

AI Naseem Regulations and Guidelines

	Type of work	Permitted		Not Permitted	refer to DRGs	Remarks
		Permission Not required	Permission required		page	
1	<u>Interior works:</u> Interior works inside the villa including (furniture loading/unloading, internal painting, electrical/plumping works, gypsum works, kitchens fixing, tiles fixing inside the villa, etc.)	✓				<ol style="list-style-type: none"> No construction materials to be used such as cement, aggregates, sand, concrete blocks, etc. If construction materials to be used, a Commencing Work (CW) permit must be obtained from Technical Interface Office (TIO) before start of work on site.
2	Interior modifications work including (adding internal walls, openings for internal doors and all works that include concrete block.)		✓			<p>A Commencing Work (CW) permit must be obtained from Technical Interface Office (TIO) before start of work on site.</p> <p>Limited interior design modifications are permitted subject to:</p> <ul style="list-style-type: none"> Any modifications or additional works shall not affect the integrity of any underground buried services such as water supply pipes, electrical cables, drainage pipes, etc. The Villa Owner is not permitted to make any modifications or changes to the structural frame. It's not permitted to demolish any external part of the villa that will affect the external appearance of the building.

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3	Building additional areas (such as: additional room, etc.) or enclosing open areas			X	27	Any modifications to the existing villa layout which will increase or decrease the built-up area or changes in open spaces which will affect the GFA or building height is not permitted.
4	Lift installation		✓		26	<ol style="list-style-type: none"> 1. A Commencing Work (CW) permit must be obtained from Technical Interface Office (TIO) before commencing work on site. 2. Lift specifications and type to be submitted by manufacturer/supplier to TIO for review. 3. Please install the lift in the designated area identified in the floor plans. (kindly refer to the as built drawings) 4. Please refer to the DRGs page 26 for the permitted lift type for your villa type. 5. TIO is not responsible for granting approval on lift specifications, installation and technical compliance. This falls under the Villa Owner's supplier liability.

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5	Any architectural modification to villas façade and changing the design theme of the villa such as: fixing tiles/stones (cladding) on external walls, changing the original color, design of windows, glass, frames, main doors, boundary walls or balconies elevations and railings..etc.			X	27	Not permitted in order to maintain the architectural theme of Al Naseem project.
6	Raising or altering villa boundary walls			X	14	Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs)
7	Villa external painting		✓		19 - 20	<ol style="list-style-type: none"> 1. Apply for a Commencing Work (CW) permit at TIO before commencing work on site. 2. Please comply with original paint color specifications of the villa type. 3. It's not permitted to change the original color in order to maintain the architectural theme of Al Naseem project.
8	Agricultural works within the plot limit including: (agricultural sand, natural and artificial trees and plants, etc.)	✓				<ol style="list-style-type: none"> 1. The owner shall review the villa drawings to allocate the services (sewers and water drainage opening) before commencing work on site, all that is mentioned is the responsibility of the villa owner, the consultant and the contractor assigned by the owner.

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						<ol style="list-style-type: none"> 2. Don't block any water/drainage pipes, manholes or any soak pits that are located within the villa or in the open shaft. It's prohibited to discharge storm water in manholes. 3. Do not cover the full garden with tiles, this includes the shaft, and use permeable materials such as interlock, and artificial grass on 30% of the garden area to allow storm water to seep into the ground. 4. It is prohibited to plant or build planter boxes beyond the plot limit. 5. It's prohibited to discharge water beyond the plot limit.
9	Front and Rear Garden (Soft Landscaping only)	✓			21	<ol style="list-style-type: none"> 1. Villa owner is permitted to carry out soft landscaping in the front and rear garden in the designated space provided (refer to the as built drawings for available spaces and levels) 2. Irrigation shall be manual from the available garden tap. 3. Don't block any water/drainage pipes, manholes or any soak pits that are located within the villa or in the open shafts. 4. It's prohibited to discharge storm water in manholes. 5. Do not cover the full garden with tiles, and use permeable materials such as interlock, and artificial grass on 30% of

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						the garden area to allow storm water to seep into the ground. 6. It is prohibited to plant or build planter boxes beyond the plot limit. 7. It's prohibited to discharge water beyond the plot limit.
10	Rear Garden (Hard Landscaping)		✓		21	1. Apply for a Commencing Work (CW) permit at TIO before commencing work on site. 2. Villa Owner is permitted to carry out hard landscaping in the rear garden subject to submitting drawings to TIO approvals. 3. Please submit drawings showing the location of the required work on the villa plan. 4. Do not cover the full garden with tiles, and use permeable materials such as interlock, and artificial grass on 30% of the garden area to allow storm water to seep into the ground. 5. Irrigation shall be manual from the available garden tap. 6. Don't block any water/drainage pipes, manholes or any soak pits that are located within the villa. 7. It is prohibited to plant or build planter boxes beyond the plot limit. 8. It's prohibited to discharge storm water in manholes.

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11	First Floor Terraces Landscaping		✓		24	<ol style="list-style-type: none"> 1. Apply for a Commencing Work (CW) permit at TIO before commencing work on site. 2. Please submit drawings showing the location of the required work on the villa plan. 3. Villa owner is permitted to construct planter boxes to carry-out soft landscaping in-line with the show villa (refer to the images in the DRG page 24) 4. Irrigation shall be manual from the available garden tap.
12	Second Floor Terraces Landscaping		✓		24	<ol style="list-style-type: none"> 1. Apply for a Commencing Work (CW) permit at TIO before commencing work on site. 2. Please submit drawings showing the location of the required work on the villa plan. 3. Villa owner is permitted to carry-out landscaping in-line with the show villas design (refer to the images in the DRG page 24) 4. Irrigation shall be manual from the available garden tap.
13	Upper Roof Terrace Landscaping			X	24	Not permitted to do any landscaping or to build / install a gazebo or Sunshade due to noncompliance to Al Naseem project's Development regulations & guidelines.

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14	Shading installation in the ground floor <u>front side garden</u> .			X	21	The Villa Owner is not permitted to build a sunshade or Gazebo in the front garden.
15	Shading installation on ground floor in the <u>rear side garden</u> only.		✓		23	<ol style="list-style-type: none"> 1. Apply for a Commencing Work (CW) permit at TIO before commencing work on site. 2. Drawings to be submitted showing location, heights, material, and colors of the required work on the villa plan. 3. The height of the structure must not exceed 2.7m measured from the ground floor finish level. 4. Any shading structure to be independent from the existing structure including the privacy walls and be anchored to the ground level. 5. Shading Device/Gazebo must be open from all sides. 6. Shading device/Gazebo area must not be larger than 50% of the available open area. 7. Style/Theme: frame structures are allowed and may be covered with a flat surface, could be fabric, acrylic, greenery...etc. Colors is subjected to TIO approval
16	Shading installation on first and second floor terrace			X	24	The Villa Owner is not permitted to build a sunshade or Gazebo in the first and second floor terrace.

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17	Shading installation on the roof			X	24	The Villa Owner is not permitted to do any landscaping or to build / install a sunshade or Gazebo in the upper roof Terrace.
18	Shading devices and furniture outside villa boundaries			X		Not permitted in order to maintain the architectural theme of Al Naseem project.
19	Shading installation in the ground floor <u>front side garden</u> .			X	21	The Villa Owner is not permitted to build a sunshade or Gazebo in the front garden.
20	Swimming pools construction work			X	27	Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs)
21	Safety railing installation on the seaside Coping Block		✓		23	<ol style="list-style-type: none"> 1. Apply for a Commencing Work (CW) permit at TIO before commencing work on site. 2. Railing shall be free standing type, mounted on the Coping Block and shall not be supported from Boundary Walls on either sides. 3. Safety railing shall be of 1.0m height and made of glass balustrades. 4. Handrails loads on the inner canal quay wall and outer canal sundeck shall be limited to a maximum of 1kN/m². 5. Kindly note that it's not permitted to install the safety railing on the rock revetment or beyond plot limit. 6. Kindly refer to Al Naseem DRGs (Development Regulations and Guidelines) for further clarification and guidance.

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22	Jetty/pontoon installation		✓		32-61	<ol style="list-style-type: none"> 1. Apply for a Detailed Design Permit before commencing work on site. 2. Customer to appoint a consultant and submit the documents by email to tio@diyar.bh 3. The appointed consultant must submit all the drawings in DWF format to tio@diyar.bh <ul style="list-style-type: none"> - Plan and sections - Structure Drawings: Detailed Drawings of the Revetment interface - Material Specification - Design Calculations
23	Closing or covering of service shafts			X	27	Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs)
24	Installing garage shutter		✓		24	<ol style="list-style-type: none"> 1. Apply for a Commencing Work (CW) permit at TIO before commencing work on site. 2. Please install the shutter at the designated garage opening provided. 3. Shutter door specifications, type and color from the manufacturer/supplier to be submitted to TIO for their review. 4. Please comply with permitted color code for the garage door (RAL-9016)
25	Villa porch glass installation			X		Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs)

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26	Installing outdoor CCTV cameras in the designated provisions.	✓			31	<ol style="list-style-type: none"> 1. Please comply with TIO guidelines for all wires/conduits to be concealed and painted with the villa's original paint color. 2. Please don't install CCTV cameras towards adjacent villas to ensure neighbor's privacy. 3. Please comply with the provided Conduits and pull wires for CCTV.
27	Demolishing any external part of the villa.			X	27	It's not permitted to demolish any external part of the villa that will affect the external appearance of the building or to make any modifications or changes to the structural frame.
28	Modification to the external walls of the villas, including privacy walls on the rear side.			X	27	Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs).

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29	Any modification or additions to the rock revetments			X	27	Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs).
30	Building an enclosed structure like a shed, green-house, shelter or animal cage on the roofs or on the ground floor.			X		Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs).
31	Hanging exposed clothes from windows or balconies			X		Not permitted in order to maintain the architectural theme of Al Naseem project.
32	Parking of boats or Jet skis on roads or sidewalks			X		Not permitted in order to maintain the architectural theme of Al Naseem project.
33	Use of villa for any nonresidential purposes such as commercial or retail.			X		Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs).
34	Enclosing the Garage to be used as a room.			X	27	Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs).
35	Enclosing the balcony			X	27	Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs).
36	Adding, planting, fencing, or paving of public areas			X		Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs).

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37	Altering of adjacent curbs			X		Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs).
38	Store any baggage, furniture or other items on the roof visible from outside.			X		Not permitted due to noncompliance to Al Naseem Project's Development Regulations & Guidelines (DRGs).

- Please ensure to obtain the required work permit from TIO as per the above table prior to starting work on site to avoid any delay or inconvenience.
- A copy of the approved and valid work permit must be shown to the security at the main gate of Diyar Al Muharraq, contractors/labors will be prohibited from entering if a valid work permit is not available.
- A copy of the approved work permit must be kept on-site in order to present it to TIO engineers/inspectors when needed.
- In order to avoid violations and stopping building works on site, please maintain the cleanliness of site, adhere to works in the approved permits, and to Diyar Al Muharraq's Construction, Health and Safety Regulations and Guidelines.
- Please note that BD100 deposit amount and review fees BD50 will be required upon commencing work (CW) approval.
- Please note that BD200 deposit amount and review fees BD617.5 will be required upon submitting a jetty/pontoon Detailed Design application.

Your cooperation is highly appreciated

For inquiries please contact us on 80008880, or visit us at the Technical Interface Office

Remarks

1. Please maintain the cleanliness of the site and comply with the Health & Safety regulations for Diyar Al Muharraq.
2. Please do not change or alter main elevations of villa, close balconies or ventilation shafts.
3. The owner will be held fully responsible if any work done lead to any damages within or surrounding the plot/villa, which might cancel the DLP (Defect Liability Period), in the specified area or for the whole villa, if it is still valid. The condition will be subject to Diyar Al Muharraq's consultant review.
4. In the case of storing any building materials outside the villa boundaries, please provide a polythene sheet underneath the materials and don't occupy public roads, and remove it immediately once the permission expired or if asked to do so by Technical Interface Office (TIO).
5. For any works requiring temporary occupation of public roads, please apply at TIO to get the required permit.
6. Please don't disturb your neighbor's boundaries by installing shading devices, fountains...etc., keep the mentioned work within your plot boundaries, and refrain from working outside working hours.
7. Please comply with the work and approved drawings in the permit approved and issued by TIO. For any additional work, please contact TIO before commencing work on site.
8. To renew your work permit, please contact TIO through Diyar Al Muharraq Call Centre at 80008880. A post Inspection will be organized before issue of the renewed work permit.
9. The security deposit will only be refunded upon completion of work on site. The villa owner must apply for a post inspection by contacting TIO through Diyar Al Muharraq Call Centre at 80008880.

Note:

Refunding the security deposit from the Technical Interface office after work completion of the mentioned work does not release the owner and his hired consultant and contractor from the full responsibly to the work done on site.