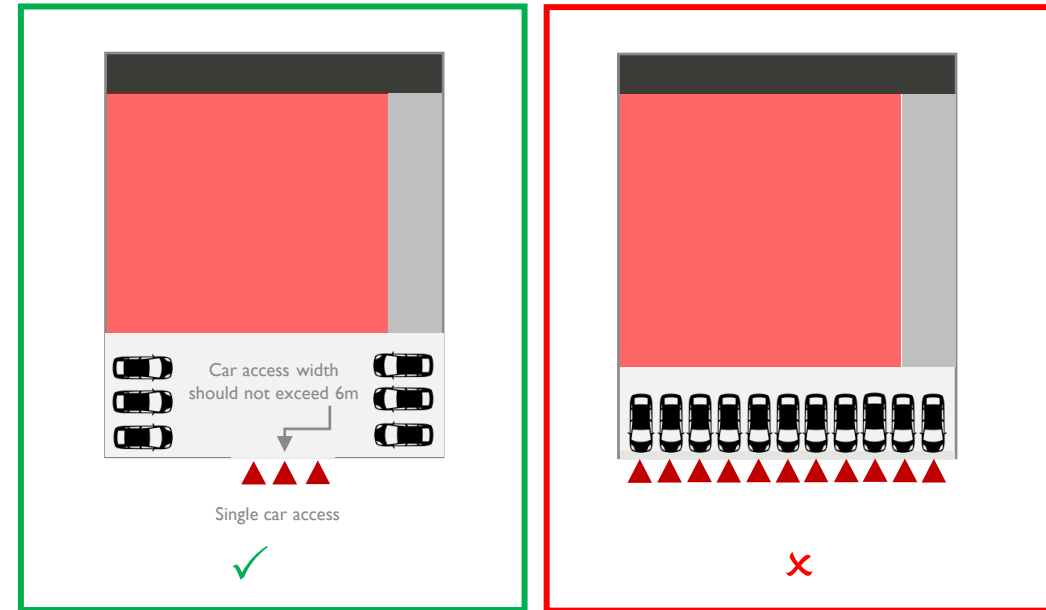
Side / Rear Boundary Wall Illustration



4.1 Commercial Villa – I2A

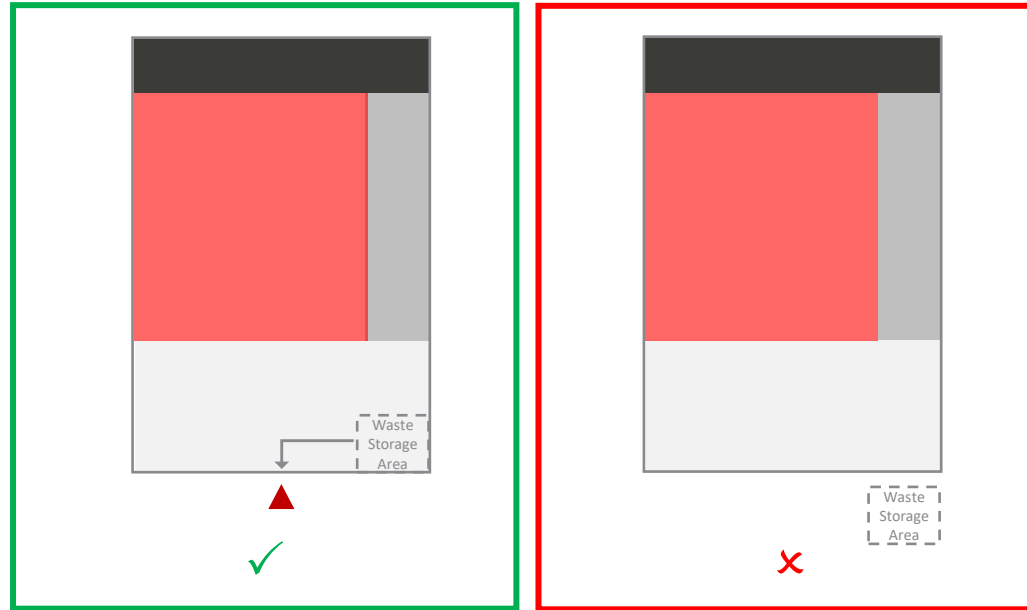
Parking Regulation

- For parking regulations refer to page 203-204.
- Parking should be provided within the plot limit.
- Single vehicular access is allowed only. Both vehicle entry & exit must be provided in car parks.
- Access width must not exceed 6m.
- Direct street parking is not permitted.
- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.
- Refer to your plot plan for access location.



- Rear Zone
- Side Zone
- Front Zone
- ▲ Car Access

4.1 Commercial Villa – I2A

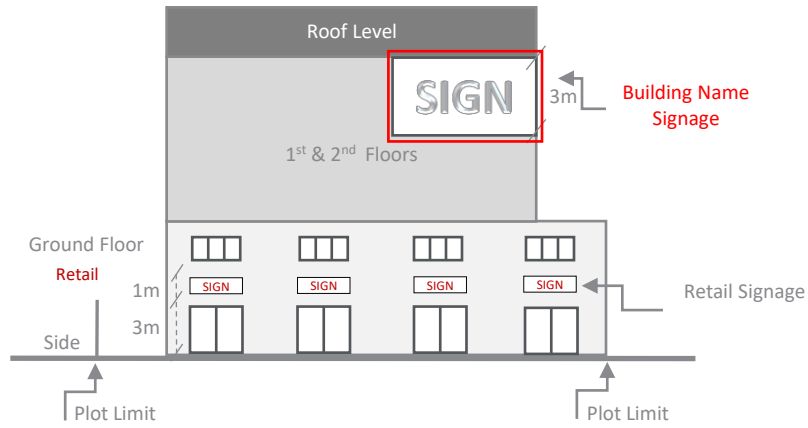


- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage
- ▲ Vehicular Access

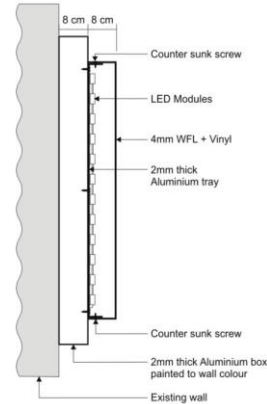
Waste Storage

Plot designs must incorporate a waste storage area either detached or integral to the building. This must not be openly visible to the street and should be concealed within the confines of the plot. It must incorporate a footpath connection to the street.

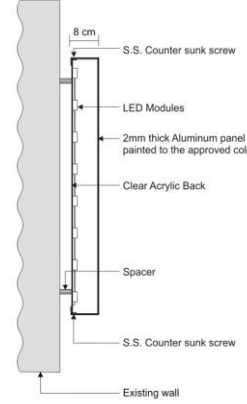
4.1 Commercial Villa – I2A



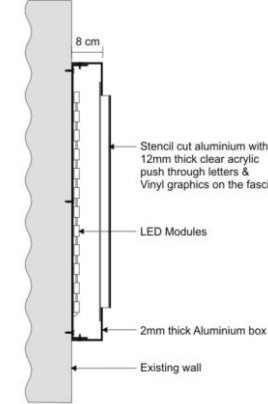
Signage in Elevation



3D front lit sign

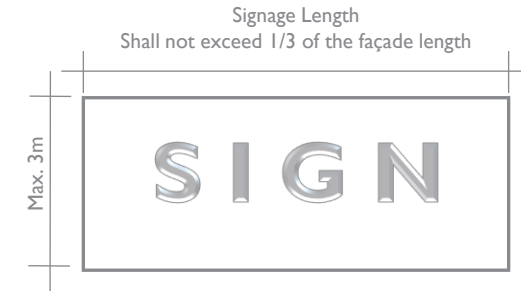


3D reverse lit sign



3D edge lit sign

Signage Section

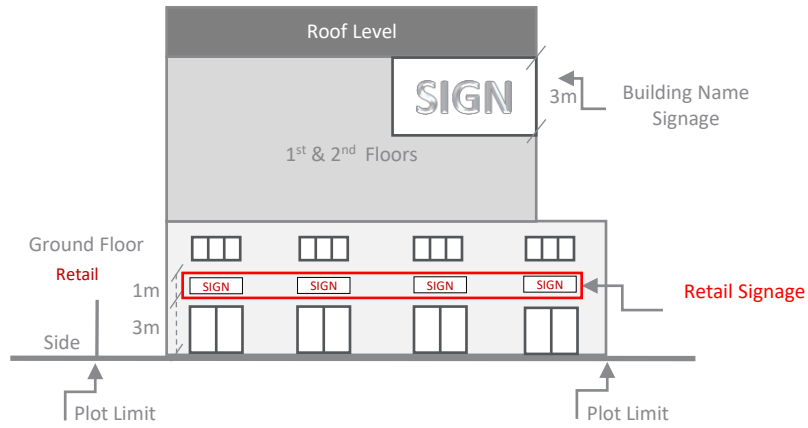


Building Signage Example

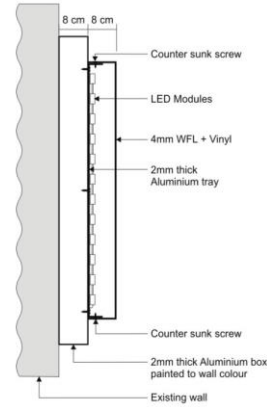
Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and It can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

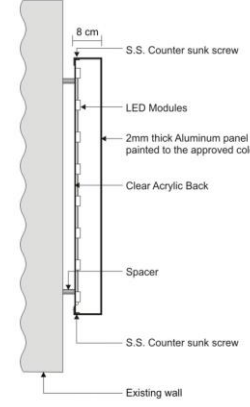
4.1 Commercial Villa – I2A



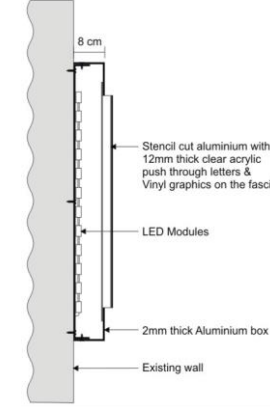
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

Signage Section



Retail Signage Example

Retail Signage Regulations:

- The bottom of all retail signage to be installed on a 3m height from road level and on the front façade of the retail.
- Signage length to be proportioned with retail shop façade.
- The maximum height of a sign is 1m from the top of the sign to the bottom.
- Signage must be provided along the façade of the building line and should be visible from the highway.
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

4.1 Commercial Villa – I2A



Exposed neon signs example



Projecting signs example



Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

Design Regulation



4.2 Commercial Villa* - I2A



4.2 Commercial Villa* - I2A

Diyar Al Muharraq Master Plan – Asset I2A



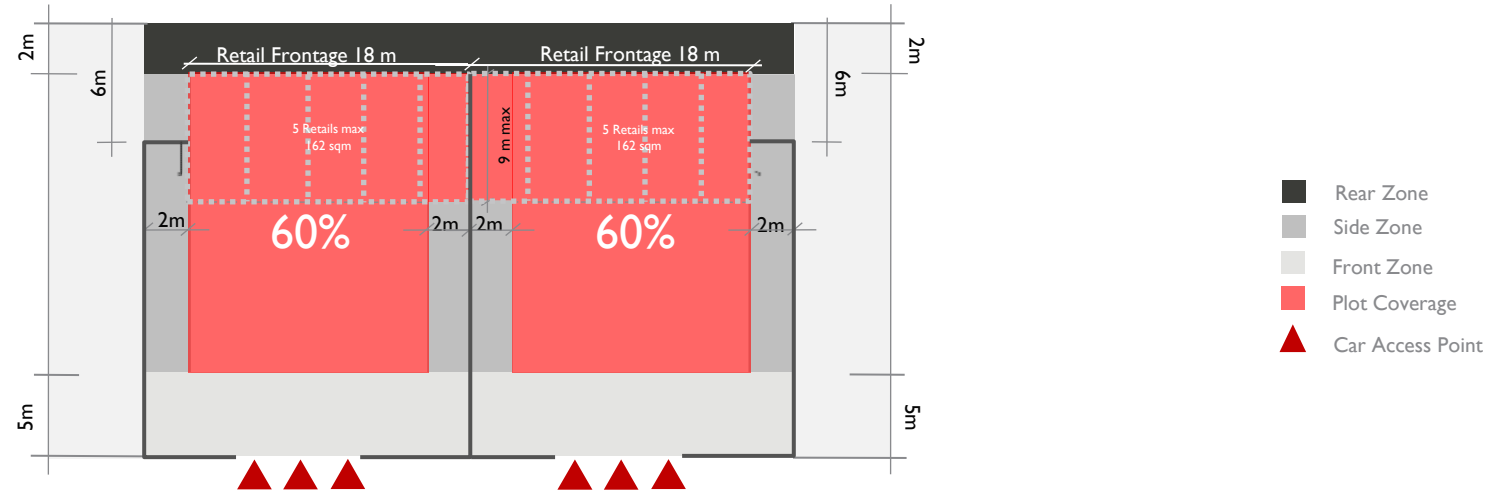
Commercial Villa* - Location Map



Summary Table

Aspects	Requirements
Plot Use	Retail (Mandatory and on GF only) Commercial (GF (optional) + Upper floors (mandatory))
Plot coverage	60%
GFA	120%
Setbacks	GF: Front 5m, Rear 2m, Side 2m and 0m on Retail. Upper: Front 7m, Rear 4m, Sides 2m.
Max. Height	15m
Boundary Wall	Front: 2m Sides: 2m Rear: no boundary wall permitted.
Basement	Allowed and included in GFA, except if used for Parking

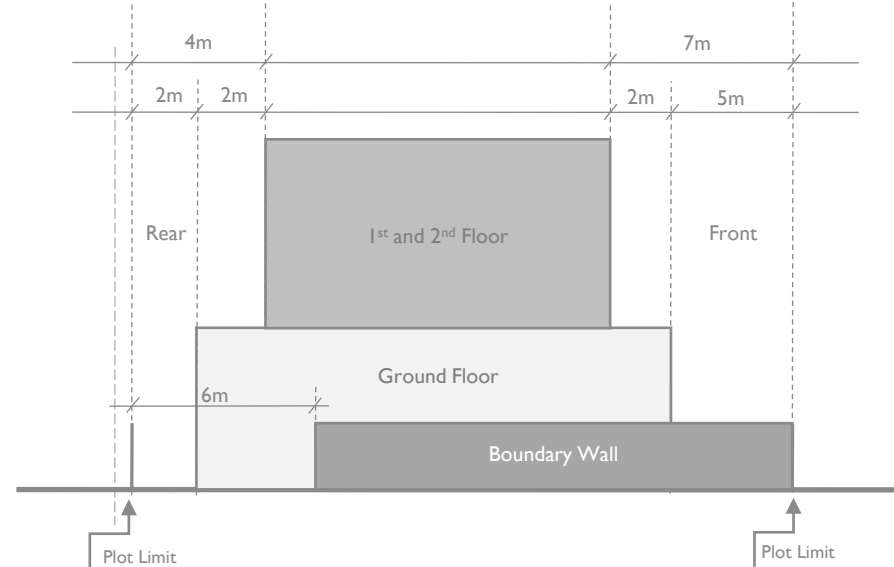
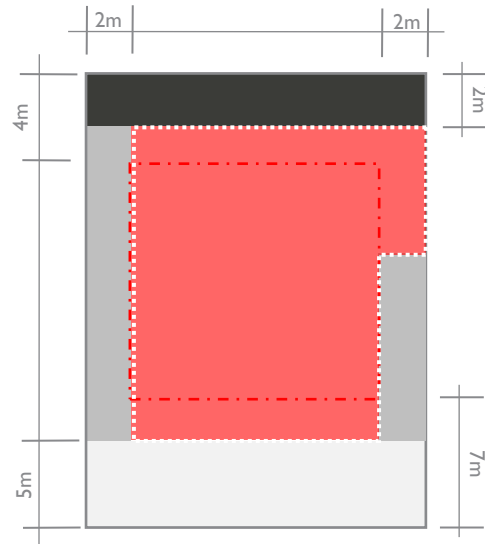
4.2 Commercial Villa* - I2A



General Regulation

- Plot use: Retail: mandatory on GF, Commercial: optional on GF + mandatory on upper floors. 5 CRs only (Retail). Multiple CRs per floor (Commercial).
- Plot Coverage : 60% of plot area projections more than 1.2m will be considered part of the plot coverage.
- GFA (Gross Floor Area): 120% of plot area. For GFA inclusions & exclusions refer to page 202.
- Retail Frontage: Maximum 18m with 9m maximum depth.
- The maximum retail total area is 162m² (except for corner plots).
- Minimum width of each retail unit is 3m and minimum area of each retail unit is 15m².
- On setback sides of the 18m retail frontage; boundary walls/gates (controlling accesses from the plot to the retail facilities) are to be placed at 6m from the back plot limit.
- Mezzanines are allowed and are included in the GFA. Entrance to the mezzanine level must be from the ground floor only. Only one CR will be provided for each retail and its connected mezzanine.
- Basements are allowed and are included in the GFA unless used for car parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than Road Level, plot setbacks must be considered and applied.

4.2 Commercial Villa* - I2A

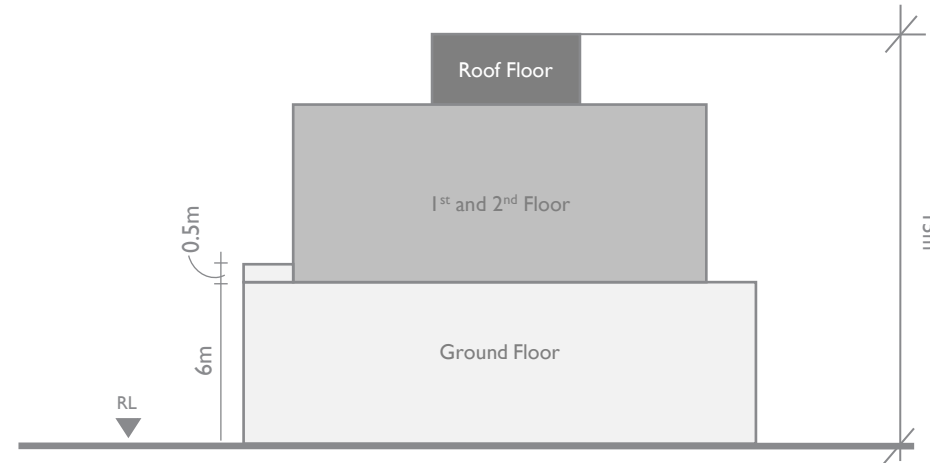


- Rear Zone
- Side Zone
- Front Zone
- 1st & 2nd Floors
- Ground Floor Outline
- - - Upper Floors Limits

Setbacks & Projections

- Front Setbacks:
 - At ground level: 5m minimum setback from plot limit.
 - At Upper levels: 7m from plot limit.
- Rear:
 - At ground level – Retail: must be at 2m from back plot limit to provide continuous retail frontage with adjacent plot.
 - At Upper levels: 4m from plot limit.
- Sides:
 - At Ground level: 2m on one sides, 0m on the other (retail),
2m on both sides (commercial)
 - At upper levels: 2m on both sides, except for corner plots which would have 2m on one side & 4m on the other facing the street.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

4.2 Commercial Villa* - I2A



Maximum Height & Utility Treatments

- Maximum height of a commercial villa* is 15m measured from Road Level (RL) to the highest structure attached to the building.
- Height of Retail must be at 6.5m on the attached side measured from RL to the highest point of the retail including roof parapet.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located on the lower roof and away from the parapet line especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen such that these are not visible from the street.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.
- Lower and upper roof parapet wall should be 1.5m.

4.2 Commercial Villa* - I2A

Boundary Wall

Front :

- Height of front boundary wall to be 2m measured from road level up to the highest point on the boundary wall, where 1m of solid wall and 1m semi-permeable.
- Maximum height for gates is 2.5m measure from road level.

Sides:

- Height of side boundary walls to be 2m of simple solid wall.

Rear:

- Not permitted to build boundary wall in front of the Retails nor on their sides 6m from plot limit.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Front Boundary Wall Illustration



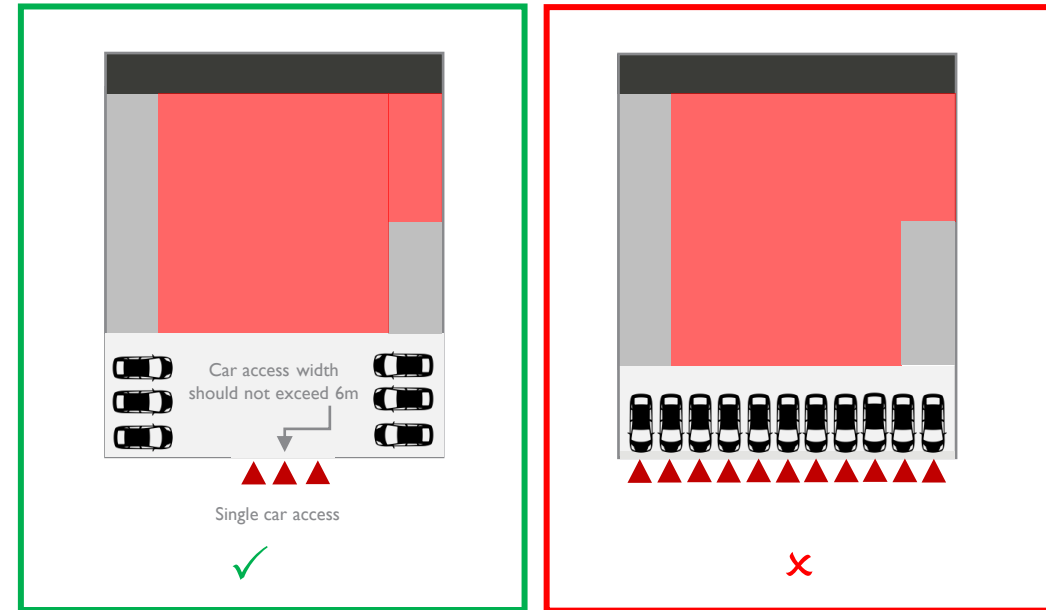
Side Boundary Wall Illustration



4.2 Commercial Villa* - I2A

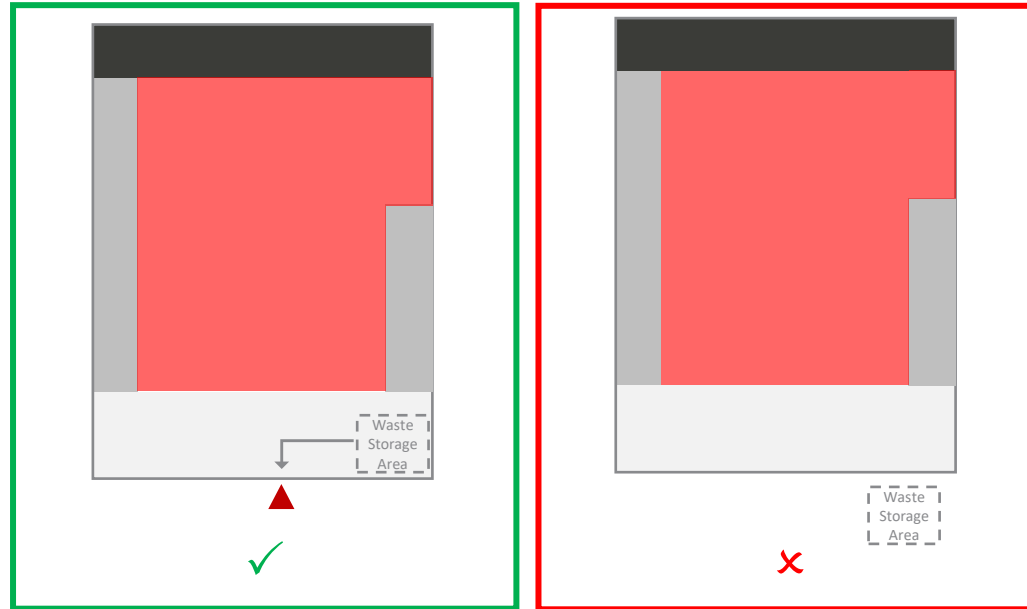
Parking Regulation

- For parking regulations refer to page 203-204.
- Parking should be provided within the plot limit.
- Single vehicular access is allowed only. Both vehicle entry & exit must be provided in car parks.
- Access width must not exceed 6m.
- Direct street parking is not permitted.
- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.
- Refer to your plot plan for access location.



- Rear Zone
- Side Zone
- Front Zone
- ▲ Car Access

4.2 Commercial Villa* - I2A

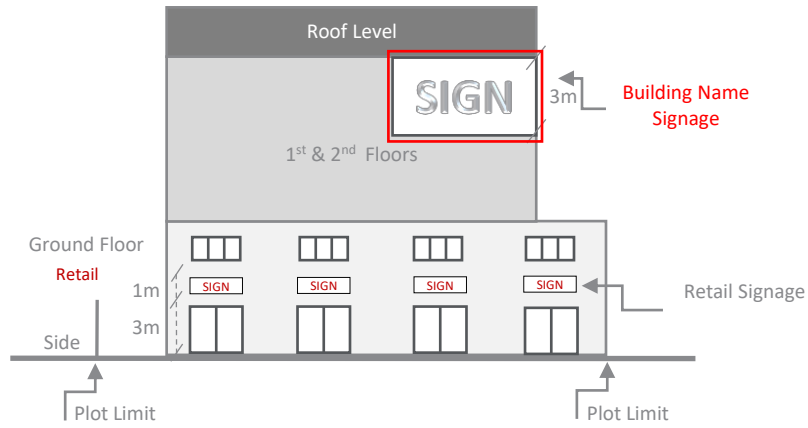


- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage
- ▲ Vehicular Access

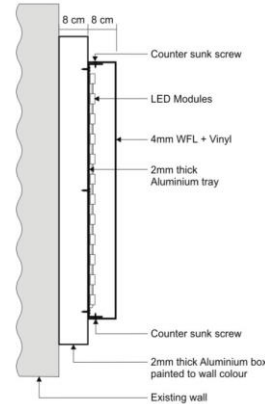
Waste Storage

Plot designs must incorporate a waste storage area either detached or integral to the building. This must not be openly visible to the street and should be concealed within the confines of the plot. It must incorporate a footpath connection to the street.

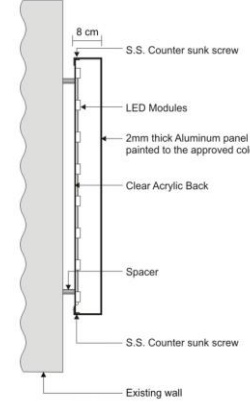
4.2 Commercial Villa* - I2A



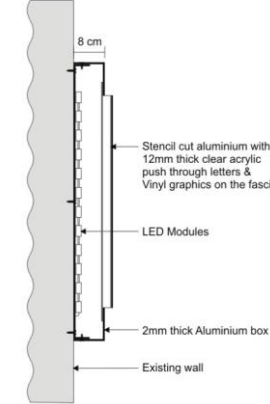
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

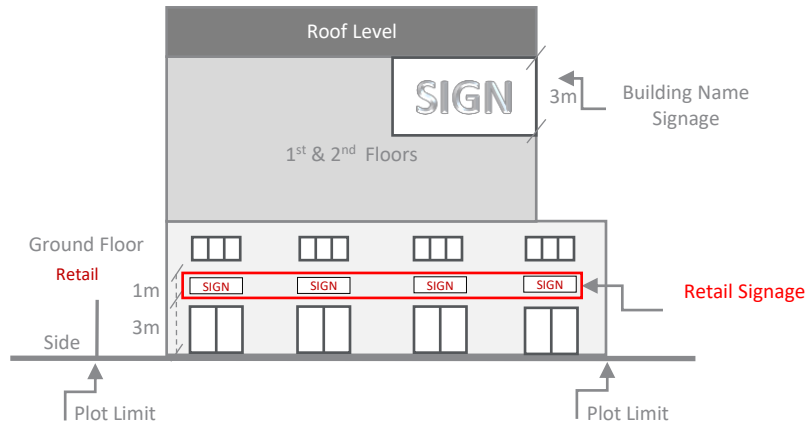


Building Signage Example

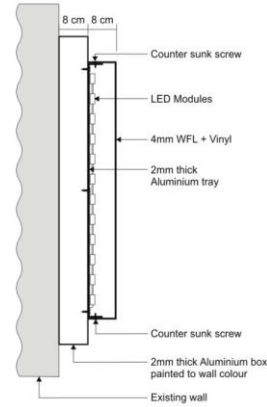
Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and It can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

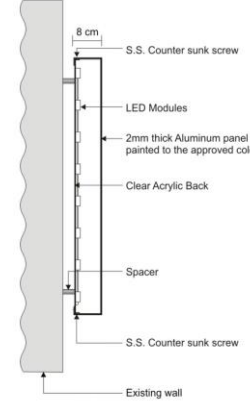
4.2 Commercial Villa* - I2A



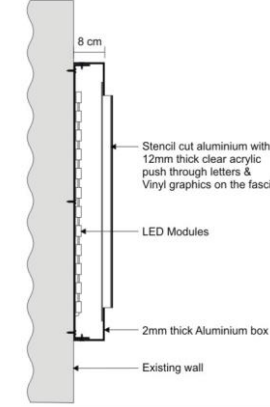
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

Signage Section



Retail Signage Example

Retail Signage Regulations:

- The bottom of all retail signage to be installed on a 3m height from road level and on the front façade of the retail.
- Signage length to be proportioned with retail shop façade.
- The maximum height of a sign is 1m from the top of the sign to the bottom.
- Signage must be provided along the façade of the building line and should be visible from the highway.
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

4.2 Commercial Villa* - I2A



Exposed neon signs example



Projecting signs example



Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

Design Regulation



4.3 Commercial Villa - I3A / 22B / 23A

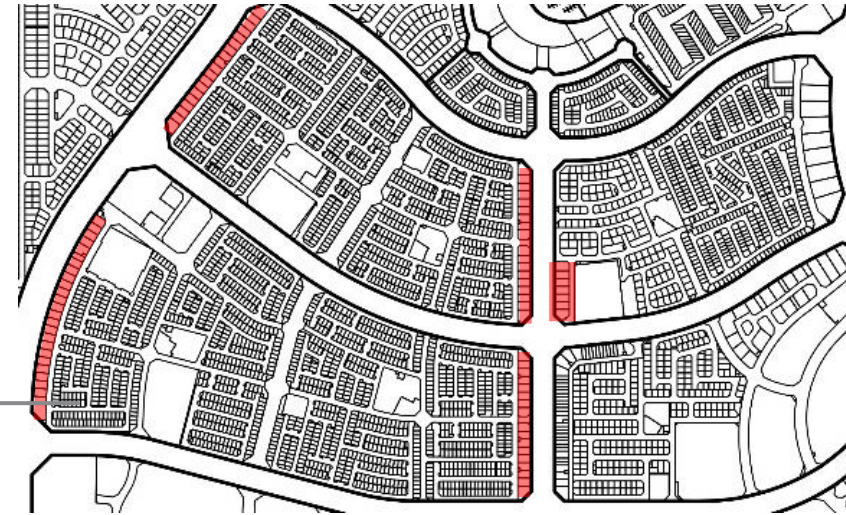


4.3 Commercial Villa - I3A / 22B / 23A

Diyar Al Muharraq Master Plan – Asset I3A / 22B / 23A



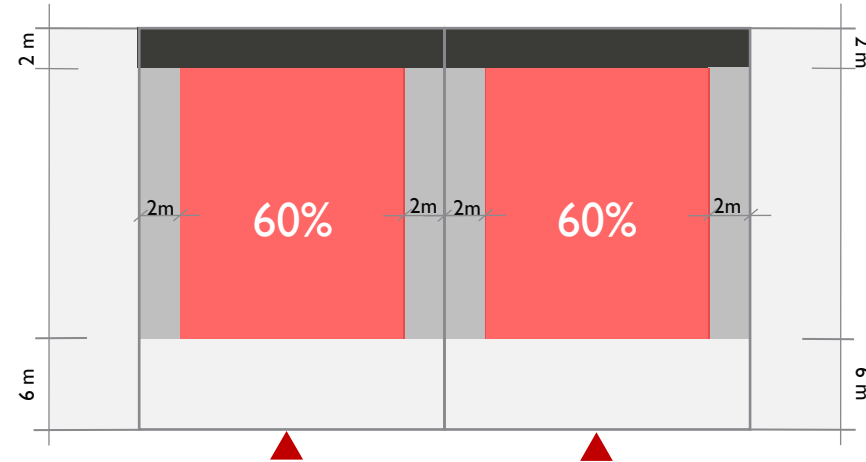
Commercial Villa Location Map



Summary Table

Aspects	Requirements
Plot Use	Retail (GF only), Commercial (GF + Upper Floors)
Plot coverage	60%
GFA	120%
Setbacks	<u>GF:</u> Front 6m, Rear 2m, Side & Rear 2m.
	<u>Upper:</u> Front 4.8m, Side & Rear 2m.
Max. Height	15m
Boundary Wall	Front: 2m
	Sides and Rear: 2m
Basement	Allowed and included in GFA, except if used for Parking

4.3 Commercial Villa - I3A / 22B / 23A

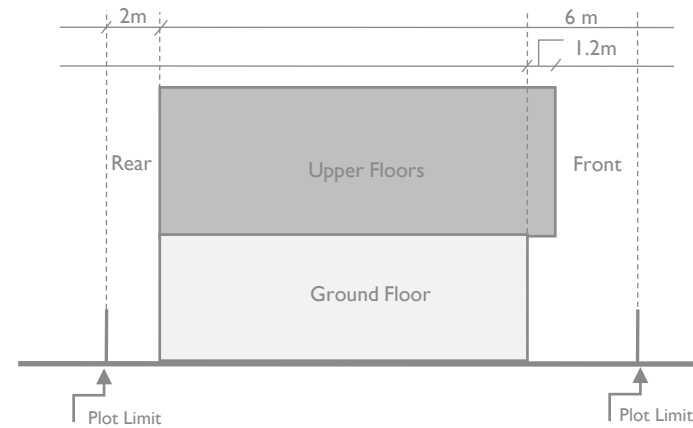
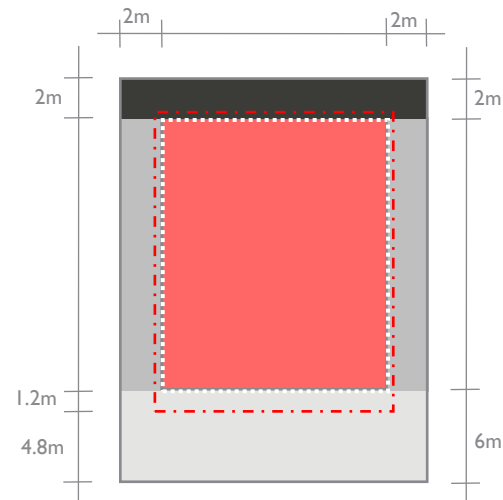


- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage
- Car Access Point

General Regulation

- Plot use: Retail on GF and mezzanine only and Commercial on GF and Upper floors. One CR per floor.
- Plot Coverage : 60% of plot area projections more than 1.2m will be considered part of the plot coverage.
- GFA (Gross Floor Area): 120% of plot area. For GFA inclusions & exclusions refer to page 202.
- Mezzanines are allowed and are included in the GFA. Entrance to the mezzanine level must be from the ground floor only. Only one CR will be provided for each retail and its connected mezzanine.
- The built up area assigned to utilities, garbage and storage is not included in the GFA, however, it should not exceed an area superior to 20% of the plot's maximum GFA.
- Basements are allowed and are included in the GFA unless used for car parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than Road Level, plot setbacks must be considered and applied.

4.3 Commercial Villa - I3A / 22B / 23A

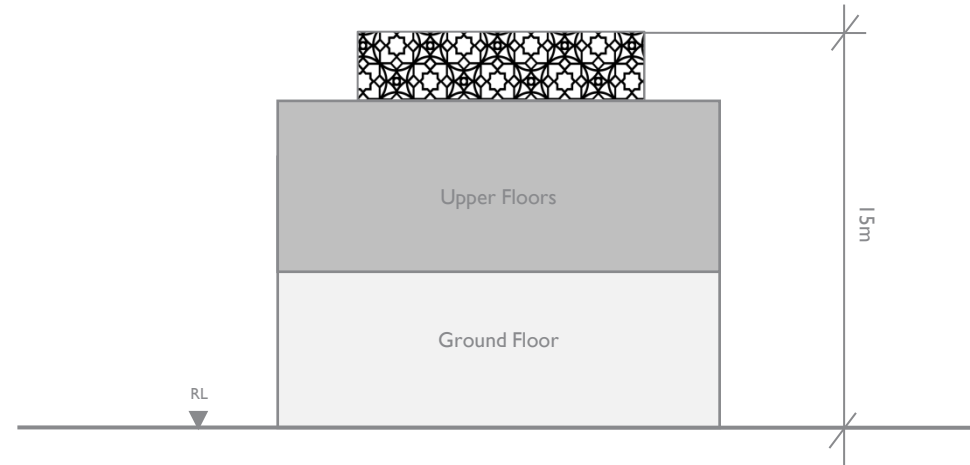


- Rear Zone
- Side Zone
- Front Zone
- 1st & 2nd Floors
- Ground Floor Outline
- Upper Floors Limits

Setbacks & Projections

- Front Setbacks:
 - At ground level: 6m minimum setback from plot limit.
 - At Upper levels: 4.8m from plot limit
- Rear and Sides:
 - At ground and Upper levels – 2m minimum setback from plot limit. .
- Architectural projections only are allowed by 30cm max from all sides.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

4.3 Commercial Villa - I3A / 22B / 23A



Maximum Height & Utility Treatments

- Maximum height of a commercial villa is 15m measured from Road Level (RL) to the highest structure attached to the building.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located on the lower roof and away from the parapet line especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen such that these are not visible from the street.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.
- Lower and upper roof parapet wall should be 1.5m.
- Roof appurtenances will cover an area of no more than 30% of the total roof area.

4.3 Commercial Villa - I3A / 22B / 23A

Boundary Wall

Front :

- Height of front boundary wall to be 2m measured from road level up to the highest point on the boundary wall, where 1m of solid wall and 1m semi-permeable.
- Maximum height for gates is 2.5m measure from road level.

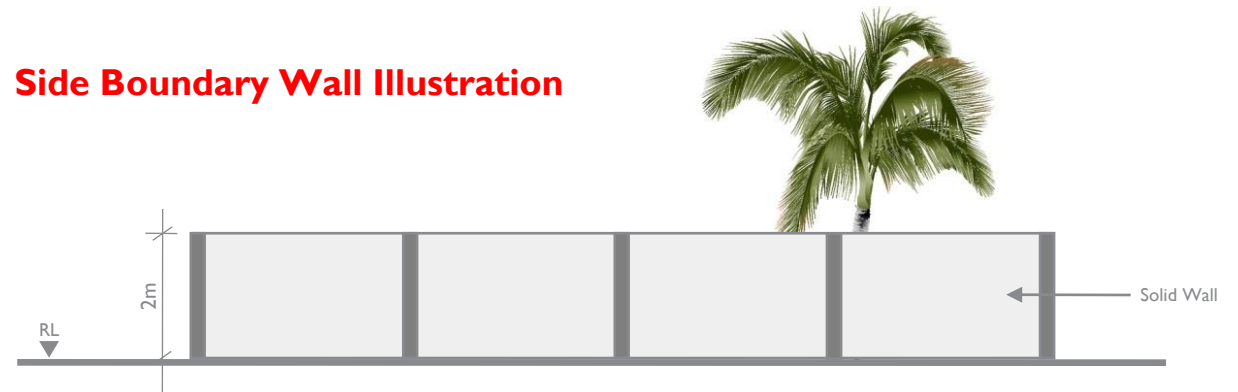
Sides and Rear:

- Height of side boundary walls to be 2m of simple solid wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Front Boundary Wall Illustration



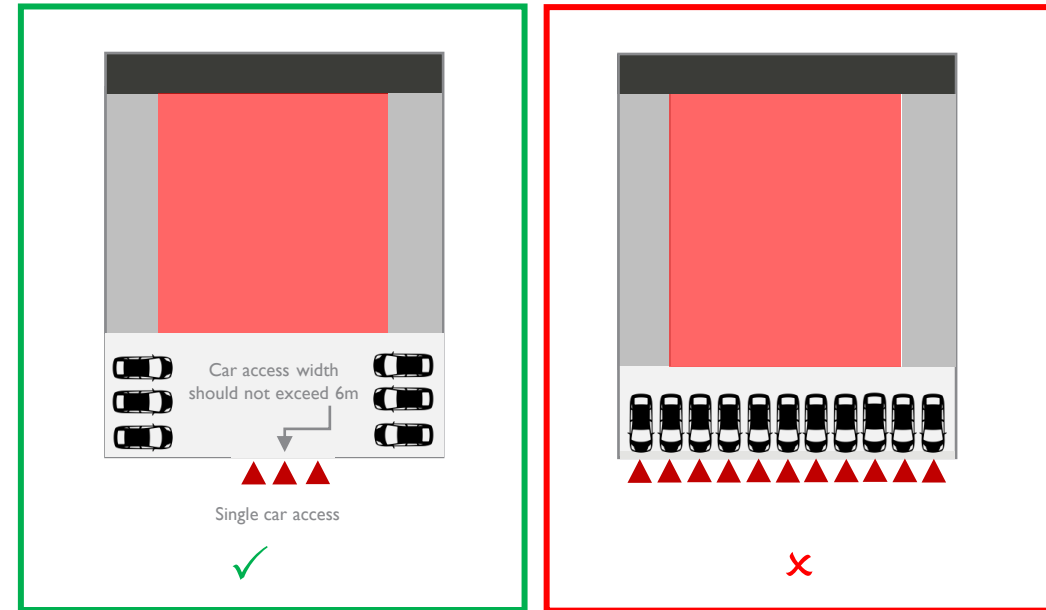
Side Boundary Wall Illustration



4.3 Commercial Villa - I3A / 22B / 23A

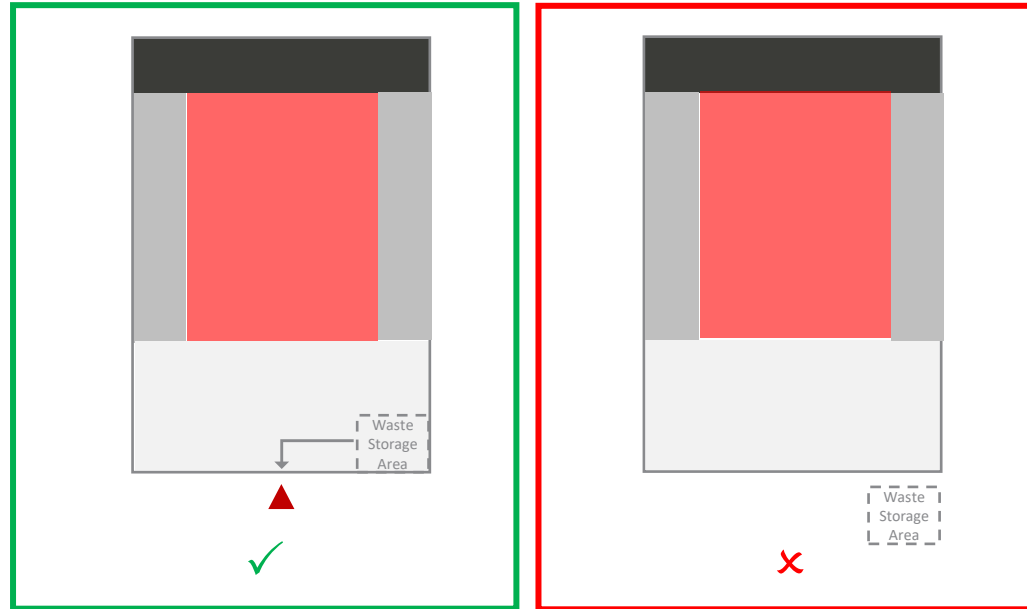
Parking Regulation

- For parking regulations refer to page 203-204.
- Parking should be provided within the plot limit.
- Single vehicular access is allowed only. Both vehicle entry & exit must be provided in car parks.
- Access width must not exceed 6m.
- Direct street parking is not permitted.
- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.
- Refer to your plot plan for access location.



- Rear Zone
- Side Zone
- Front Zone
- ▲ Car Access

4.3 Commercial Villa - I3A / 22B / 23A

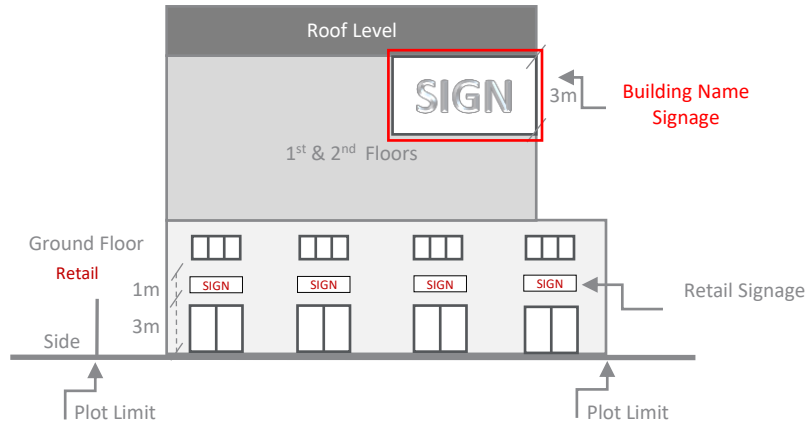


- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage
- ▲ Vehicular Access

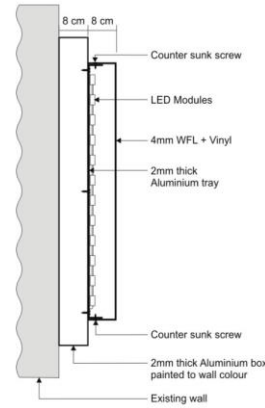
Waste Storage

Plot designs must incorporate a waste storage area either detached or integral to the building. This must not be openly visible to the street and should be concealed within the confines of the plot. It must incorporate a footpath connection to the street.

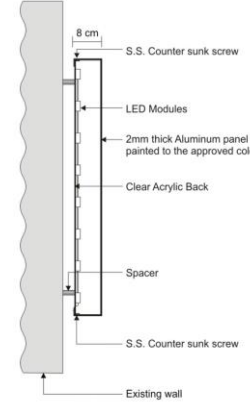
4.3 Commercial Villa - I3A / 22B / 23A



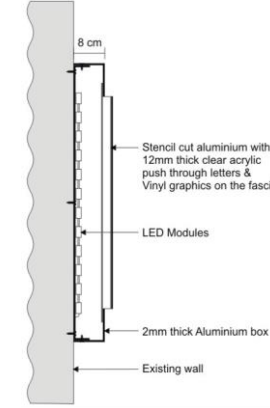
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

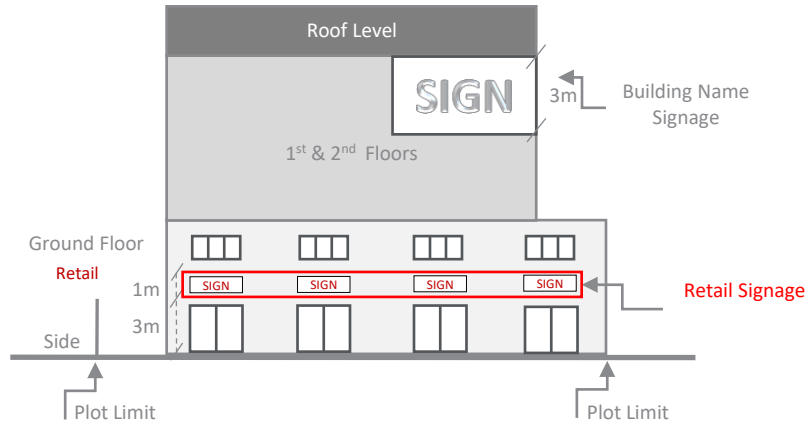


Building Signage Example

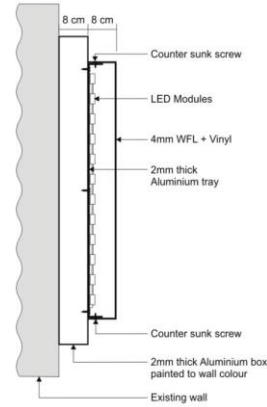
Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and It can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

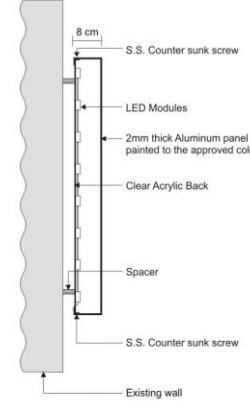
4.3 Commercial Villa - I3A / 22B / 23A



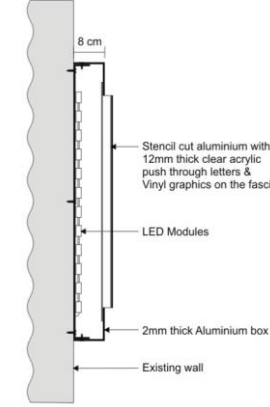
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign



Retail Signage Example

Retail Signage Regulations:

- The bottom of all retail signage to be installed on a 3m height from road level and on the front façade of the retail.
- Signage length to be proportioned with retail shop façade.
- The maximum height of a sign is 1m from the top of the sign to the bottom.
- Signage must be provided along the façade of the building line and should be visible from the highway.
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

4.3 Commercial Villa - I3A / 22B / 23A



Exposed neon signs example



Projecting signs example



Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

5. Commercial Showroom Zones



Design Regulation

5.1 Commercial Showroom - I2A / I2B



5.1 Commercial Showroom - I2A / I2B

Diyar Al Muharraq Master Plan – Asset I2A / I2B



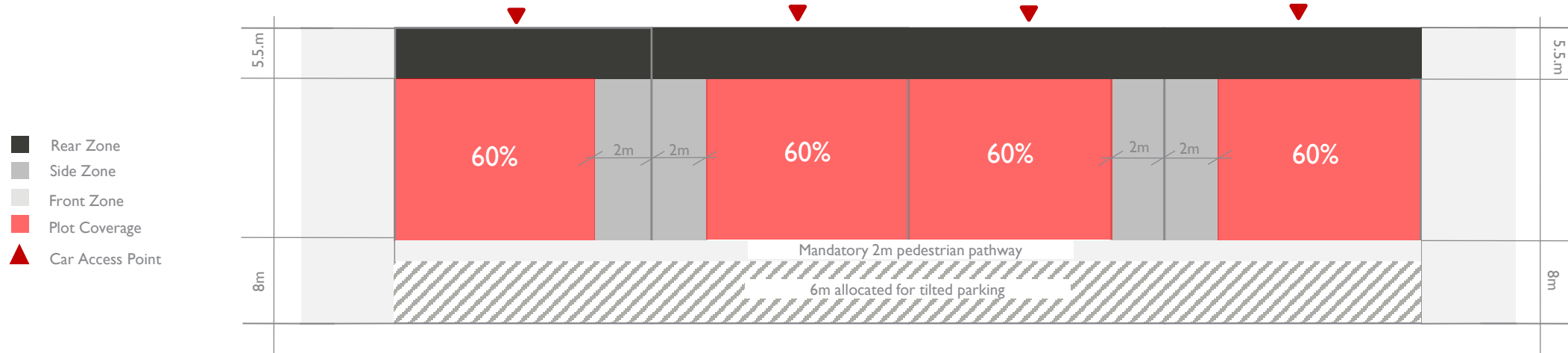
Commercial Showroom - Location Map



Summary Table

Aspects	Requirements
Plot Use	Retail: Commercial Showroom
Plot coverage	60%
GFA	112.5%
Setbacks	Front: 8m Rear: 5.5m Side: 2m, Other Side: 0m
Max. Height	8m Minimum and 12m Maximum + 1.5 Services
Boundary Wall	Front: No Boundary wall permitted Sides and Rear: 2.5m
Basement	Allowed and included in GFA, except if used for Parking

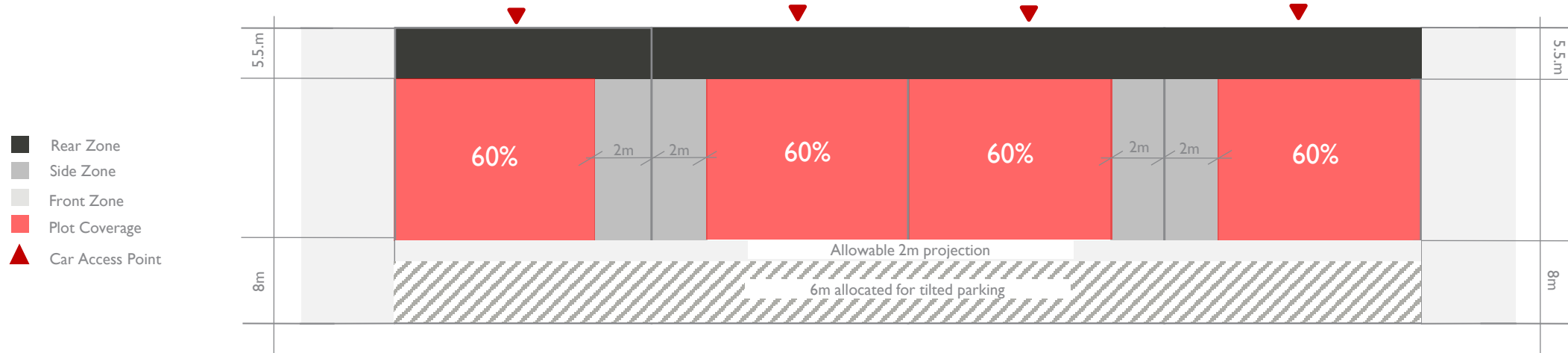
5.1 Commercial Showroom - I2A / I2B



General Regulation

- Plot use: 100% Commercial Showroom/Retail for ground floor and Mezzanine. 4 CRs permitted maximum.
- Plot Coverage : 60% of plot area projections more than 1.2m will be considered part of the plot coverage.
- GFA (Gross Floor Area): 112.5% of plot area. For GFA inclusions & exclusions refer to page 202.
- Minimum width per showroom is 11m and minimum depth is 20m.
- Mezzanines are allowed and are included in the GFA, entrance of the mezzanine to be from the ground floor only. Retail is allowed in the mezzanine.
- For plot specific obligatory building zone refer to your plot plan.
- Basements are allowed and are included in the GFA unless used for car parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than Road Level, plot setbacks must be considered and applied.

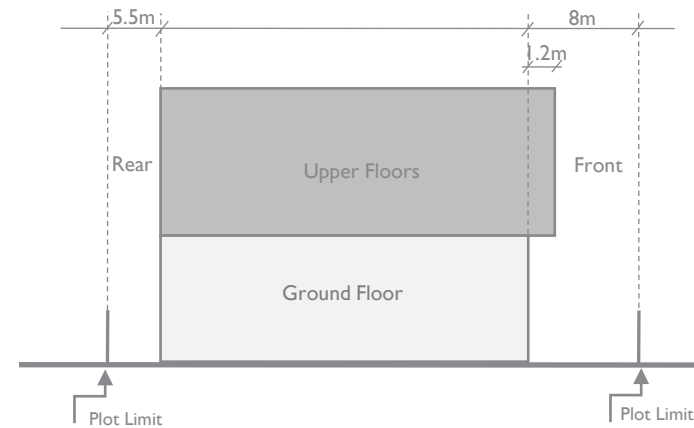
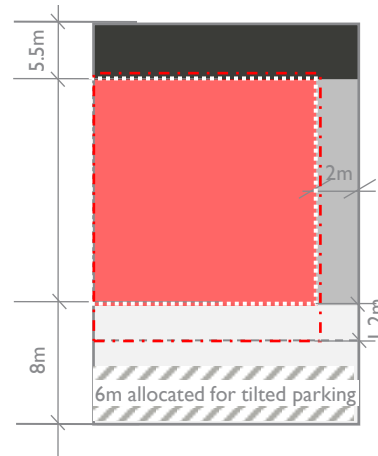
5.1 Commercial Showroom - I2A / I2B



Setbacks & Projections

- Side and rear projections are not allowed within the set back.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

5.1 Commercial Showroom - I2A / I2B

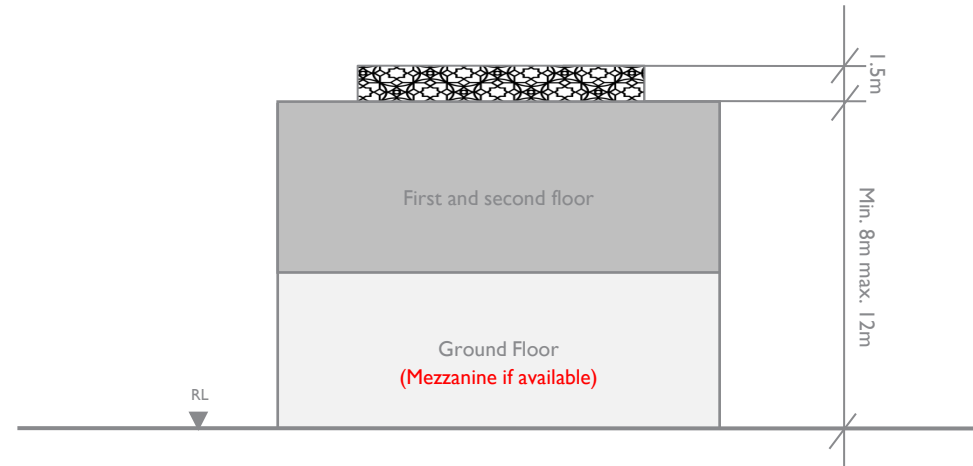


- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage
- GF Limit
- Upper Floors Limits

Setbacks and Projections

- Front Setbacks:
 - At ground level: 8m minimum from plot limit. 6m to be allocated for tilted parking.
 - At upper levels: 8.8m minimum from plot limit.
- Rear Setbacks:
 - At all floors 5.5m. No projections are allowed.
- Side Setbacks:
 - One side - At all floors 2m. No projections are allowed.
 - Other side – Nil.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

5.1 Commercial Showroom - I2A / I2B



Maximum Height & Utility Treatments

- Minimum height is 8m and Maximum height is 12m measured from Road Level (RL) to the highest structure attached to the building. Additional 1.5m permitted for services only.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located on the lower roof and away from the parapet line especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen such that these are not visible from the street.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.
- Lower and upper roof parapet wall should be 1.5m.

5.1 Commercial Showroom - I2A / I2B

Boundary Wall

Front:

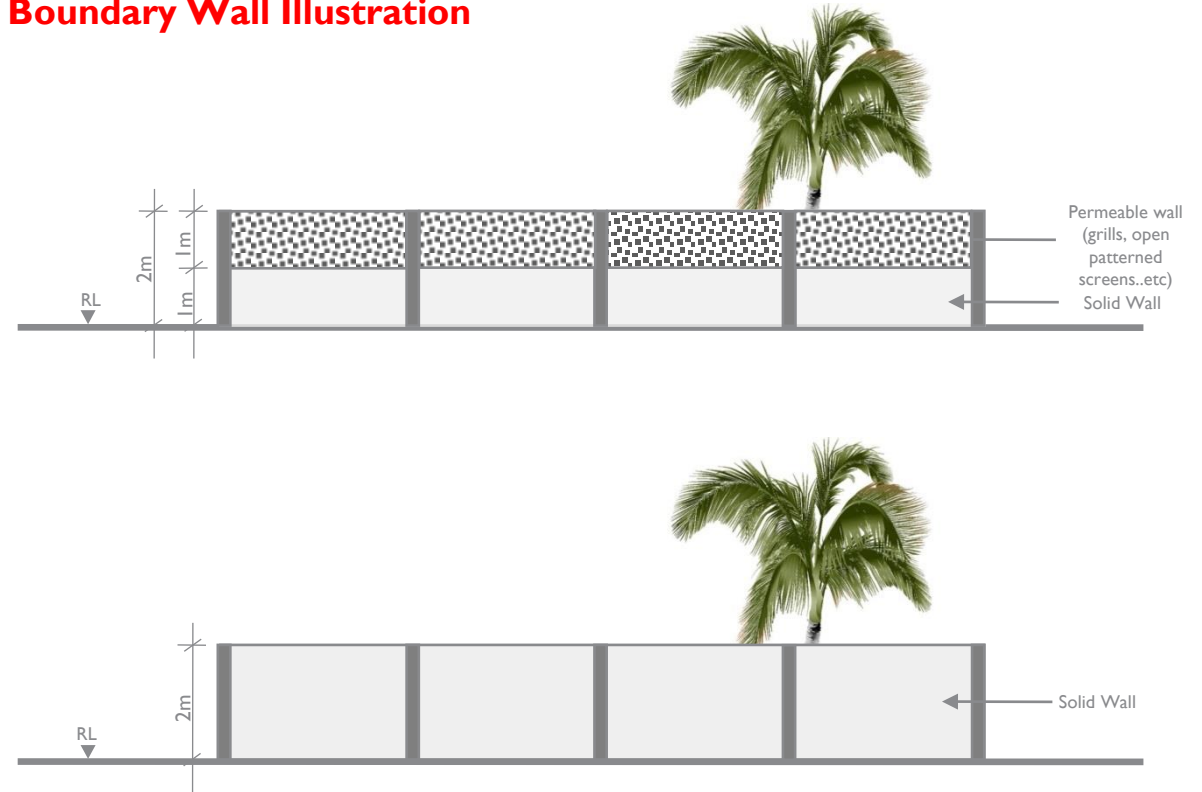
- No boundary wall is permitted on the front side.

Sides and Rear:

- Height of side boundary walls to be 2.5m (2m solid wall plus 0.5m semi-permeable)
- Side boundary walls are not allowed in the 8m setback of the front zone.

- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

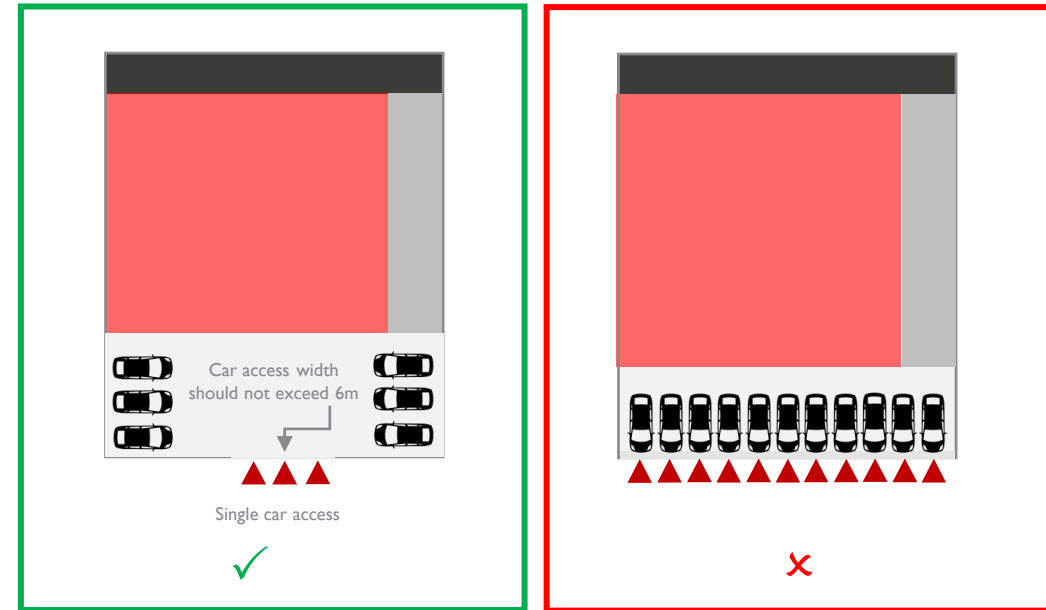
Boundary Wall Illustration



5.1 Commercial Showroom - I2A / I2B

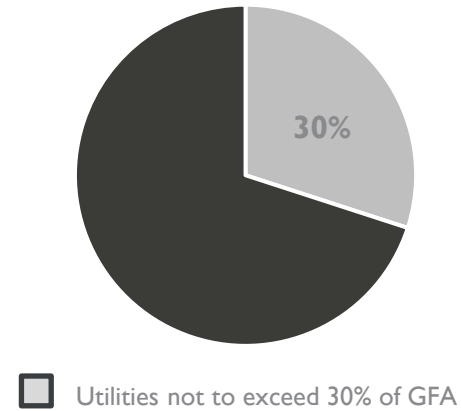
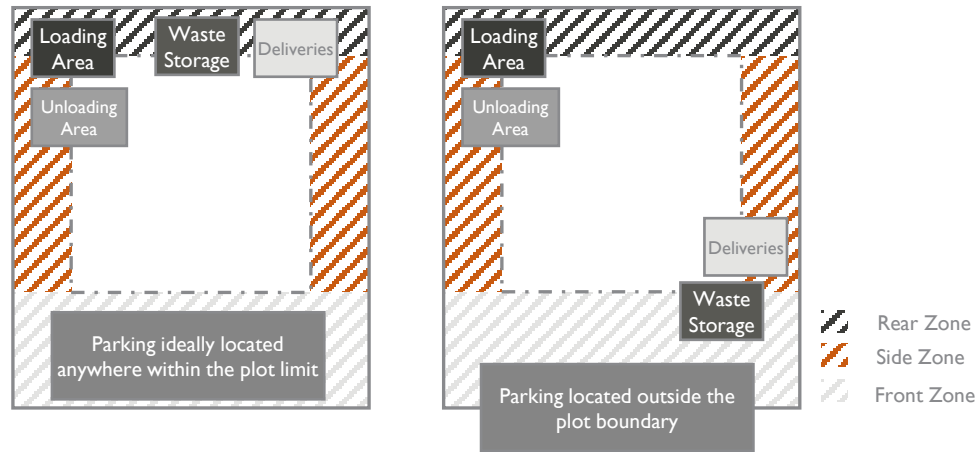
Parking Regulation

- For parking regulations refer to page 203-204.
- Parking should be provided within the plot limit.
- Single vehicular access is allowed only. Both vehicle entry & exit must be provided in car parks.
- Access width must not exceed 6m.
- Direct street parking is not permitted.
- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.
- Refer to your plot plan for access location.



- Rear Zone
- Side Zone
- Front Zone
- ▲ Car Access

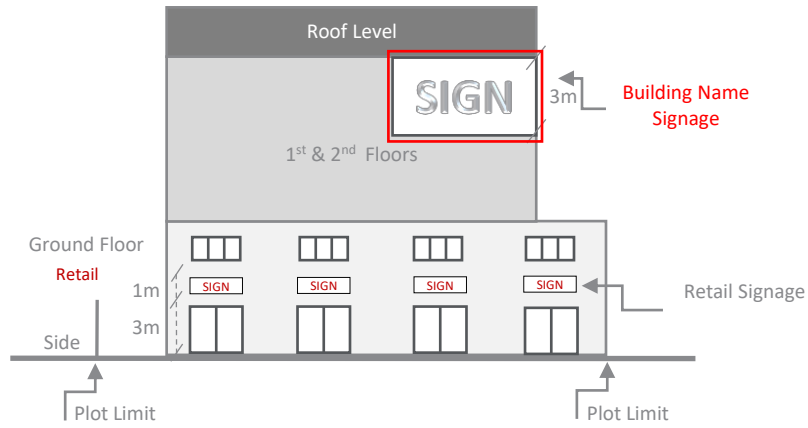
5.1 Commercial Showroom - I2A / I2B



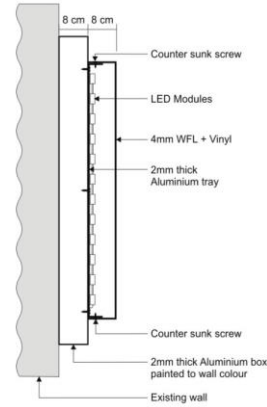
Facilities

- Plot design must incorporate waste storage and deliveries areas either detached or integral to the building.
- Facilities which serve the building must be concealed within the plot perimeter and not be openly visible to the street. It must incorporate a footpath connection to the street.
- Areas for loading and unloading must be provided within the property line and should not conflict with other facilities or the main pedestrian entrances.
- The built up area assigned to utilities, garbage and utility stores may not exceed 30% of the total GFA.

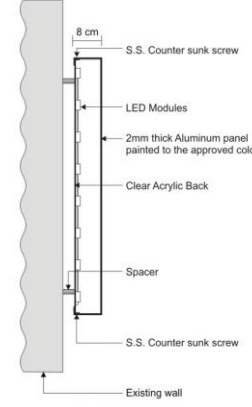
5.1 Commercial Showroom - I2A / I2B



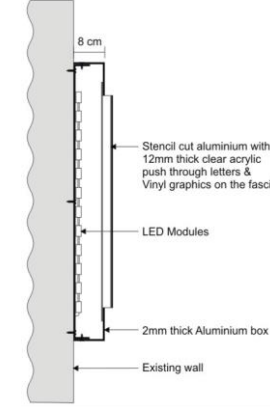
Signage in Elevation



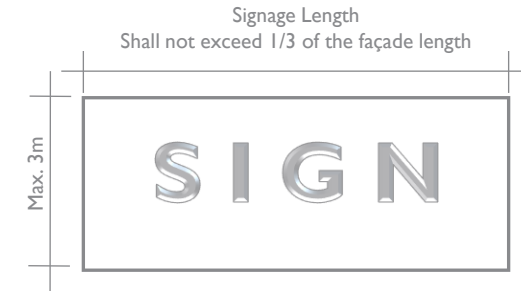
3D front lit sign



3D reverse lit sign



3D edge lit sign

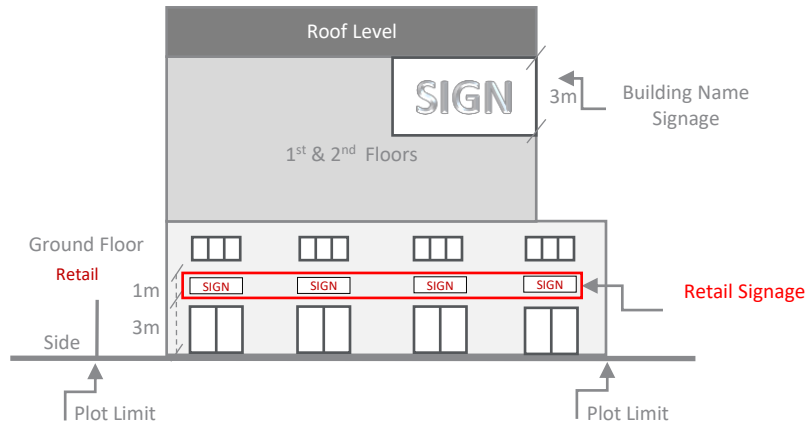


Building Signage Example

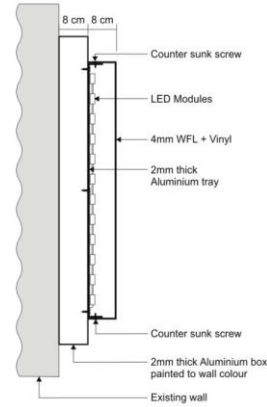
Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and It can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

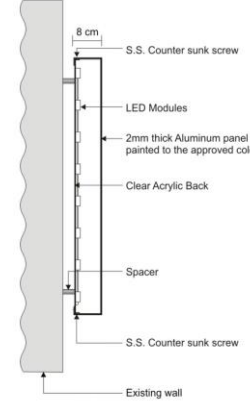
5.1 Commercial Showroom - I2A / I2B



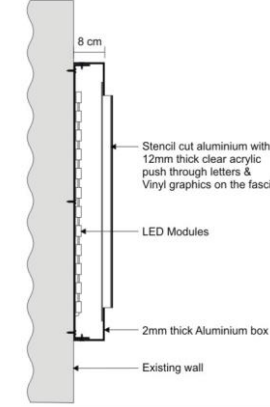
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

Signage Section



Retail Signage Example

Retail Signage Regulations:

- The bottom of all retail signage to be installed on a 3m height from road level and on the front façade of the retail.
- Signage length to be proportioned with retail shop façade.
- The maximum height of a sign is 1m from the top of the sign to the bottom.
- Signage must be provided along the façade of the building line and should be visible from the highway.
- Buildings can have either 3D front lit sign, 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

5.1 Commercial Showroom - I2A / I2B



Exposed neon signs example



Projecting signs example



Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

Design Regulation

5.2 Commercial Showroom – 22A

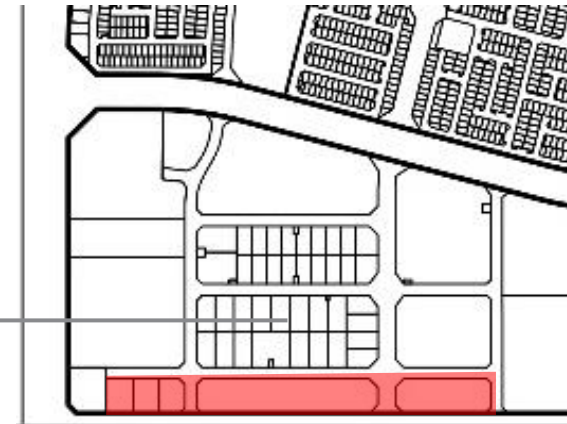


5.2 Commercial Showroom – 22A

Diyar Al Muharraq Master Plan – Asset 22A



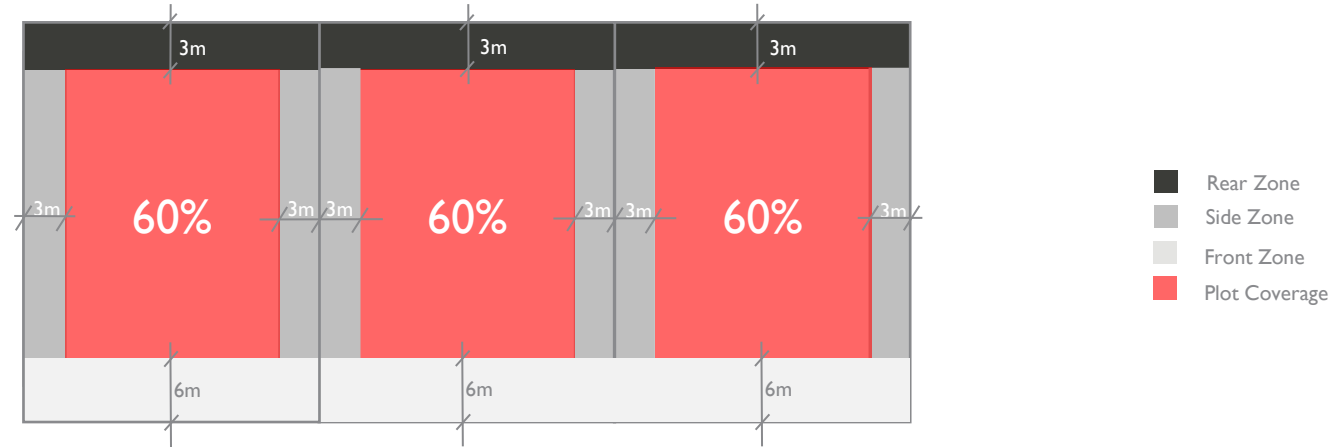
Commercial Showroom - Location Map



Summary Table

Aspects	Requirements
Plot Use	Retail: Commercial Showroom
Plot coverage	60%
GFA	112.5%
Setbacks	Front: 6m Side and Rear: 3m
Max. Height	Minimum 8m, Maximum 15m, 50% of plot coverage 18m
Boundary Wall	2m
Basement	Allowed and included in GFA, except if used for Parking

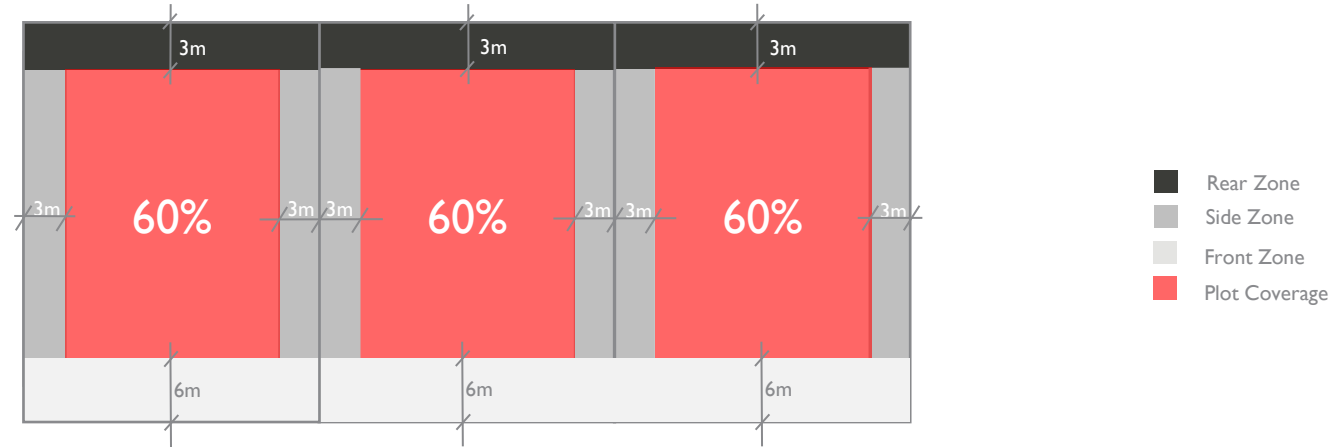
5.2 Commercial Showroom – 22A



General Regulation

- Plot use: 100% Commercial Showroom/Retail for ground floor and Mezzanine. 4 CRs permitted maximum.
- Plot Coverage : 60% of plot area projections more than 1.2m will be considered part of the plot coverage.
- GFA (Gross Floor Area): 112.5% of plot area. For GFA inclusions & exclusions refer to page 202.
- Minimum width per showroom is 11m and minimum depth is 20m.
- Mezzanines are allowed and are included in the GFA, entrance of the mezzanine to be from the ground floor only. Retail is allowed in the mezzanine.
- Basements are allowed and are included in the GFA unless used for car parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than Road Level, plot setbacks must be considered and applied.

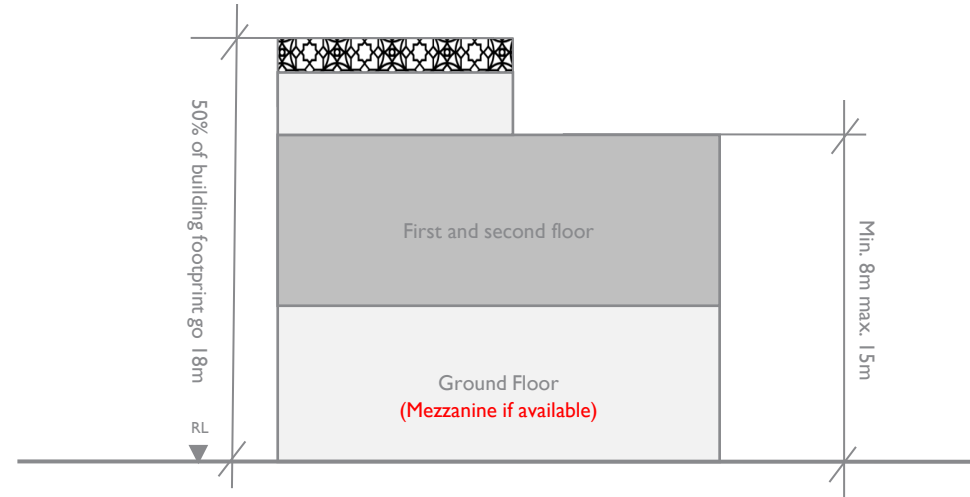
5.2 Commercial Showroom – 22A



Setbacks & Projections

- Front Setbacks: 6m from plot limit to unify the building line for all plots. 6m for tilted parking should be provided.
- Upper projection on front zone can be up to 1.2m on the main elevation/above ground floor.
- projections more than 1.2m will be considered part of the plot coverage.
- Side and rear projections are not allowed within the set back.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

5.2 Commercial Showroom – 22A



Maximum Height & Utility Treatments

- Minimum height is 8m and Maximum height is 15m measured from Road Level (RL) to the highest structure attached to the building. 50% of building footprint can go up to 18m measured from Road Level (RL).
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located on the lower roof and away from the parapet line especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen such that these are not visible from the street.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.
- Lower and upper roof parapet wall should be 1.5m.

5.2 Commercial Showroom – 22A

Boundary Wall

Front:

- Height of front boundary wall to be 2m measured from road level up to the highest point on the boundary wall, where 1m of solid wall and 1m semi-permeable.

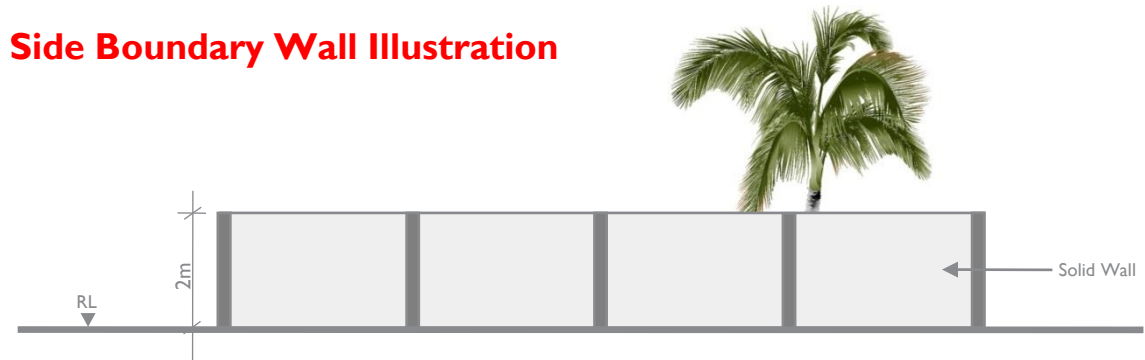
Sides and Rear:

- Height of side boundary walls to be 2m of simple solid wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Front Boundary Wall Illustration



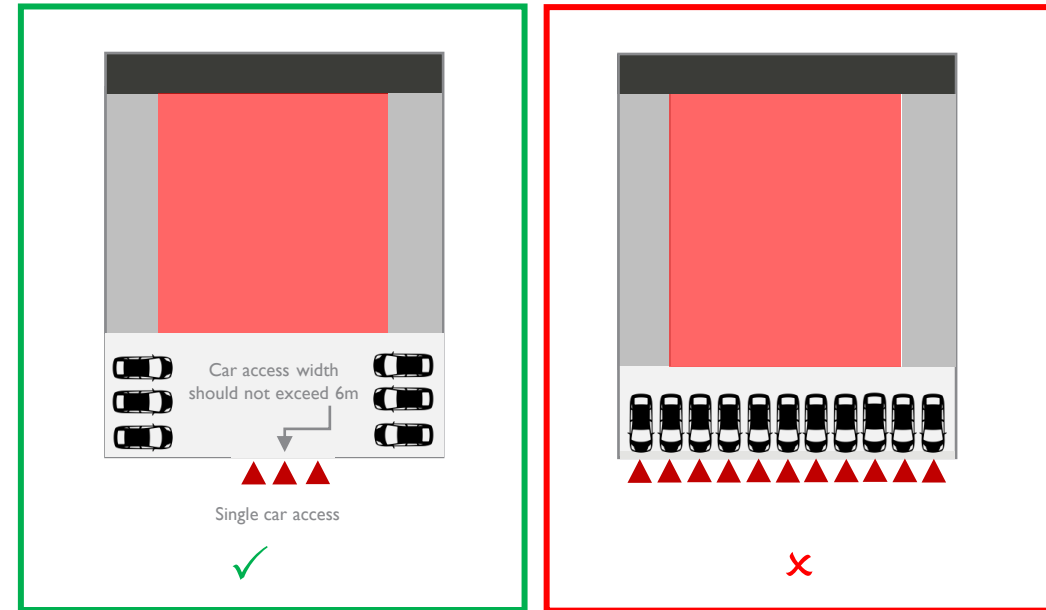
Side Boundary Wall Illustration



5.2 Commercial Showroom – 22A

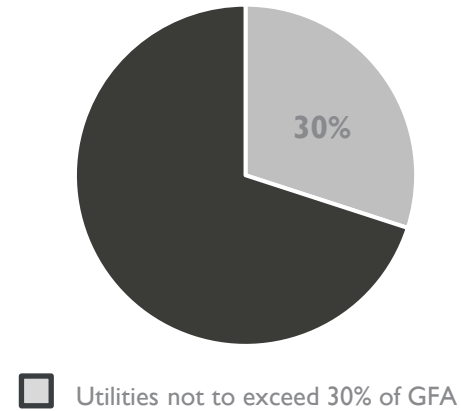
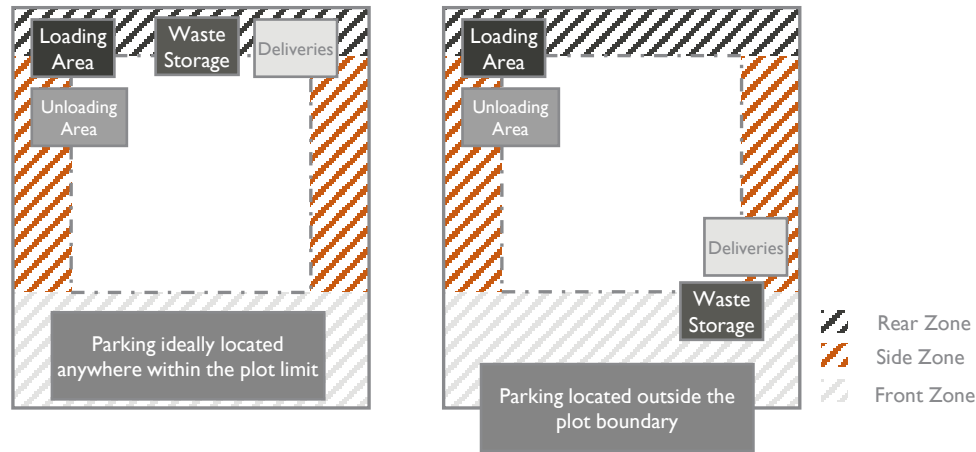
Parking Regulation

- For parking regulations refer to page 203-204.
- Parking should be provided within the plot limit.
- Single vehicular access is allowed only. Both vehicle entry & exit must be provided in car parks.
- Access width must not exceed 6m.
- Direct street parking is not permitted.
- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.
- Refer to your plot plan for access location.



- Rear Zone
- Side Zone
- Front Zone
- ▲ Car Access

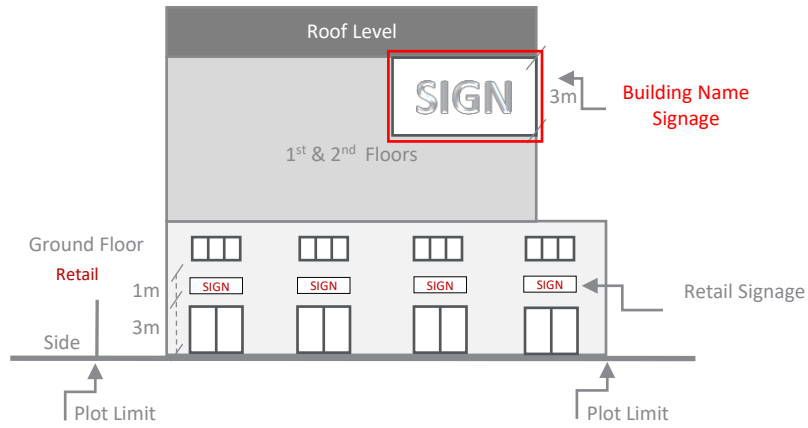
5.2 Commercial Showroom – 22A



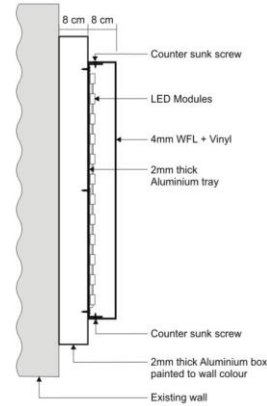
Facilities

- Plot design must incorporate waste storage and deliveries areas either detached or integral to the building.
- Facilities which serve the building must be concealed within the plot perimeter and not be openly visible to the street. It must incorporate a footpath connection to the street.
- Areas for loading and unloading must be provided within the property line and should not conflict with other facilities or the main pedestrian entrances.
- The built up area assigned to utilities, garbage and utility stores may not exceed 30% of the total GFA.

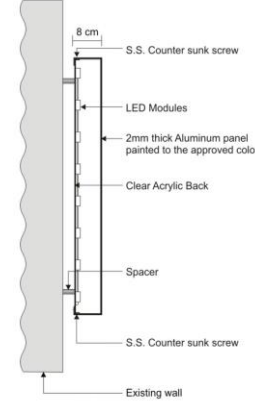
5.2 Commercial Showroom – 22A



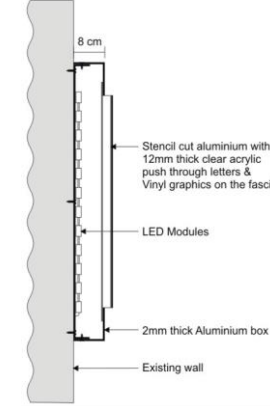
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

Signage Section

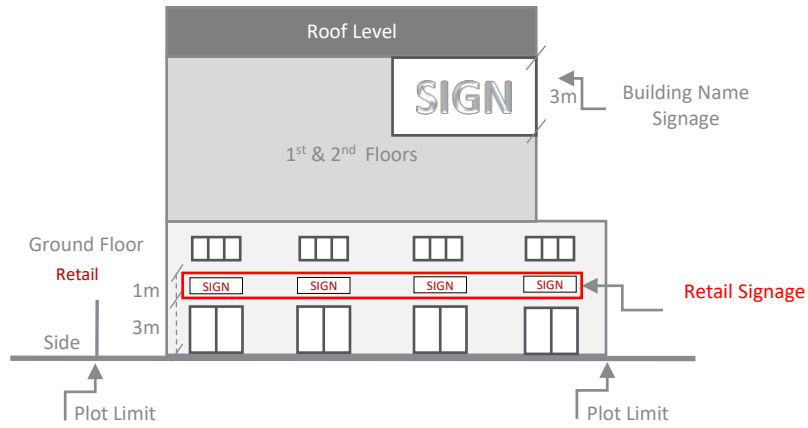


Building Signage Example

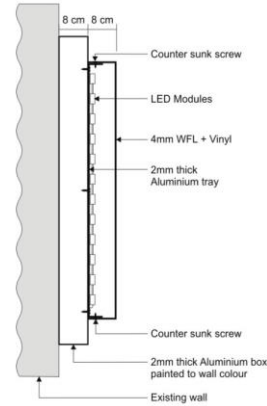
Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and It can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign, 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

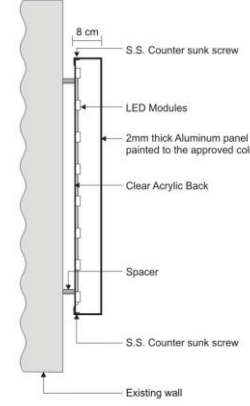
5.2 Commercial Showroom – 22A



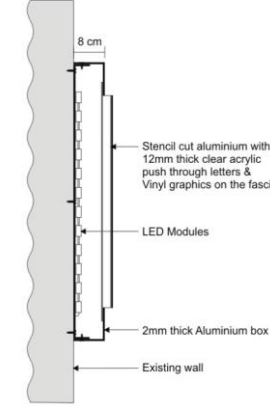
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign



Retail Signage Example

Retail Signage Regulations:

- The bottom of all retail signage to be installed on a 3m height from road level and on the front façade of the retail.
- Signage length to be proportioned with retail shop façade.
- The maximum height of a sign is 1m from the top of the sign to the bottom.
- Signage must be provided along the façade of the building line and should be visible from the highway.
- Buildings can have either 3D front lit sign, 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

5.2 Commercial Showroom – 22A



Exposed neon signs example



Projecting signs example



Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

6. Light Industry Zones



Design Regulation

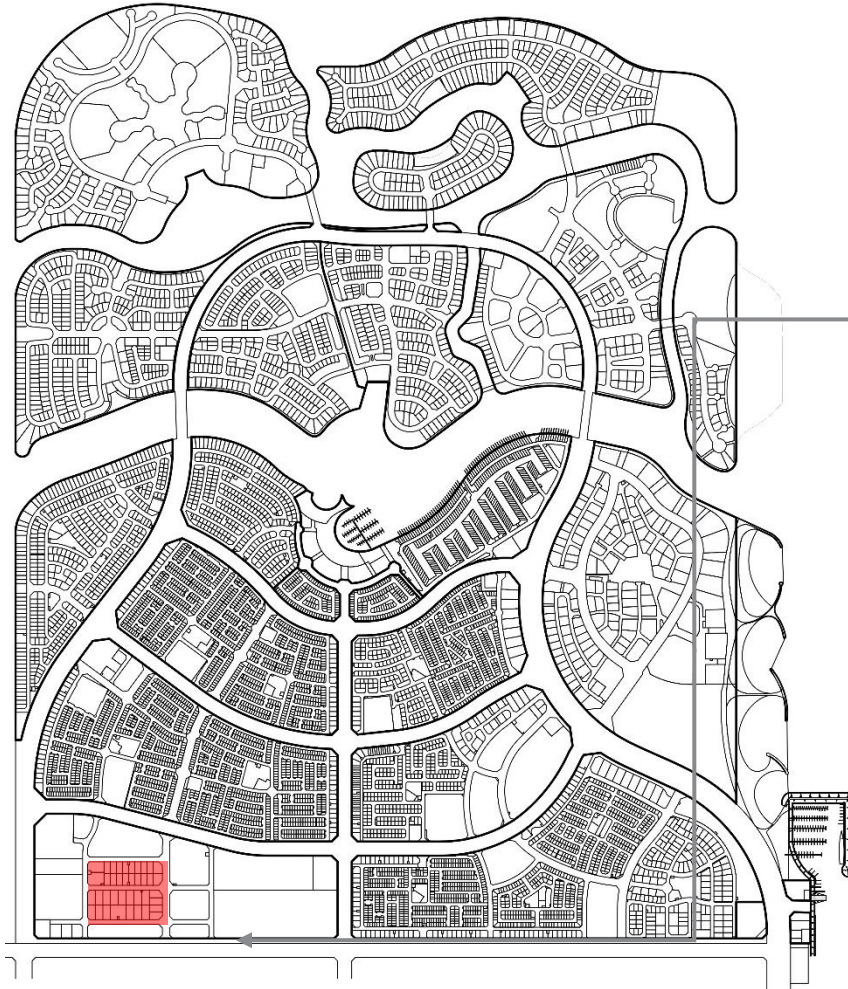


6.1 Light Industry- 22A

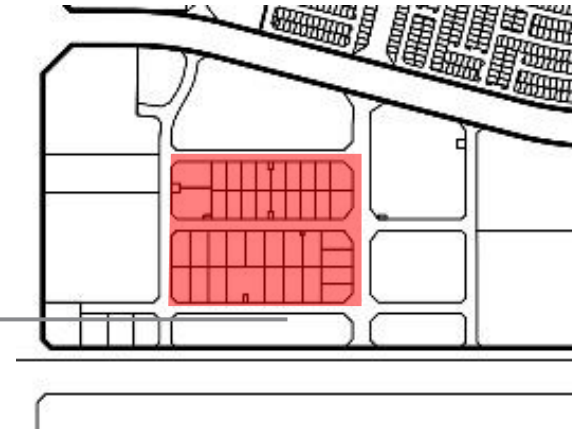


6.1 Light Industry- 22A

Diyar Al Muharraq Master Plan – Asset 22A



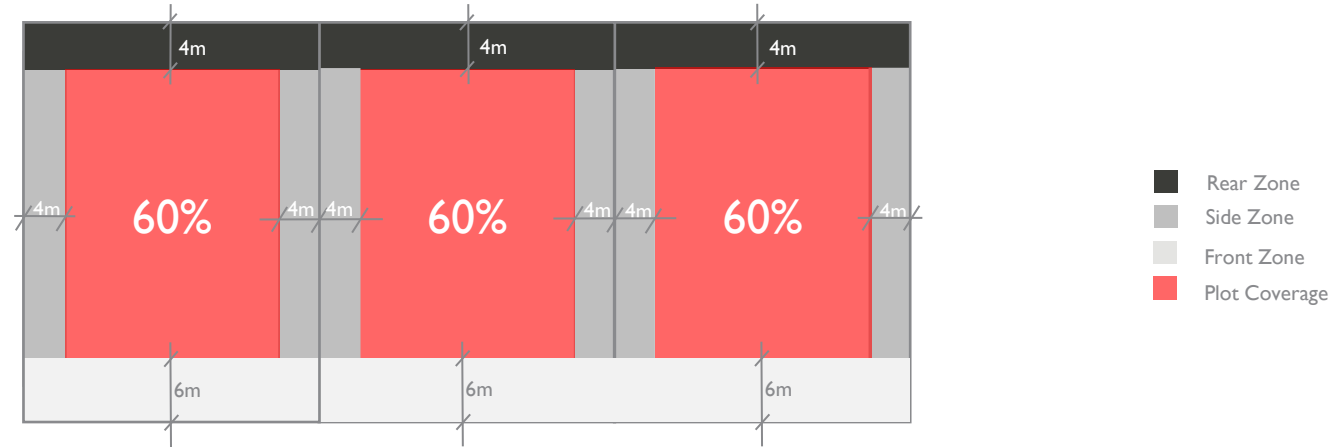
Light Industry - Location Map



Summary Table

Aspects	Requirements
Plot Use	Light Industries: Warehouse, Workshops, Stores, Service Showroom, Labor Accommodation, Offices.
Plot coverage	60%
GFA	112.5%
Setbacks	GF: Front: 6m, Side and Rear: 4m Upper Floors: Front: 4.8m, Side and Rear: 4m
Max. Height	12m Maximum + 1.5 Services
Boundary Wall	2m
Basement	Allowed and included in GFA, except if used for Parking

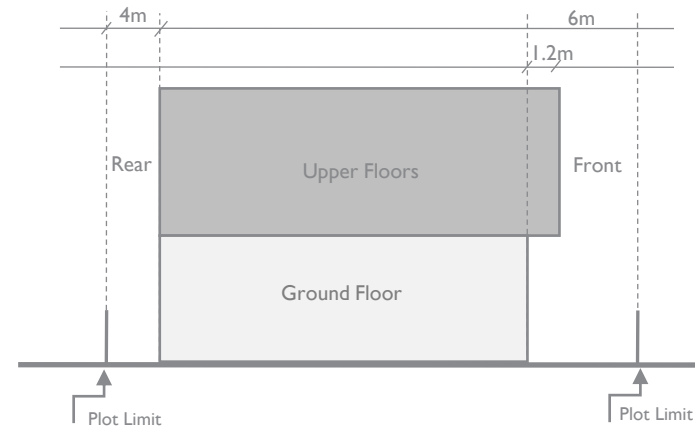
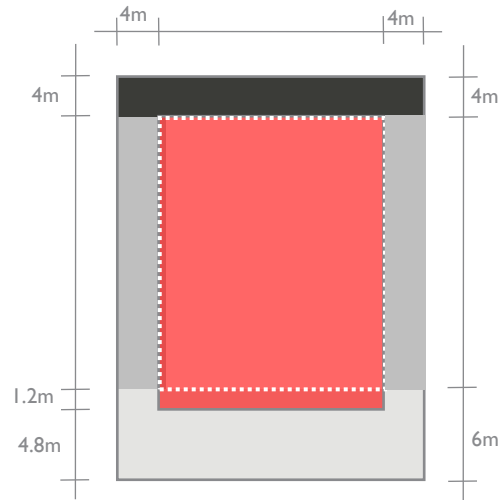
6.1 Light Industry- 22A



General Regulation

- Plot Use: Light industry; offices, workshops, warehouses, service showroom, & labor accommodation.
- Plot Coverage : 60% of plot area projections more than 1.2m will be considered part of the plot coverage.
- GFA (Gross Floor Area): 112.5% of plot area. For GFA inclusions & exclusions refer to page 202.
- Multiple CRs are allowed per floor.
- Mezzanines are allowed and will be considered as part of GFA. Mezzanine entrance must be from ground floor only.
- Basements are allowed and are included in the GFA unless used for car parking and/or utilities.
- Basements must be within the plot perimeter; if basement height is higher than Road Level, plot setbacks must be considered and applied.

6.1 Light Industry- 22A

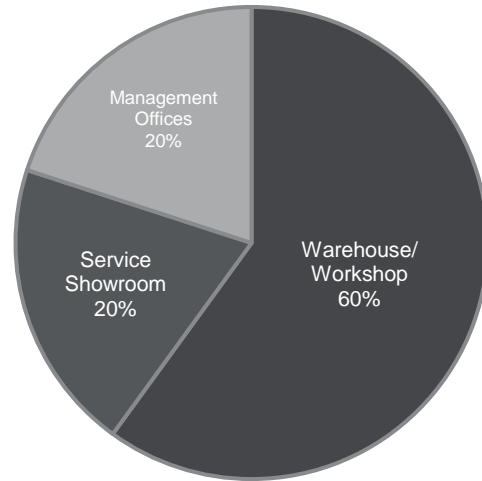


- Rear Zone
- Side Zone
- Front Zone
- Plot Coverage

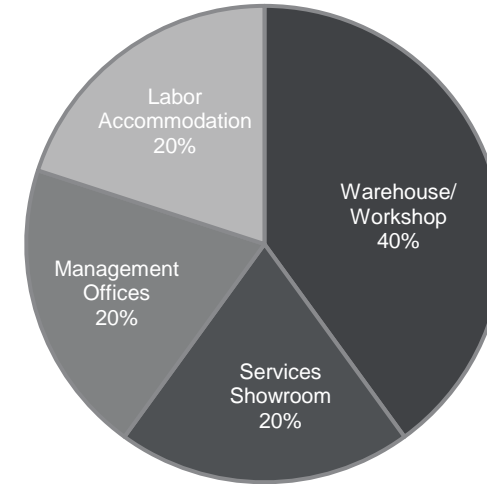
Setbacks & Projections

- Front Setbacks:
 - At ground level: 6m minimum setback from plot limit.
 - At Upper levels: 4.8m from plot limit
- Rear and Sides:
 - At ground level: 4m minimum setback from plot limit.
 - At Upper levels: 4m minimum setback from plot limit. .
- Front projections are permitted on the upper floors by 1.2m maximum.
- Architectural projections only are allowed by 30cm max from all sides.
- No projections are permitted beyond plot limit.
- For plot specific setbacks refer to your plot plan.

6.1 Light Industry- 22A



Areas distribution without Labor Accommodation

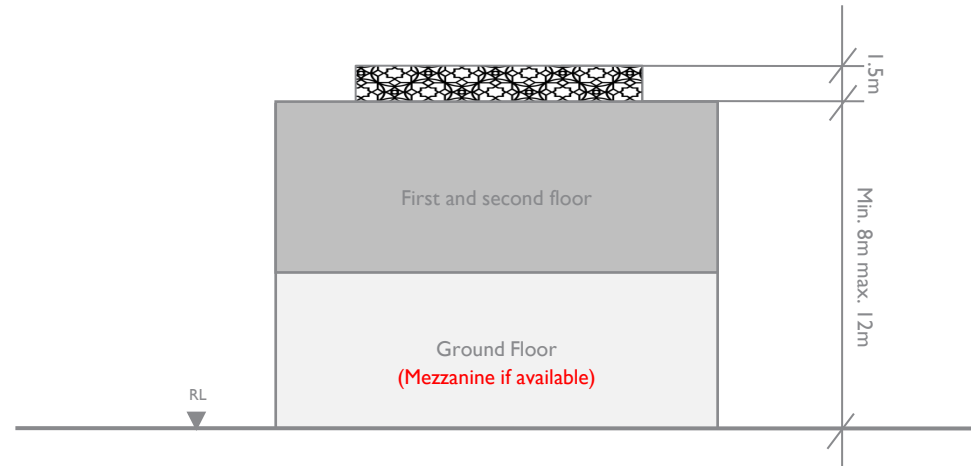


Areas distribution with Labor Accommodation

GFA Distribution

- 40-100% of total GFA is allowed for Warehouse/Workshop.
- Minimum area for each Warehouse/Workshop is 100 sqm.
- 0-20% only of the total GFA is allowed for labor accommodation.
- It is not permitted to use labor accommodation as separate residential apartments.
- 0-20% only of the total GFA is allowed for Service showroom area.
- The goods sold in the showroom area should be either manufactured, assembled or stored on site.
- 0-20% only of the total GFA is allowed for Offices
- Offices and Labor Accommodation accesses should be separated.

6.1 Light Industry- 22A



Maximum Height & Utility Treatments

- Minimum height is 8m and Maximum height is 12m measured from Road Level (RL) to the highest structure attached to the building. Additional 1.5m permitted for services only.
- Roof appurtenances can cover an area of no more than 30% of the total roof area and must be screened and not visible from the street.
- All rooftop systems (AC unit, water tanks, transmission device...etc) must be located on the lower roof and away from the parapet line especially the front one, and be concealed behind an appropriate parapet height or an attractively designed screen such that these are not visible from the street.
- As per WDD's requirements, the water tanks on the roof have to be covered. Water tank room height must be at the same height as the stair room and open from one side (opening may be louvers or a screen).
- All electrical installations, water and sewer pipes on the building exterior must be concealed/integrated in architectural features.
- Lower and upper roof parapet wall should be 1.5m.

6.1 Light Industry- 22A

Boundary Wall

Front :

- Height of front boundary wall to be 2m measured from road level up to the highest point on the boundary wall, where 1m of solid wall and 1m semi-permeable.
- Maximum height for gates is 2.5m measure from road level.

Sides and Rear:

- Height of side boundary walls to be 2m of simple solid wall.
- It is not permitted to plant or build steps beyond plot limit, adding public corners to the plot or adjacent curb alteration.

Front Boundary Wall Illustration



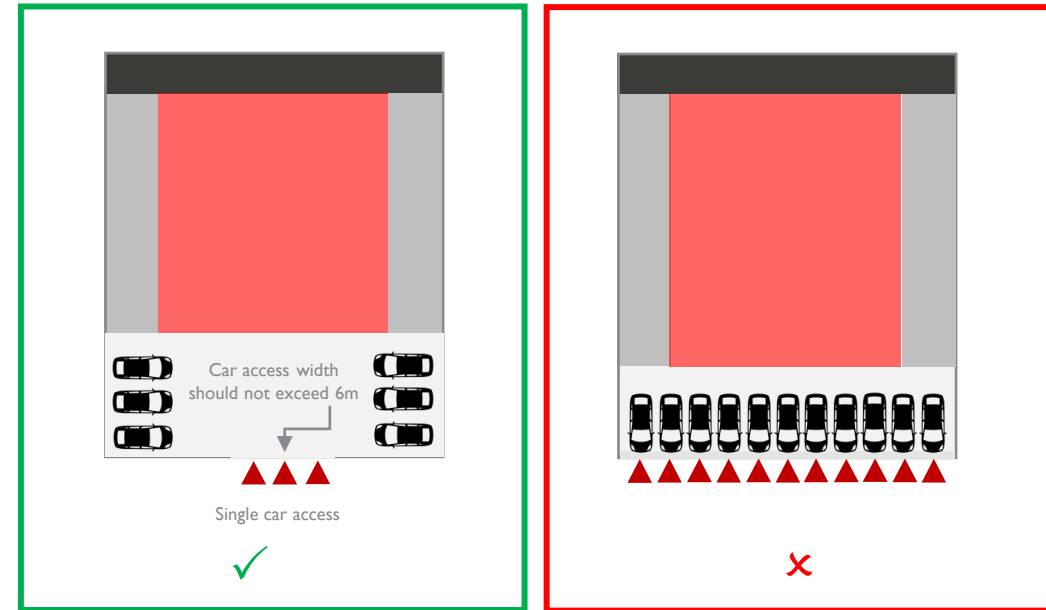
Side and Rear Boundary Wall Illustration



6.1 Light Industry- 22A

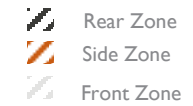
Parking Regulation

- For parking regulations refer to page 203-204.
- Parking should be provided within the plot limit.
- Single vehicular access is allowed only. Both vehicle entry & exit must be provided in car parks.
- Access width must not exceed 6m.
- Direct street parking is not permitted.
- The Municipality or other applicable approving authorities (such as the RPDD) administer their own parking regulations. The TPD will need to satisfy both Diyar Al Muharraq and the authorities in order to obtain a final building permit i.e. the TPD must satisfy the higher of the two requirements.
- Refer to your plot plan for access location.



- Rear Zone
- Side Zone
- Front Zone
- ▲ Car Access

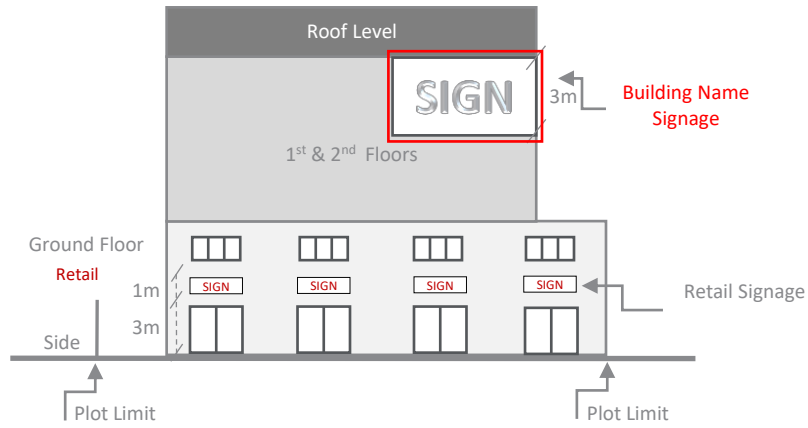
6.1 Light Industry- 22A



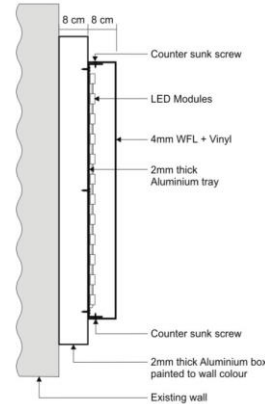
Facilities

- Plot design must incorporate waste storage and deliveries areas either detached or integral to the building.
- Facilities which serve the building must be concealed within the plot perimeter and not be openly visible to the street. It must incorporate a footpath connection to the street.
- Areas for loading and unloading must be provided within the property line and should not conflict with other facilities or the main pedestrian entrances.
- The built up area assigned to utilities, garbage and utility stores may not exceed 30% of the total GFA.

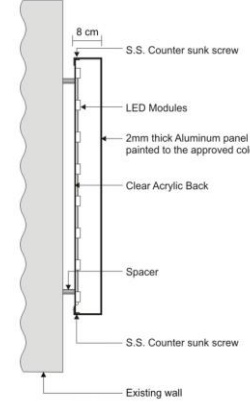
6.1 Light Industry- 22A



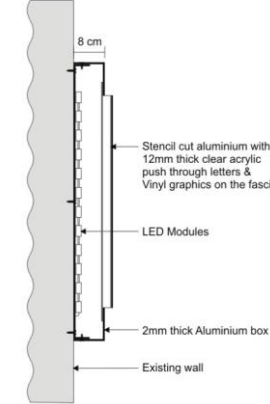
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign

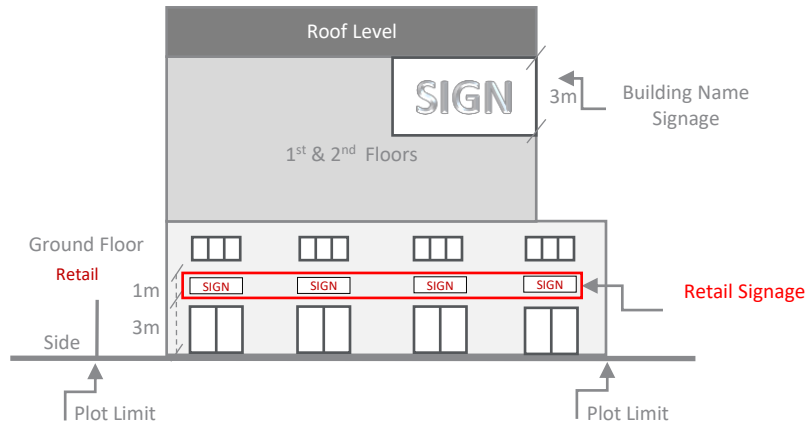


Building Signage Example

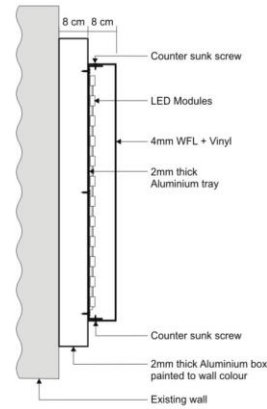
Building Signage Regulations:

- Signage should be large in scale (as per the dimension mentioned on the above example) and intended to be visible from long distance and preferably illuminated.
- Signage to contain building name or one business name only that reflects the identity or logo of the place or premises.
- Signage or text height should be a maximum of 3m and minimum of 0.5m and It can be either vertical or horizontal in direction.
- Length of the signage shall not exceed 1/3 of the total length of the façade.
- Location of the signage: mounted on the uppermost section of the main façade of the building facing the major road (maximum 2 signages for 2 facades).
- Buildings can have either 3D front lit sign. 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

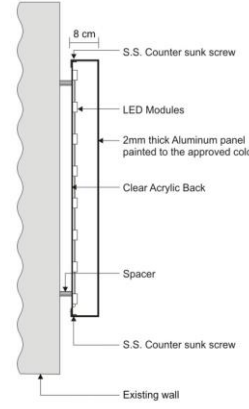
6.1 Light Industry- 22A



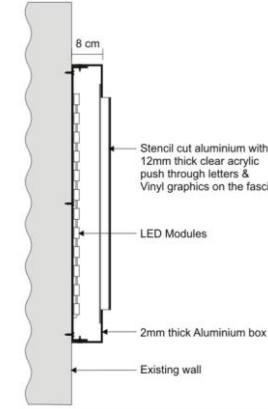
Signage in Elevation



3D front lit sign



3D reverse lit sign



3D edge lit sign



Retail Signage Example

Retail Signage Regulations:

- The bottom of all retail signage to be installed on a 3m height from road level and on the front façade of the retail.
- Signage length to be proportioned with retail shop façade.
- The maximum height of a sign is 1m from the top of the sign to the bottom.
- Signage must be provided along the façade of the building line and should be visible from the highway.
- Buildings can have either 3D front lit sign, 3D reverse lit sign or edge lit sign.
- Signage proposal to be submitted with the detailed design application and is subject to TIO's approval.

6.1 Light Industry- 22A



Exposed neon signs example



Projecting signs example



Light box sign board example

Signage Prohibitions:

- No signage allowed to be installed on façades overlooking residential plots/villas.
- Roof free standing and exposed neon signs, and Animated or flashing signs are not permitted.
- Projecting signs are not permitted.
- Light box sign board are not permitted.

Design Regulation



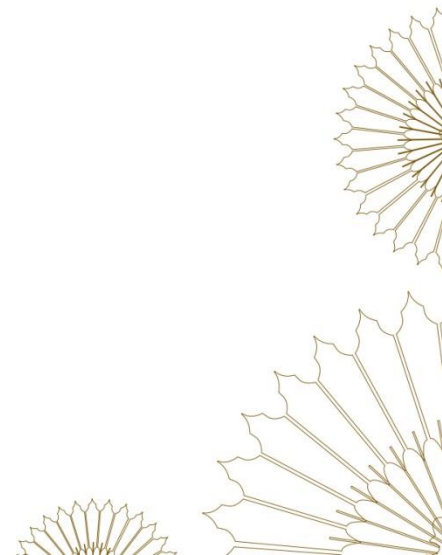
7. General Regulations

7.1 GFA Inclusions & Exclusions

GFA (Gross Floor Area): The sum of the total area of buildings to be constructed on a plot or parcel, measured from the exterior faces of the external walls or from the centerline of common walls of adjoining areas.

Table I.1

Areas	Residential	Commercial
Lobby spaces	✓	X
Majlis	✓	N/A
Mezzanines	✓	✓
Attic spaces	✓	N/A
Internal/Enclosed balconies (enclosed on 3 or more no. of sides)	✓	✓
Access and stairwells*	✓ Stairwell calculated once only	X Unless the area is less than 12% of GFA, then not included
Enclosed amenity spaces (e.g gymnasiums & other shared spaces)	✓	✓
Public corridors	✓	X
Storage spaces (Mechanical, electrical, plumbing, gas, telecommunication & similar equipment)	X	X
Shafts (elevator, garbage, service)	X	X
Parking areas	X	X
External arcades	N/A	X
Covered walkways	X	X
External roofed over areas which are open on all 4 sides	X	X
Public Restrooms	N/A	X
Basements	✓ Unless used for parking or utilities	✓ Unless used for parking or utilities



7.2 Parking Regulations

Table 1.2

Land Use Typology	Units	No. of Parking Bays Per Unit
RESIDENTIAL		
Single Family Housing	1	2
Townhouse	1	2
Residential Apartment (whichever is higher)	1-2 Bedroom	1
	3-4 Bedroom	2
	100 sqm NFA	1
RETAIL		
General Goods Shop	100 sqm NFA	2.5
Supermarket	100 sqm NFA	2.5
Cold Store/Grocery Shop	100 sqm NFA	2.5
Commercial Showrooms: Furniture, Car, Building Materials, ...etc.	100 sqm NFA	2.5
Restaurant	100 sqm NFA	10
Coffee Shop	100 sqm NFA	5
Mall/Shopping Centre	100 sqm NFA	2.5
COMMERCIAL		
Office	100 sqm NFA	2.5
Bank	100 sqm NFA	2.5
Clinic	100 sqm NFA	2.5
Fitness Centre/Gym	100 sqm NFA	2.5
Spa	100 sqm NFA	2.5
Salon	100 sqm NFA	2.5
Facility Training Centre	100 sqm NFA	2.5
Nursery	Per Classroom	2
Real Estate Agency	100 sqm NFA	2.5
Travel Agency	100 sqm NFA	2.5

7.2 Parking Regulations

Table 1.2

Land Use Typology	Units	No. of Parking Bays Per Unit
LIGHT INDUSTRY/MAINTENANCE SERVICE		
Labor Accommodation	100 sqm NFA	0.25
Warehouse	100 sqm NFA	0.5
Workshop	100 sqm NFA	0.5
Store	100 sqm NFA	0.5
Service Showroom	100 sqm NFA	0.5
EDUCATION FACILITIES		
Nursery	Per Classroom	2
School (Public/Private)	Per Classroom	2
Higher Education Institute (Public/Private)	Per 4 Students	1
University (Public/Private)	Per 4 Students	1
HEALTH CARE FACILITIES		
Clinic	100 sqm NFA	2.5
Healthcare Centre	100 sqm NFA	2.5
Hospital (Public/Private)	100 sqm NFA	3
Psychiatric Facility	100 sqm NFA	2.5
HOSPITALITY		
Hotel	Per 3 Rooms	1
Cinema/Theatre Hall	Per 5 Seats	1
Museum	100 sqm NFA	2
Library	100 sqm NFA	2
Gaming Hall/Multi-Purpose Hall	100 sqm NFA	4
Local Masjid	-	-
Jumma Masjid	100 sqm NFA	2



Thank you

TIO Office

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