



Ossis Property Developers B.S.C. (Closed)
Amwaj Islands
Kingdom of Bahrain
P.O. Box 11990

Building Regulations
For
Amwaj Islands
(16 February 2016)

(Revision 7)

Preface

(i)

The Rules and Guidelines described below form the Building Regulations & Construction Requirements for Amwaj Islands.

(ii)

The Rules and Guidelines below serve to clarify the requirements for plot development within Amwaj Islands

They are to be used in conjunction with any instructions issued directly by Osis Property Developers office in relation to facilitating and clarifying any additional queries

(iii)

The Rules and Guidelines are based in principle on the Prime Ministerial Edict No. (28) (PME 28) of the year 2009, published on 10th June 2009 the contents of which apply in principle to the developments within Amwaj Islands

In case of conflict with PME 28, the Rules and Guidelines set below supersede those of, and take precedence over PME 28, unless specifically directed by Osis Property Developers office in writing as stipulated above in (ii).

(iv)

Disclaimer

The Rules and Guidelines are subject to periodical modifications and Osis Property Developers B.S.C (c), have the right to alter and modify them without prior notice and shall not be liable for the consequences thereof.

Osis Property Developers B.S.C (c), shall not be liable for any misinterpretation, misrepresentation or misreading of the Rules and Guidelines below.

Article (1)

DEFINITION OF TERMS

For the purpose of the application of Regulations specifically for Amwaj Islands, the following words and expressions shall have the meanings assigned to each of them unless the text otherwise requires:-

Plans Review Committee:

Under special collaboration with Municipalities Affairs, Amwaj Islands formed a special committee to review plans and enforce construction regulations to all development projects in Amwaj Islands. The concerned Municipalities Affairs authorities will not issue Building Permit if the Design Drawings submitted do not bear the Stamp of OPD Engineering (Plans Review Committee).

Development:

It shall mean the building, construction or division of Land intended for the erection of buildings, reclamation for development purposes or excavation for purpose of mining or any other operations, above or under ground or carrying out a fundamental change in the use of buildings, lands or spaces.

Development Lands:

It shall mean all lands deemed appropriate for development overlooking a legal access street, or more provided it is linked to the Road network and public utilities.

Attached Residential Areas (RHA):

The residential areas situated in the heart of towns, cities, villages and their extensions where it is permitted to construct one residential unit attached from one side or more, and which has a low or medium building density.

Residential House (RA):

This is meant by the independent or attached house on a plot of land and contains living rooms, bed rooms, dining rooms and hygienic utilities, open and close spaces and which has independent entrances and internal staircase, if any, separated from any other residential house.

Residential Utilities

These are meant by those elements serving the residence such as the external kitchen, watchman room, external majlis, laundry room, storage room and the like which are located inside the plot land whether linked or separated from the main buildings.

Building Annexes:

These are the elements of services which serve the building (such as the residential building or commercial building or the like which comprises of watchman room, gas rooms, power sub-stations associated with the building and utilities, stores and the like which are located within the plot of land whether linked or separated from the main building.

Commercial Premises:

It is meant by the building linked to a public passage or through a legal public road with a facade or more inside the plot of land and is permitted to be used for Commercial activities.

Building:

This is meant by the independent building which consists of a number of storeys and may contain residential or administration flats or separate Commercial premises which may be jointly used as public entrances or as joint staircase.

The Building Setbacks:

These are the areas restricted between the overlooking border ownership and the building line for each facade of the building. The setback types are divided into the followings:

- a) **Front Setbacks:** This is the minimum unit of distance between the border overlooking the road and the building line of the facade overlooking the same in the ground floor and upper floors unless upper projections are permitted.
- b) **Rear Setback:** This is the minimum of the distance between the ownership border overlooking the back neighbour in the direction opposite the front facade and the building line of the facade overlooking the same whether the adjacent neighbour is a plot of land or a garden or an open space or pedestrian passage, in the ground floor and all upper floors unless upper projections are allowed at upper floors.
- c) **Side Setback:** This is meant by the minimum distance between the ownership border overlooking the side adjacent neighbour in the perpendicular side on the front façade overlooking the same whether the adjacent neighbour is a plot of land or a garden with an open space or a pedestrian passage.

The Building Height:

It is meant by the vertical dimension opposite the building facade from the level of the highest area of the pavement level, if any, otherwise it is counted from the road axis. For B10, B15 and B20/SP buildings however, Civil Aviation Affairs (CAA) has approved a maximum permissible height of 47m, 60m and 75m respectively, above Mean Sea Level (MSL) including utilities such as antenna or any other services.

Building Line:

This is meant by the line which determines the area permitted for building therein at the ground floor inside a plot of land which may conform with the organisation line in any or may setback from the border of the road, the street, the garden or the pedestrian passage by setbacks determined by the building regulations of development for the facades overlooking them.

Organization Line:

This is meant by the line which permits the building as indicated by the approved detailed plans.

The Road Axis:

This is meant by the line route which determines the middle of the roads width.

The Road Border:

It is meant by the line which determines half of the width of the road from one direction from the axis of the road. Each road has two lines.

The Right of Way:

It is meant by the space confined between the opposite properties overlooking the road which consists of vision's angles, the intersection and reserved areas for public utilities along the road.

Pedestrian and Services Lanes:

This is meant by the space which separates the properties or those parallel to the road and used for pedestrian or services or both and where auto vehicles are not permitted to pass through.

Multi-storey Car Parks:

This is meant by the buildings with one storey or more in an independent building or part of a building and utilised as car parks.

Commercial Street (Approved)

This is meant by the street where Commercial premises are permitted in the plots of lands overlooking the same as per the approved maps for Development.

Projects of Specific Nature

This is meant by those non stereotyped projects for which no governing rules have been issued within the specified regulations for development and which might be built in areas of approved general and detailed planning, or in open unplanned areas. Approval of such projects shall need the preparation of specialized studies which include:

- a) The development planning impact of the project on surrounding areas.
- b) The traffic impact on existing road network at various levels.

- c) Environmental and maritime impact
- d) Social, cultural and economic impact.
- e) Any other relevant studies to decide on the project request.

The project is considered of specific nature in view of its planning development to accommodate its development needs including development of road network, utilities on its site and surrounding areas.

Residential Housing Area Private Residential – A (RA)

Article (2)

Uses: Residential uses are permitted as shown in the maps classifying the development areas in the project.

The maximum built-up area of the building shall not be more than one hundred fifty (150%) percent of the land area and built area of any floor shall not exceed sixty (60%) percent of the land area.

Article (4)

Setbacks

1. Front Setback (Villa Front):

Building is permitted on the ground floor at a distance not less than three (3m) meters from the land boundary for the front overlooking the main entrance.

2. Rear Setback:

Building is permitted on the ground floor at a minimum distance of two (2m) meters from the land boundary for the front facing the street.

3. Side Setback:

Building is permitted on the ground floor at a minimum distance of two (2m) meters from the side boundary of the land facing the side front overlooking a neighbour. No upper projections are allowed on floors that are above the first floor.

Exceptions

- A) Service/utility building with a maximum height of 3.0m and a 0.5m maximum height parapet may be located directly against the side and back boundary lines, subject to Osis Property Development approval.

- B) Garage construction shall be of light shed type construction and may be located directly against the side and back boundary lines, subject to Osis Property Development approval.

Article (5)

Heights

The height of building only shall be three (3) floors including basement with a maximum of twelve (12m) meters, including utility areas or any other services on the roof. In case of building a basement, the height of ground floor shall not exceed 1.40meters (one meter and forty centimeters) from the road level.

The height of any service/utility building and garage shall not exceed 3.0m plus a maximum 0.5m for parapet if required.

Article (6)

Special Requirements

1. A car park for a minimum of two cars must be provided inside the land, provided the number of entrances to the car park is restricted to a single entrance only from one front.
2. A residential complex (multi-villa) may be built on a land area of not less than three thousand (3,000sm) square meters, subject to approval of Plans Review Committee. Hence, no land subdivision on plot/s area below 3,000 square meters and no multi-flat development shall be allowed.
3. DRIVEWAY OPENINGS. Plots in Amwaj Islands are provided with laid-on-back interlock tiles to designate driveway access. This location should be considered during planning stage. Any deviation from designated location of driveways shall have prior approval of Plans Review Committee. All costs related to modification of designated access shall be borne by the plot owner.
4. No vehicular or pedestrian access may be allowed from the Main Road. Each plot is limited to one vehicular entrance/exit only from minor road.
5. When plots are combined to allow for multi-unit development, the following requirements will then be assessed individually;
 - Access and egress
 - Set-back and retraction
 - Plot boundary redefinition
 - Title Deeds
 - Utility services distribution
 - Appropriate fees considerations

The above assessment will depend on the following;

- Location
- Category of development
- Number of combined plots
- Number of proposed units

Residential Housing Area Row Housing Area – A (RHA)

Article (10)

Uses: Residential uses are permitted as shown in the maps classifying the development areas in the project.

The maximum built-up area of the building shall not be more than one hundred fifty (150%) percent of the land area and built area of any floor shall not exceed seventy (70%) percent of the land area.

Article (12)

Setbacks

1. Front Setback:

Building is permitted on the ground floor at a minimum distance of five (5m) meters from the front boundary of the land from the front overlooking a street. Projections such as towers and balconies above the ground floor are permitted to a maximum height of 1.20m (one meter twenty centimeters)

2. Rear Setback:

Building is permitted on the ground floor at a minimum distance of six (6m) meters from the rear boundary of the land for the back front overlooking the sea. Projections are permitted on floors above the ground floor for a maximum height of 1.20m (one metre twenty centimeters).

3. Side Setback:

- a. Building is permitted on the ground floor on the side boundary of the land for the side front overlooking a neighbour. No projections are allowed on floors above the ground floor.
- b. In the event of there being openings on the side neighbour, the building retraction must not be less than two (2m) meters from the side boundary on the side where there are openings.

Exceptions

- A) Service/utility building with a maximum height of 3.0m and a 0.50m maximum height parapet may be located directly against the side and back boundary lines, subject to Ossis Property Development approval.
- B) Garage construction shall be of light shed type construction and may be located directly against the side and back boundary lines, subject to Ossis Property Development approval.

Article (13)

Heights

The height of building only shall be three (3) floors including basement with a maximum of twelve (12m) meters, including utility areas or any other services on the roof. In case of building a basement, the height of ground floor shall not exceed 1.40metres (one meter and forty centimeters) from the road level.

Article (14)

Special Requirements

1. A car park for a minimum of one car must be provided inside the land, provided the number of entrances to the car park is restricted to a single entrance only from one front.
2. A residential complex (multi-villa) may be built on a land area of not less than three thousand (3,000sm) square meters, subject to approval of Plans Review Committee. Hence, no land subdivision on plot/s area below 3,000 square meters and no multi-flat development shall be allowed.
3. DRIVEWAY OPENINGS. Plots in Amwaj Islands are provided with laid-on-back interlock tiles to designate driveway access. This location should be considered during planning stage. Any deviation from designated location of driveways shall have prior approval of Plans Review Committee. All costs related to modification of designated access shall be borne by the plot owner.
4. No vehicular or pedestrian access may be allowed from the Main Road. Each plot is limited to one vehicular entrance/exit only from minor road
5. When plots are combined to allow for multi-unit development, the following requirements will then be assessed individually;
 - Access and egress
 - Set-back and retraction
 - Plot boundary redefinition
 - Title Deeds
 - Utility services distribution
 - Appropriate fees considerations

The above assessment will depend on the following;

- Location
- Category of development
- Number of combined plots
- Number of proposed units

Multi-Storey Building Areas: 20-Storey (B20)

Article (23)

Uses: Residential, administrative or both uses are permitted as per the specification of construction areas in the project.

The building shall comprise one (1) administrative ground level plus a maximum nineteen (19) residential floors.

The maximum built-up area of the building shall be as follows;

850% of the plot area for residential areas

900% of the plot area for total built-up area, excluding parking

Article (25)

Setbacks: The building shall be retracted for a distance of six (6m) meters from all sides of neighbouring plots. The building can be built up to the plot boundaries where the plot boundary is adjacent to a road with a width in excess of ten (10m) meters.

Upper projections such as towers and balconies above the ground floor are permitted for a maximum of 1.20m (one meter and twenty centimeters) from the front and 60cm from other sides. However,

- No such projection is allowed to project outside the plot on street boundaries.
- Projections shall only be allowed on a six (6m) meters set-back for neighbouring plot boundaries

Article (26)

Heights

1. The height of the building shall not exceed a maximum of seventy five (75m) meters above Mean Sea Level (MSL) inclusive of utilities such as antenna or any other services (Civil Aviation Affairs Restriction).
2. In the event of building a cellar, the permitted floor height of the ground floor shall not exceed 1.40m (one meter forty centimetres) from the road level.

Article (27)

Special Requirements

1. Only twenty five (25%) percent of the total numbers of units/flats with an area less than one hundred (100sm) square meters may be allowed. Remaining units/flats must be one hundred (100sm) square meters floor area and above.

2. A commercial space/s can be allocated in the Administrative Ground Floor. The built-up area shall not be more than ten (10%) percent of the land area. This will serve as services facilities to cater mainly the immediate needs of the residence. No direct access or opening from the outside is allowed except for a single common service access for all.
3. A shed may be built on the roof top of the upper floor for a maximum height of five (5m) meters measured from the rooftop floor level. This may be used for architectural décor, lift power room, water tank shed. Maximum build up area shall be fifty (50%) percent of roof deck floor area or less.
4. It shall be imperative to provide car parks within the plot of land at the rate of at least one (1) car for each flat so that the number of car parks shall not be less than one (1) car park per one hundred (100sm) square meters. Required car parks must be provided on the ground floor, the upper floors , in the basement or in all of them. It shall also be permitted to build multi-storey car parks on the borders of the land from all sides.
5. DRIVEWAY OPENINGS. Plots in Amwaj Islands are provided with laid-on-back interlock tiles to designate driveway access. This location should be considered during planning stage. Any deviation from designated location of driveways shall have prior approval of Plans Review Committee. All costs related to modification of designated access shall be borne by the plot owner.
6. No vehicular or pedestrian access may be allowed from the Main Road. Each plot is limited to one vehicular entrance/exit only from minor road. Building substation location and access door must be facing towards the minor road.
7. In the event of there being several uses, entrances, lifts and staircases leading to residential areas must be separated from other uses.
8. Gymnasium and associated facilities are allowed to be constructed at podium level along with the first residential floor with a maximum area of one hundred five (105sm) square meters including all facilities.
9. Any facility to be constructed on the roof shall be offset by three (3m) meters from any edge and the overall height, build up area and edge treatment remains as described above.

Multi-Storey Building Areas: 15-Storey (B15)

Article (28)

Uses: Residential, administrative or both uses are permitted as per the specification of construction areas in the project.

The building shall comprise one (1) administrative ground level plus a maximum of fourteen (14) residential floors.

The maximum built-up area of the building shall be as follows;

650% of the plot area for residential areas

700% of the plot area for total built-up area, excluding parking

Article (30)

Setbacks: The building shall be retracted for a distance of six (6m) meters from all sides of neighbouring plots. The building can be built up to the plot boundaries where the plot boundary is adjacent to a road a width in excess of ten (10m) metres.

Upper projections such as towers and balconies above the ground floor are permitted for a maximum of 1.20m (one meter and twenty centimeters) from the front and 60cm from other sides. However,

- No such projection is allowed to project outside the plot on street boundaries.
- Projections shall only be allowed on a six (6m) meters set-back for neighbouring plot boundaries

Article (31)

Heights

1. The height of the building shall not exceed a maximum of sixty (60m) meters above Mean Sea Level (MSL) inclusive of utilities such as antenna or any other services (Civil Aviation Affairs Restriction).
2. In the event of building a cellar, the permitted floor height of the ground floor shall not exceed 1.40m (one meter forty centimeters) from the road level.

Article (32)

Special Requirements

1. Only twenty five (25%) percent of the total numbers of units/flats with an area less than one hundred (100sm) square meters may be allowed. Remaining units/flats must be one hundred (100 square meters floor area and above).

2. A commercial space/s can be allocated in the Administrative Ground Floor. The built-up area shall not be more than ten (10%) percent of the land area. This will serve as services facilities to cater mainly the immediate needs of the residence. No direct access or opening from the outside is allowed except for a single common service access for all.
3. A shed may be built on the roof top of the upper floor for a maximum height of five (5m) meters measured from the rooftop floor level. This may be used for architectural décor, lift power room, water tank shed. Maximum build up area shall be fifty (50%) percent of roof deck floor area or less.
4. It shall be imperative to provide car parks within the plot of land at the rate of at least 1.5 car park for each flat so that the number of car parks shall not be less than 1.50 car park per one hundred (100sm) square meters. Required car parks must be provided on the ground floor, the upper floors, in the basement or in all of them. It shall also be permitted to build multi-storey car parks on the borders of the land from all sides.
5. DRIVEWAY OPENINGS. Plots in Amwaj Islands are provided with laid-on-back interlock tiles to designate driveway access. This location should be considered during planning stage. Any deviation from designated location of driveways shall have prior approval of Plans Review Committee. All costs related to modification of designated access shall be borne by the plot owner.
6. No vehicular or pedestrian access may be allowed from the Main Road. Each plot is limited to one vehicular entrance/exit only from minor road. Building substation location and access door must be facing towards the minor road.
7. In the event of there being several uses, entrances, lifts and staircases leading to residential areas must be separated from other uses.
8. Gymnasium and associated facilities are allowed to be constructed at podium level along with the first residential floor with a maximum area of ninety five (95sm) including all facilities.
9. Any facility to be constructed on the roof shall be offset by three (3m) meters from any edge and the overall height, build up area and edge treatment remains as described as above.

Multi-Storey Building Areas: 10-Storey (B10)

Article (38)

Uses: Residential, administrative uses are permitted as per the specification of construction areas in the project.

The building shall comprise one (1) administrative ground level plus a maximum of nine (9) residential floors.

The maximum built-up area of the building shall be as follows;

450% of the plot area for residential areas

500% of the plot area for total built-up area, excluding parking

Article (40)

Setbacks

1. Front & Rear Setbacks:

Building by floor is permitted on front and back boundaries of the land for streets with a width in excess of ten (10m) meters.

Upper projections such as towers and balconies above the ground floor are permitted for a maximum of 1.20m (one meter and twenty centimeters) from the front and 60cm from other sides. However,

- No such projection is allowed to project outside the plot on street boundaries.
- Projections shall only be allowed on a 3.50m (three meters fifty centimetres) set-back for neighbouring plot boundaries

2. Side Setback:

Setback on the ground floor shall not be less than 3.50m (Three meters fifty centimeters) from the two sides of the land boundaries. It may be used as passage way and car parks.

Article (41)

Heights

1. The height of the building shall not exceed a maximum of forty seven (47m) meters above Mean Sea Level (MSL) inclusive of utilities such as antenna or any other services (Civil Aviation Affairs Restriction).
2. In the event of building a cellar, the floor height of the ground floor shall not exceed 1.40m (one meter forty centimeters) from the road level.

Article (42)

Special Requirements

1. Only twenty five (25%) percent of the total numbers of units/flats with an area less than one hundred (100sm) square meters may be allowed. Remaining units/flats must be one hundred (100sm) square meters floor area and above.
2. A shed may be built on the roof top of the upper floor for a maximum height of five (5m) meters measured from the rooftop floor level. This may be used for architectural décor, lift power room, water tank shed. Maximum build up area shall be fifty (50%) percent of roof deck floor area or less.
3. It shall be imperative to provide car parks within the plot of land at the rate of at least 1.50 car park for each flat so that the number of car parks shall not be less than 1.50 car park per one hundred (100sm) square meters. Required car parks must be provided on the ground floor, the upper floors , in the basement or in all of them. It shall also be permitted to build multi-storey car parks on the borders of the land from all sides.
4. DRIVEWAY OPENINGS. Plots in Amwaj Islands are provided with laid-on-back interlock tiles to designate driveway access. This location should be considered during planning stage. Any deviation from designated location of driveways shall have prior approval of Plans Review Committee. All costs related to modification of designated access shall be borne by the plot owner.
5. No vehicular or pedestrian access may be allowed from the Main Road. Each plot is limited to one vehicular entrance/exit only from minor road. Building substation location and access door must be facing towards the minor road.
6. Gymnasium and associated facilities are allowed to be constructed at podium level along with the first residential floor with a maximum area of eighty (80sm) square meters including all facilities.
7. Any facility to be constructed on the roof shall be offset by three (3m) meters from any edge and the overall height, build up area and edge treatment remains as described as above.

Row Building Areas – (BR5)

Article (58)

Uses: Residential, administrative or both uses are permitted as per the specification of construction areas in the project.

The building shall comprise one (1) administrative ground level plus a maximum of four (4) residential floors.

The maximum built-up area of the building shall be as follows;

400% of the plot area for residential areas

450% of the plot area for total built-up area, excluding parking

Article (60)

Setbacks

1. Front & Back Setbacks:

Building on ground floor is permitted on front and back boundaries of the land for streets with a width in excess of ten (10m) meters.

Upper projections above the ground floor are permitted for a maximum of 1.20m (one metre and twenty centimetres) from the side facing the road/s. However,

- No such projection is allowed to project outside.
- Projections shall only be allowed on a three (3m) meters set-back for neighbouring plot boundaries

2. Side Setback:

- a. Building is permitted on ground floor on the side boundary of the land for the side front overlooking a neighbour. No projections are permitted on floors above the ground floor.
- b. In the event of there being openings on the side neighbour, the retraction must not be less than three (3m) meters from the side boundary of the land on the side where there are openings.

Article (61)

Heights

1. The height of building shall not exceed a maximum of twenty (20m) meters to the roof level starting from the road level.
2. In the event of building a cellar, the floor height of the ground floor shall not exceed 1.40m (one metre forty centimeters) from the road level.

Article (62)

Special Requirements

1. Only twenty five (25%) percent of the total numbers of units/flats with an area less than one hundred (100sm) square meters may be allowed. Remaining units/flats must be one hundred (100sm) square meters floor area and above.
2. A shed may be built on the roof top of the upper floor for a height of between 5m-7m (five-seven meters) measured from the rooftop floor level, provided that the maximum total height of the building shall not exceed twenty five (25%) meters from the road level. This may be used for architectural décor, lift power room, water tank room, gymnasium and penthouse units.
3. It shall be imperative to provide car parks within the plot of land at the rate of at least 1.50 car park for each flat so that the number of car parks shall not be less than 1.50 car park per one hundred (100sm) square meters. Required car parks must be provided on the ground floor, in the basement or in both of them.
4. DRIVEWAY OPENINGS. Plots in Amwaj Islands are provided with laid-on-back interlock tiles to designate driveway access. This location should be considered during planning stage. Any deviation from designated location of driveways shall have prior approval of Plans Review Committee. All costs related to modification of designated access shall be borne by the plot owner.
5. No vehicular or pedestrian access may be allowed from the Main Road. Each plot is limited to one vehicular entrance/exit only from minor road. Building substation location and access door must be facing towards the minor road.
6. Gymnasium and associated facilities are allowed to be constructed at roof level with a maximum area of fifty five (55sm) square meters including all facilities.
7. Any facility to be constructed on the roof shall be offset by three (3m) meters from any edge and the overall height and edge treatment remains as described as above.

Commercial Retail and Entertainment

Article (CR-08)

Uses: Commercial retail, cafés, restaurants, eateries and the like are permitted as per the specification of construction areas in the project.

Article (CR-10)

Setbacks

1. Front & Back Setbacks:

Building on ground floor is permitted up to front plot boundary (sea front) and up to back plot boundary where there is a road

2. Side Setback:

Setback on the ground floor shall not be less than 3m (three meters) from the two sides of the land boundaries. No projections beyond side plot boundaries are permitted on floors above the ground floor.

Article (CR-11)

Heights

The height of the building shall not exceed the height stipulated in the Zoning Master Plan issued by the Ministry of Municipalities Affairs and Agriculture.

(Article (CR-12))

Special Requirements

- a. Car parks shall be provided within the building at a rate of at least 2.18 car parking spaces for each 100sq.m. of Gross Area.
- b. No car parking is allowed in the un-built plot area
- c. No car parking is allowed in the ground floor within 16m of the front façade of the building. This area is allocated solely for sales area.
- d. For these projects, a separate and individual Traffic Impact Assessment (TIA) must be undertaken by the owner and submitted to both Governing Authority and Roads Directorate. The TIA should take into account the micro- and macro-effects of the project generated traffic on the immediate area and the project as a whole.
- e. For these projects, a separate and individual Structural Assessment Report (SAR) regarding the Quay Wall must be undertaken by the owner and submitted to Governing Authority. The report must be undertaken by a qualified and registered consultant with the required and appropriate Professional Indemnity (PI) in place.

- f. The overall scheme must be submitted to the Governing Authority Architectural Committee for assessment and approval of scheme's appropriateness within the overall Lagoon Project scheme.
- g. No shed or utility units may be visible from the roof top of the upper floor, balconies or anywhere on site. Architectural décor, lift power room, water tank shed ... etc, maybe incorporated into design subject to approval of governing authority.
- h. Use of sea front access is subject to a tariff that will be levied on individual owners after all sub-projects have been completed.
- i. Capital Contribution will be charged from individual owners depending on their usage. Electricity charges are at rate of BD150/kw. Water Charges are the standard Governing Authority charges.

Multi-Storey Building Area: Special Projects (SP) (Asdaf Island)

Article (SPA-01)

Uses: Residential, Hotels, administrative or any mixed-use complex are permitted as per the specification of construction areas in the project.

The building shall comprise one (1) administrative ground level plus a maximum nineteen (19) residential floors.

The maximum built-up area of the building shall be as follows;

500% of the plot area for residential areas

550% of the plot area for total built-up area, excluding parking

Article (SPA-02)

Setbacks: The building shall be retracted for a distance of six (6) meters from all sides of neighbouring plots. The building can be built up to the plot boundaries where the plot boundary is adjacent to a road with a width in excess of ten (10) meters.

Upper projections such as towers and balconies above the ground floor are permitted for a maximum of 1.20m (one meter and twenty centimeters) from the front and 60cm from other sides. However,

- No such projection is allowed to project outside the plot on street boundaries.
- Projections shall only be allowed on a six (6m) meters set-back for neighbouring plot boundaries

Article (SPA-03)

Heights

1. The height of the building shall not exceed a maximum of (seventy five (75m) meters above Mean Sea Level (MSL) inclusive of utilities such as antenna or any other services (Civil Aviation Affairs Restriction).
2. In the event of building a cellar, the permitted floor height of the ground floor shall not exceed 1.40m (one meter forty centimeters) from the road level.

Article (SPA-04)

Special Requirements

1. Only twenty five (25%) percent of the total numbers of units/flats with an area less than one hundred (100sm) square meters may be allowed. Remaining units/flats must be one hundred (100sm) square meters floor area and above.

2. A commercial space/s can be allocated in the Administrative Ground Floor. The built-up area shall not be more than thirty (30%) percent of the land area. This will serve as services facilities to cater mainly the immediate needs of the residence. No direct access or opening from the outside is allowed except for a single common service access for all.
3. A shed may be built on the roof top of the upper floor for a maximum height of five (5m) meters measured from the rooftop floor level. This may be used for architectural décor, lift power room, water tank shed. Maximum build up area shall be fifty (50%) percent of roof deck floor area or less.
4. It shall be imperative to provide car parks within the plot of land at the rate depending on the type of project. Required car parks must be provided on the ground floor, the upper floors, in the basement or in all of them. It shall also be permitted to build multi-storey car parks on the borders of the land from all sides.
5. DRIVEWAY OPENINGS. Plots in Amwaj Islands are provided with laid-on-back interlock tiles to designate driveway access. This location should be considered during planning stage. Any deviation from designated location of driveways shall have prior approval of Plans Review Committee. All costs related to modification of designated access shall be borne by the plot owner.
6. No vehicular or pedestrian access may be allowed from the Main Road. Each plot is limited to one vehicular entrance/exit only from minor road. Building substation location and access door must be facing towards the minor road.
7. In the event of there being several uses, entrances, lifts and staircases leading to residential areas must be separated from other uses.
8. Gymnasium and associated facilities are allowed to be constructed at podium level along with the first residential floor with a maximum area of one hundred five (105sm) square meters including all facilities.
9. Any facility to be constructed on the roof shall be offset by three (3) meters from any edge and the overall height, build up area and edge treatment remains as described above.

Special Projects- (SP) (School Island)

Article (SPS-01)

Uses: Residential, Hotels, administrative or any mixed-use complex are permitted as per the specification of construction areas in the project.

The building shall comprise one (1) administrative/ Car Park ground level plus a maximum four (4) residential floors.

The maximum built-up area of the building shall be as follows;
200% of the plot area for residential, commercial, hotel or office areas

For mixed-use development density shall be decided on a case to case basis.

Article (SPS-02)

Setbacks

1.0 Front Setbacks:

Building on ground floor is permitted on front boundaries of the land for streets with a width in excess of ten (10m) meters.

Upper projections above the ground floor are permitted for a maximum of 1.20m (one metre and twenty centimetres) from the side facing the road/s. However,

- No such projection is allowed to project outside.
- Projections shall only be allowed on a three (3m) meters set-back for neighbouring plot boundaries

2.0 Side & Rear Setback:

Building setback shall not be less than six (3) meters on front and rear land boundaries. It may be used as a passage way and car park.

Upper projections such as balconies above the ground floor are permitted for a maximum of 1.20m (one meter and twenty centimeters) from the front and 60cm (sixty centimetres) from the neighbouring plots boundaries.

Article (SPS-03)

Heights

1. The height of the building shall not exceed a maximum of 23.5m (Twenty three meters and fifty centimeters) above Mean Sea Level (MSL) including any utilities such as antennae, flag pole, water tank or any other services (Civil Aviation Affairs Restriction).

2. In the event of building a cellar, the permitted floor height of the ground floor shall not exceed 1.40m (one meter forty centimeters) from the road level.

(SPS-04)

Special Requirements

- 1.0 Only twenty five (25%) percent of the total numbers of units/flats with an area less than one hundred (100sm) square meters may be allowed. Remaining units/flats must be 100 sq. m. floor area and above.
- 2.0 A shed may be built on the roof top of the upper floor for a maximum height of five (5m) meters measured from the rooftop floor level. This may be used for architectural décor, lift power room, water tank shed. Maximum build up area shall be fifty (50%) percent of roof deck floor area or less.
- 3.0 It shall be imperative to provide car parks within the plot of land at the rate of at least 1.5 car park each flat so that the number of car parks shall not be less than 1.5 car park per one hundred (100sm) square meters or depending on the type and usage of the project. Required car parks must be provided on the ground floor, in the basement or in both of them.
- 4.0 DRIVEWAY OPENINGS. Plots in Amwaj Islands are provided with laid-on-back interlock tiles to designate driveway access. This location should be considered during planning stage. Any deviation from designated location of driveways shall have prior approval of Plans Review Committee. All costs related to modification of designated access shall be borne by the plot owner.
- 5.0 No vehicular or pedestrian access may be allowed from the Main Road. Each plot is limited to one vehicular entrance/exit only from minor road. Building substation location and access door must be facing towards the minor road.
- 6.0 Any facility to be constructed on the roof shall be offset by three (3) meters from any edge and the overall height, build up area and edge.