

Deerat Al Oyoun Regulations and Guidelines

	Type of work	Permitted		Not Permitted	Remarks	Permission Duration
		Permission required	Permission Not required			
1	Interior works including (furniture loading/unloading, internal painting, electrical/plumping works, A/C installation and maintenance).		✓			
2	Interior works including (removing/ adding walls, gypsum works, tiles fixing, any works that includes building materials such as cement, aggregate, sand etc.)	✓			Construction work is not permitted during defects liability period. In case construction commenced, the defects liability period will be terminated.	1 month renewable
3	Additional room as per approved drawings by TIO. (Construction work is not permitted until one year after handing over the housing unit during which the defects liability period has expired).	✓			1- Apply at TIO office. 2- Obtain TIO No Objection Certificate (NOC) and stamped drawings. 3- Submit approved drawings and NOC at Municipal One Stop Shop (MOSS) through a licensed Engineering office to obtain final building permit. 4- Apply for commencing work on site at TIO prior to start of construction works.	3 months renewable
4	Soft landscaping including: (natural and artificial grass, trees, etc.)	✓				1 month renewable
5	Landscaping work including: (floor tiling, waterfalls, fountains, shading, etc.)	✓			Note that 50% of courtyard must not be covered by tiles, cement base, etc., to allow storm water to seep into the ground.	1 month renewable

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					Construction works in the courtyard are not permitted during the defects liability period. In case construction commenced, the defects liability will be terminated.	
6	Garage Shading	✓			Comply with the permitted materials and colors proposed by TIO.	1 month renewable
7	Swimming pool & Jacuzzi	✓			Please leave a setback of at least 1 meter around the pool from all sides.	3 months renewable
8	Installation of glass door for main entrance.	✓			As permitted by TIO, transparent, non-tinted, colored or textured glass.	1 month renewable
9	Any architectural modification to the villa's façade such as: Fixing wall tiles/stone, changing the location or color of windows and doors, any change to the boundary walls or balcony.			X		
10	External wall painting within Diyar's Regulations.	✓			Must comply with original color of villa. Please request for color code/details from TIO.	1 month renewable
11	Greenhouses on terrace or courtyards.			X		
12	Any additional construction except the room allowed on the roof.			X		
13	Closing or roofing the services shaft/void.			X		
14	Shading devices outside villa boundary			X		
15	Furniture beyond the villa boundary.			X		
16	Hanging clothes from the windows or on the balconies.			X		
17	Parking of boats or Jet skis on roads or sidewalks.			X		
18	Use the villa for any commercial or administrative purposes.			X		

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19	Maintenance work on interior finishes, swimming pools, gardens, etc.		✓		Provided that no use of any construction material such as cement, aggregate, sand, interlocks, tiles, etc. In case such materials are used, permission should be obtained from TIO.	
20	Installation of temporary tent within the villa boundary.	✓			Comply to TIO's regulations. To apply at TIO and obtain approval and stamped drawings prior commencing work.	1 month renewable

- Please ensure to obtain the required permission as per the above table prior starting work to avoid any delay or inconvenience, as workers/contractors will not be allowed to enter at main gate unless without a commencing work permission.
- Please maintain the cleanliness of site and adhere to Diyar Al Muharraq's Health and safety regulations. Violating the above will result in stopping the works on site.

Your cooperation is highly appreciated

If you have any questions or concerns please contact us on 80008880, or visit us at the Technical Interface Office located in Al Noor Neighborhood.