

Chapter 9



Requirements of the Ministry of Industry, Commerce and Tourism Industrial Areas Operations Directorate



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Requirements

1. Design Review and Building Permit Procedures

1.1 Development Control

Responsibility for ensuring that each development complies with these guidelines will rest with the IAOD who will retain the services of technical advisers to assist in evaluating submissions as required.

Final approval for individual building designs and layouts and for landscaping schemes will rest with the IAOD technical team.

Changes shall not be made to the MOICT approved design drawings without firstly seeking further approval from IAOD. Where unauthorized changes are made, the Ministry will not be in a position to issue an NOC until such offending structure or change is removed. This will definitely delay the connection of electricity.

Where a development is to be carried out in stages, an outline of the total development must be submitted to the IAOD engineers with the initial submission.

1.2 Design Review Procedures

Each development proposal will be reviewed, on the following general basis:-

- 1.2.1 The objective of the IAOD is to facilitate individual investors, entrepreneurs and existing tenants in as far as possible. To ensure that this objective is met, the tenants and consultants shall meet with the IAOD engineers to discuss and review plans and give guidance on the requirements on an informal basis prior to submission of initial building drawings to IAOD.
- 1.2.2 Prior to the preliminary allocation of lands, approval for the proposed development must be confirmed by the IAOD. The outline design submission will consist of plans, sections, elevations, and information on external materials, site plan showing roads, parking, utility layouts and connections to the Municipality network (if available) service areas and general landscaping.
- 1.2.3 Upon the preliminary allocation of land and prior to application for various licences and planning permissions a formal submission will be required for the following drawings in order to obtain the final approval from IAOD before applying for Building Permit.



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Required Details to be submitted to MOICT for Building Permit Approval

1	Location plan based on the surveying certificate showing the specific Industrial Area and the location of the plot within the Industrial Area.
2	Plot Plan and Building Layout Complete with Building Footprint, Set back dimensions, Built Up Area Statistic, Car Parking and Landscaping Requirements and Provision – to include also any ground floor based External Tanks, Vessels or Services Buildings , Water Tanks, Guard Houses and Air Conditioning units.
3	Ground Floor Plan with grid lines.
4	Plan of each additional floor with grid lines.
5	Colored Perspective of Proposed Building.
6	Roof Plan Details.
7	Plant, Machinery & Equipment layout.
8	Longitudinal & Latitudinal Cross Sections.
9	Building Elevations for all sides clearly showing building finishes and material that will be used.
10	Plot Boundary Details and Cross Sections of all sides together with plot surface finish and storm water remediation.
11	Sewage Network Layout and Connections to Ministry of Works Network (if available).
12	Water Supply Network Layout and Connections to Electricity and Water Authority Network.
13	AC and other non-ground based equipment.

1.2.4 The Construction activities shall not commence until:

1	The full design submission and phasing has been agreed in writing by IAOD, specifically setting out the relevant drawings that shall form part of the agreement between the MOICT and the investor
2	Obtaining the Building Permit within the first 9 months from the lease agreement.
3	Construction program to be submitted to IAOD..



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1.3 Municipality Requirements

All proposals for buildings and associated car parking and landscaping must comply with all Planning and Building Control Regulations in the area and administered by the local Municipality.

1.4 Qualified Architect/Engineer

Buildings must be designed and their construction supervised by a qualified Category A or B design consultant approved by the CRPEP.

1.5 Building Permit & Constructions Deadlines:

Based on the clause no.6 & no.7 of the Industrial Plot Lease agreement, the tenant shall get the building permit within a maximum period of nine (9) months from the handover date of the industrial plot. In such cases, this deadline is not applicable for sand washing activities.

The Tenant shall begin the construction within one (1) year from the handover date of the industrial plot. The Tenant shall complete the project within a maximum period of two (2) years from the handover date of the industrial plot.

If the tenant fears that, the deadline date will end without the completion of the required. A written justification must be sent to IAOD before 2 months of the deadline to explain the reasons of the delay and to provide a new revised program showing the expected date to complete the requirement.

1.6 Plot Zoning (In BIIP):

Development sites comprise the net areas available for development within BIIP, excluding the roads and public open spaces. The land under project is divided into six zones based on their location within the project site and their primary use. These zones and their permissible land use are, as shown on next table, the plot use map is available in a separate document.

2. Site Responsive Design

Before any development design is undertaken, a thorough investigation of the site and its context should be undertaken, so that the new development will respond in the most appropriate way. This will include an analysis of:

- Surrounding existing and future plot uses.
- Future road networks.
- Water front access on the site.
- Assessment of existing infrastructure utilities services underground. All existing site services and other easements, way leaves or rights of way must be identified prior to the commencement of design work.

Note:

Minimum distances from these services must be accounted for in the design. Available information relating to manholes and other services connections to link into the site services infrastructure system will be made available, but the individual site developer is responsible for the establishment of existing above and below ground services on its individual site.

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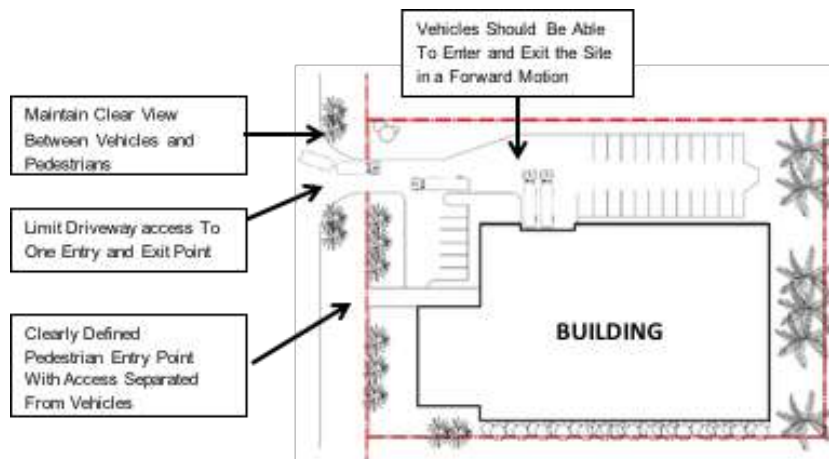
3. Access and Circulation

Objectives:

- 3.1.1 To provide safe, convenient and efficient access for all vehicles to and from industrial plots.
- 3.1.2 To minimize the impacts of traffic on surrounding plot uses.
- 3.1.3 To provide access and car parking arrangements that are logical and legible to visitors and employees.

Guidelines:

- 3.2.1 Developments should be designed to allow all vehicle types to enter and exit the plot in a forward motion. This applies to all industrial plots regardless of plot size.
- 3.2.2 Locate vehicle access points to the industrial plot in a location that enables clear sight lines along the road enabling vehicles to enter and exit safely and efficiently.
- 3.2.3 Limit driveway crossovers to one entry and exit point for each industrial plot in order to minimize disruption to footpath and road. Additional road accesses may be permitted for large plots where a loop circulation network is required within the plot.
- 3.2.4 A Traffic Engineer's drawing should be provided to demonstrate that the Heavy vehicles can enter, exit and maneuver within the plot safely and efficiently, with minimal impact on the streets and surrounding plot.



4. Utilities, loading and storage

Objectives:

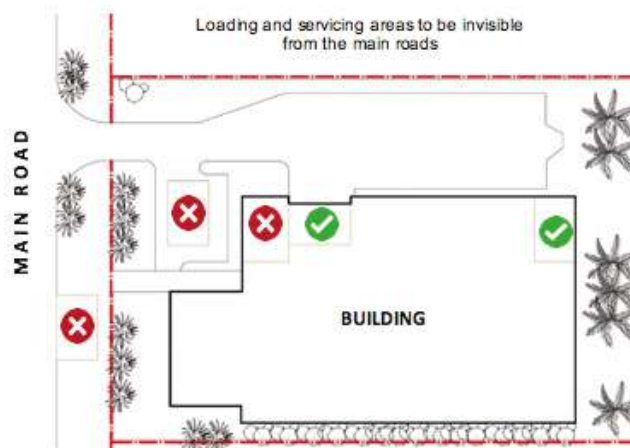
- 4.1.1 To provide safe and efficient loading and servicing of industrial plots.
- 4.1.2 To minimize the visual impact of loading bays and service areas when viewed from the surrounding streets and other key viewing areas.



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Guidelines:

- 4.2.1 Loading areas should be located to the rear or side of the building away from the primary street frontage.
- 4.2.2 Where practical, integrate loading areas into the design of the building so that loading occurs internally. Where external loading areas are visible from the roads and other plots, they should be screened with landscaping or articulated built form.
- 4.2.3 Loading and servicing should occur with the vehicle completely contained within the plot. No part of the vehicle should extend into the public road reserve.
- 4.2.4 Loading and servicing should be designed to service a range of vehicle types.
- 4.2.5 Access to loading areas should be clearly separated from pedestrian and where practical separated from vehicle access routes.
- 4.2.6 Ensure storage and loading areas are of sufficient size and dimensions to avoid the use of car parks for temporary storage of goods. Using building setbacks for storage purposes is not permitted at any time.
- 4.2.7 Loading areas should be clearly defined with line marking, designed to allow unobstructed vehicle access and provide appropriate turning areas.
- 4.2.8 Allow for sufficient and safe collection of waste materials.
- 4.2.9 Loading and unloading will not be permitted outside the plot boundary under any circumstance.
- 4.2.10 Parking of vehicles on the roads, pavements or service corridors shall not be permitted.
- 4.2.11 All external temporary storage shall be in containers or bunkers, which should be screened from view by the public and from the access road. Garbage/refuse containers and oil tanks must be concealed from public view. Screening may be by means of walls, banks or fencing combined with foliage and planting.





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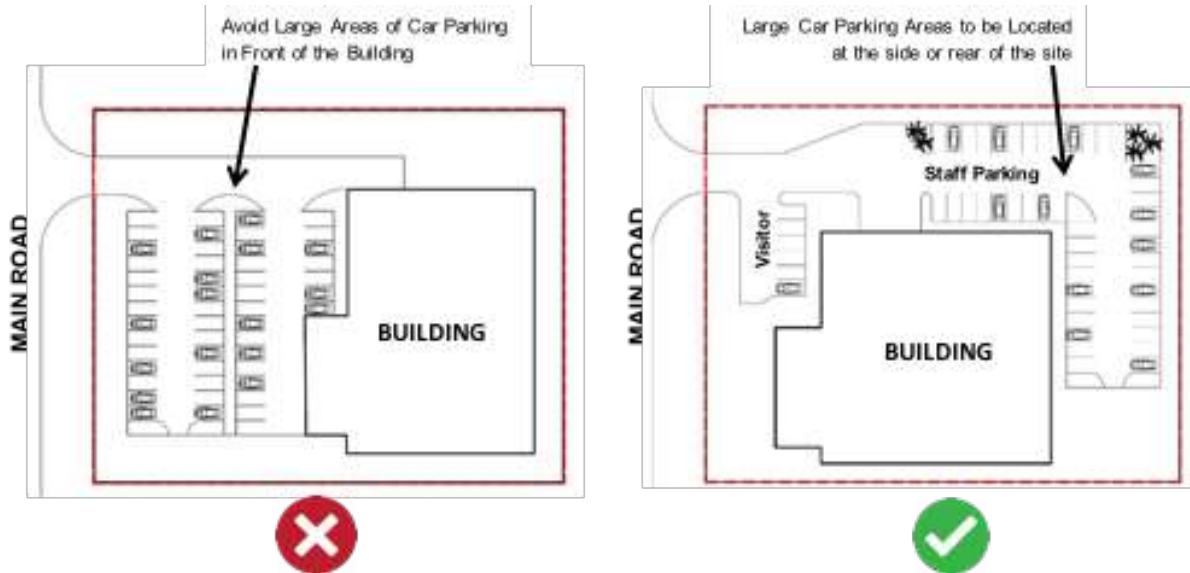
5. Car parking layout and vehicular movement

Objectives:

- 5.1.1 To provide attractive industrial plots where parking is not a main element of the roads.
- 5.1.2 To provide landscaped car parks that integrate with the design of the plot and other roads.
- 5.1.3 To provide safe and efficient access within car parks for all users.

Guidelines:

- 5.2.1 Car parking within the front setback of the site should be generally restricted to visitor parking.
- 5.2.2 Visitor spaces should be clearly distinguished with suitable signage or pavement markings and should be made permanently available for visitor use. Staff parking may be provided in the front setback if it can be demonstrated that sufficient car parks have been provided for visitors.
- 5.2.3 Large expanses of car park of greater than 20 spaces should be located to the side or rear of the building, unless a justified exemption is required to the satisfaction of the responsible municipality.



- 5.2.4 Car parking should be avoided within 3m of the front property boundary to allow sufficient space for landscaping.
- 5.2.5 Land uses which require the parking and regular movement of trucks should provide specific truck parking areas. This does not include truck movements within loading areas.
- 5.2.6 Clearly define pedestrian access between the car park and the entrance to the building.
- 5.2.7 Car parking spaces, loading docks and vehicle route directions should be permanently marked out on the pavement surface in accordance with the approved parking and access layout.



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- 5.2.8 Buildings should be designed to address car parking areas with windows and active uses such as entrances to provide passive surveillance.
- 5.2.9 Car and truck parking will not be permitted, under any circumstances, on the roadways or on the footpaths within the Industrial Areas.
- 5.2.10 All car and truck parking for any particular building shall be provided on the site allocated for that building. No parking shall be provided off site, with the exception of that included in a temporary remote car park if agreed.
- 5.2.11 In BIIP, there are two truck parks at the main truck entrances where trucks should be parked if immediate access to the individual plot is not available.
- 5.2.12 Generally, car parking should be screened by buildings and landscaping in order to reduce visual impact. The number of car or truck parking spaces for any development shall comply with Ministry and Municipality requirements. In general, this will amount to 1.5 spaces per 100m² for offices, and manufacturing.
- 5.2.13 Where car parking areas are in excess of 1,000m², they shall be broken up by intermittent planting or landscaped areas.
- 5.2.14 The parking of trucks on asphalt road areas is not permitted.

6. Building Heights & Setbacks

Objectives

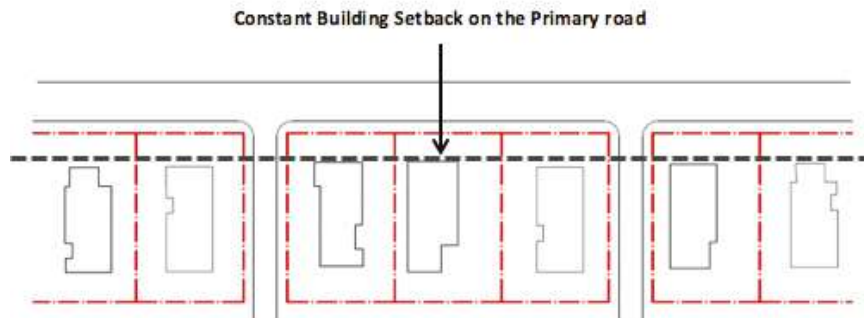
- 6.1.1 To create cohesive roads that are characterized by consistent building setbacks.
- 6.1.2 To ensure the siting of buildings provides adequate space for landscaping.
- 6.1.3 To minimize impacts of overshadowing within the plot and on neighboring plots.
- 6.1.4 To comply with the safety requirement of the General Directorate of Civil Defence.
- 6.1.5 To ensure building heights are in line with the Implementation Regulations Law No 28 in the Kingdom of Bahrain.
- 6.1.6 To ensure building are appropriately scaled to maintain consistent views from surrounding areas.

Guidelines:

- 6.2.1 Front building setbacks are to be consistent and not be used to store goods, materials or waste. Be noted that the front and side setbacks are differ in the industrial areas.
- 6.2.2 The building Setback for the primary roads is 6 meters minimum; while the setback in side roads is 4 meters minimum. However, BIIP considered as a special project, The building setback for the primary roads is 15 meters minimum; while on the side is 6 meters minimum. A provision must be made as set out for trucks movement, parking, loading and unloading.
- 6.2.3 The height of the building is not to exceed 4 floors with a maximum of 24 meters. In special specifications industrial facilities, it allows to an increase in height of the building after the approval of the General Directorate of Urban Planning. The maximum foot print is 60% of the plot area while the minimum is 40%



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7. Building design and details

Objectives:

- 7.1.1 To provide practical building forms that meet the purpose of the industry.
- 7.1.2 The creation of a cohesive and unified architectural theme, with variations reflecting individual tenants' identity and their specific use.
- 7.1.3 To provide matched colors, materials and finishes within industrial areas.
- 7.1.4 To use building materials of high quality that will maintain their integrity and appearance.

Guidelines:

- 7.2.1 Buildings are to be of a responsive architectural style and reflect an industrial or commercial form of development. Avoid excessive detailing in elevations.
- 7.2.2 Office components are to utilize greater indication within elevations and a greater proportion of glass.
- 7.2.3 Buildings should provide a minimum of 30% glazing in the elevation that fronts the main road. Where this is not practical, it will need to be demonstrated that the front elevations contributes positively to the roads.
- 7.2.4 Utilize a mix of materials and colors particularly within the visible façades, to provide articulation to the buildings and visual interest to the street.
- 6.2.5 Materials should utilize muted, earthy tones or other colors approved by the concerned municipality. Avoid the use of bright, bold colors that are not compatible with the muted tones of the natural landscape. External finishes should be of low reflectivity to minimize glare and reflection to surrounding areas.
- 7.2.6 Where a building façade is greater than 40m long, a design break should be incorporated to enhance the visual effect.
- 7.2.7 External finishes should take into consideration harsh climatic conditions of the region to maximize the aesthetical durability of the structure as well as to ensure climate control within the building in order to minimize consumption of electricity and other energy resources.
- 7.2.8 Services features such as sanitary pipes, industrial piping, air-conditioning cut outs exhaust / air extract system etc. should be properly camouflaged especially on the important elevations.



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8. Roof Forms

Objectives:

- 8.1.1 To provide uniformed roof forms that create visual continuity in the street.
- 8.1.2 To integrate the roof form into the overall design of the building.
- 8.1.3 To ensure roof forms reflect the existing road character and the industrial function of the building.

Guidelines:

- 8.2.1 Roof form should be designed to integrate with the existing roof forms in the industrial areas.
- 8.2.2 Roofs shall be flat but where a pitched roof is used a parapet/fascia must be provided to shield the slope plus any on-roof services
- 8.2.3 Building services which are located on the roof including air conditioning units, plant room, lift motor rooms, exhaust systems, rooftop car parking etc. are to be screened from adjoining roads and areas utilizing roof forms or parapets that integrate with the overall design of the building.
- 8.2.4 Incorporate natural lighting into the roof design for large span buildings.
- 8.2.5 In all cases, the visual impact of building mass in a particular location will be considered to ensure that skyline views are consistent.

9. Building signage

Objectives:

- 9.1.1 To provide for the identification of businesses in a way that maintains the character of the street and is designed to be compatible with visually sensitive areas.
- 9.1.2 To ensure signage is informative and coordinated in a way that enables customers to easily locate the facility and determine its services.

Guidelines:

- 9.2.1 Signage should be integrated into the design of buildings by forming a logical element of the front elevation and should be limited in numbers to avoid visual clutter and unnecessary repetition.
- 9.2.2 Freestanding signage should be avoided and will only be permitted if it can be demonstrated that signage on the building elevation will not provide effective business identification. If freestanding signage is permitted, it should integrate with the overall design of the site in terms of scale, form, landscaping and materials.
- 9.2.3 One identification sign not less than 4m long x 2m high for each occupant will be permitted on the exterior of the building, immediately adjacent to and to the side of the main entrance. This sign may not project above any roof or canopy or above the ground floor level.
- 9.2.4 Directional signage should be provided within plots to define entries and exits, staff and visitor parking, office /reception areas, and loading areas. Directional signage within the plot should be consistent in style and form.



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- 9.2.5 No signs will be permitted on the roof, parapet or upper wall surfaces of any structure. The company name, logo and CR number may be incorporated into the lower part of the façade adjacent to the principal entrance.
- 9.2.6 An appropriately scaled name sign may be permitted at the entrance from the road where a single client/tenant occupies the site. The sign shall be included in the original planning application. The sign shall not include any blinking or moving parts. No sign shall exceed 1.5m in height.
- 9.2.7 Flags or other special graphics will be subject to approval. All signage shall be subject to the approval of IAOD.

10. Plot boundary wall/fences

Objectives:

- 10.1.1 To ensure the front boundary treatment contributes positively to the appearance of the road and clearly define the public and leased plots.
- 10.1.2 To ensure fencing provides for adequate site security.
- 10.1.3 To ensure fencing is matched with the design of the building and landscaping.
- 10.1.4 To keep the erection of walls and/or fences throughout the Industrial Area to a minimum to preserve as open and boundary-free area environment as possible.

Guidelines:

- 10.2.1 The new allocated plots will not be permitted to build boundary wall only. The tenant shall include the proposed boundary wall together in the full set drawings for the proposed facility.
- 10.2.2 All fencing or boundary walls should have a high degree of transparency.
- 10.2.3 The following points to be considered during the design of boundary wall:
- Not exceed 2.2m in height.
 - The tenant could utilize the landscaping to define the front property boundary.
 - Allow clear views between the road and the business.
 - Utilize materials and colors appropriate to the location, and building and landscape design.
 - Avoid the use of high and/or solid structures / materials.
 - Chain link or wooden fencing is not permitted under any circumstances.
- 10.2.4 In BIIP, the tenant shall keep the erection of walls and/or fences throughout the to a minimum to preserve as open and boundary-free a land environment as possible.
- 10.2.5 Provide landscaping around the fencing to soften the visual impact and avoid the use of razor or barbed wire fencing.
- 10.2.6 Services screening shall be opaque to minimum height of 3 meters and no element being screened shall project more than 3 meters above adjacent ground level.
- 10.2.7 All services screening shall blend in with general building and landscaping designs so as not to highlight itself.



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11. Lighting

Objectives:

- 11.1.1 To ensure lighting is adequate for the purposes of navigation for pedestrians and security.
- 11.1.2 To minimize the spill of light onto other and nearby Industrial plots.

Guidelines:

- 11.2.1 Lighting should be provided on site for the purposes of security and safe pedestrian access to buildings and car parks. It should be designed so that it does not negatively impact on the safety of road users.
- 11.2.2 Utilize sensor lighting where appropriate to reduce energy consumption and impacts on surrounding areas.
- 11.2.3 Soft lighting of the building exterior should be considered. The light source should not be visible and should complement the building design. Roadway, parking and service area lighting should be by means of free standing fixtures with cut-off lighting sources. The materials and color of the fixtures must be compatible with the building and landscaping and approved by the IOAD.
- 11.2.4 The color of the light source must be consistent throughout the development and the lamp type will be subject to approval of the IAOD.

12. Landscaping

Objectives:

- 12.1.1 To provide landscape design that enhance the characteristics and qualities of the particular site and industrial area.
- 12.1.2 To provide high quality landscaping within the front setback that enhances the setting of buildings in the street.
- 12.1.3 To provide low maintenance and drought tolerant landscaping.
- 12.1.4 Consider the use of Treated Sewage Effluent to irrigate the landscaping.
- 12.1.5 To ensure the ongoing maintenance of landscaped areas.
- 12.1.6 To ensure buildings are integrated with the landscape.

Guidelines:

- 12.2.1 Utilize planter boxes in locations where there is insufficient space to establish a landscaped area. Boxes should be integrated into the overall design of the building and landscape, and be of an adequate size to maintain plants.
- 12.2.2 Trees species should be carefully selected and sited so that the root systems and canopy do not impact negatively on assets within the road reserve or users of the road reserve.
- 12.2.3 Where a tenant fails to implement a landscaping scheme, IAOD Team may carry out the proposed landscaping and recover the costs of doing so from the tenant.



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- 12.2.4 Individual site landscaping must relate to the overall design of the public open space, roads and footpaths as already established. A minimum area equivalent to 20% of the plot at the Building Frontage shall be devoted to soft landscaping so as to provide visual relief both for the Building within and the Access Road.
- 12.2.5 Landscaping should be such as to soften the impact of car parking. Combination of both 'hard' and 'soft' landscaping may be used. Trees, shrubs and flowers shall be indigenous of the area and hard landscaping such as interlocking pavers and paving flags should reflect indigenous materials. Proper consideration should be given to economise and optimise the use of water while selecting the plant species.
- 12.2.6 Where permanent landscaping cannot be completed at the outset and if the latter stages of development are delayed for more than two years, landscaping shall be carried out on the relevant parts of the site in a temporary manner.
- 12.2.7 Where building development is carried out in stages, perimeter landscaping may be completed as part of an initial phase of the development. All other landscaping and car parking must be carried out in stages corresponding with the on-going development stages.
- 12.2.8 Any temporary or permanent landscaping, planting or seeding damaged or disturbed in any manner on the subject site (or other site) must be reinstated fully and promptly.

Important Considerations:

- 12.3.1 Landscape schemes for individual buildings shall be in harmony with the overall landscaping master plan for the Industrial Area. Where a company fails to comply with the above landscaping requirement, IAOD may carry out landscaping works on the site and charge the costs to the company.
- 12.3.2 IADD has responsibility for the maintenance of general/communal Industrial Areas including landscaping, internal roads and lighting. The cost of these services may be charged to Industrial Area's tenant companies on a pro rata basis proportionate to the area they occupy.
- 12.3.3 Maintenance of Individual Sites/Buildings-Individual companies, whether lessees or facility owners, shall be responsible for full maintenance of landscaping, roads and external fabric of building within their own sites.
- 12.3.4 Where a site/building is not satisfactorily maintained, IOAD may arrange for the appropriate maintenance work to be carried out and the costs charged to the company involved.

Part d construction stage

1. Access to the site

- During the construction period, contractors will require access and building works will be ongoing on site. A prescribed access route will be agreed with the individual plot developer. All contractors' vehicular visits to the building shall be efficient in time usage to deliver materials and to remove materials as soon as possible.
- No storage, even temporary, will be permitted outside of the plot without IAOD prior written agreement.
- A programme for the construction works shall be submitted to the IAOD prior to start on site of the works and revise programmes shall be issued as required.



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2. On-site construction

- Obligations to the IAOD begin at the commencement of the construction phase. Development contracts shall specifically provide for the following:
 - Appropriate boundary security.
 - Provision of waste and sanitary facilities.
 - Maintenance of industrial area roads and paths free from dust, mud, nuisance or hazard.
 - Protection of existing features.
 - Avoidance of spills or accidents.
 - Removal of excess construction spoil.
- All materials shall be placed entirely within the area of the individual plot unless otherwise agreed.
- All mixing of concrete, cement, sand or plaster shall be carried out off the industrial area. No mixing or depositing of materials will be allowed in roadways or any other areas. All necessary measures shall be taken to fully prevent penetration of liquid or slurry.
- The Contractor shall provide all necessary protection to all the estate roads, footpaths and landscaping. An inspection at completion of the works will be made by the Architect to ascertain the extent of any damage which shall be made good at the expense of the individual site developer. However regular cleaning of road ways adjacent to construction works shall be undertaken and the individual plot developer shall take all necessary measures to avoid nuisance to other parties during the construction period.
- All access ways, roadways, footpaths and landscaped areas external to the individual site shall be kept clear at all times.
- No parking of Contractor's vehicles will be allowed outside the construction site without written prior agreement of IAOD.
- The plot tenant shall liaise with IAOD to obtain details of all underground and over-ground services to the site including foul sewerage, surface water drainage, water, gas, telecoms and electricity.
- In cases where the individual plot, developer makes a temporary connection to the drainage network to dewater the site during construction. No such work shall be undertaken without firstly taking formal approval from the relevant authority. The plot tenant shall provide two-stage settlement tankage and safely locate delivery hose to the drainage network. The drain shall, if necessary, be cleared and rodded at the individual plot developer's expense from the site to the connection with the local sewer on completion of the work.
- The plot tenant shall store its rubbish in closed containers within the individual site or such other area after receiving prior written agreement from IAOD and to clear away the same at regular intervals.
- The site and buildings shall be completed to a finished clean and tidy state to comply with the approved construction drawings. In the event of the failure to achieve this within six months of practical completion the IAOD reserves the right to gain access to the individual site and complete the necessary rectification works at the expense of the individual site developer.
- The tenant shall ensure that the construction works are carried out with minimum disturbance to the public or other occupants of the industrial area.



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3. Insurance - (applicable in biip only)

- The plot tenant shall arrange insurance for the construction works as appropriate and thereafter shall arrange such insurances as it covenants so to do under the Lease/Purchase Agreement.
- Before commencement of the construction works, the plot tenant shall confirm in writing that it and its Contractors are insured with approved insurers in respect of the above.
- The plot tenant shall produce the certificate and policies for inspection, and evidence of payment of premium.

4. Alterations to the existing infrastructures

- The plot tenant shall not make any alterations to the industrial area Infrastructure or services.

5. Signs - boards

- For any construction works within the Industrial Area. The tenant shall fix a site signboard in the main access to the site.

This signboard shall include the followings (in order):

- Logo of the landlord (MOICT)
- Name of the Tenant
- Project Name
- Building Permit Number
- Construction Deadline date based on the lease agreement between the tenant and MOICT
- Name of the Main Contractor
- Name of the Sub Contractors

6. Appointment of contractor

- Prior to the commencement of works on site the plot tenant shall inform the IAOD in writing of the name and address of the Contractor, which is to include both the names of an office and site contact. The Contractor's foreman/supervisor must be on site when any tradesman/worker is working.

7. Construction rubbish

- Refuse and other materials set aside for removal from site shall be contained within the individual site in a closed bin or container, then removed by a route to be agreed with the IAOD and shall not be deposited into the drainage system or in any common area.
- The IAOD reserves the right to remove from the plot, in the interest of safety and cleanliness, any materials, plant or equipment at the individual plot developer's cost.

8. Fire precautions

- The burning of rubbish within the building or site during the construction period is strictly forbidden.
- All construction operations are to be arranged to ensure that they do not affect building works or completed buildings on other sites or in particular the individual site developer shall not damage or interfere with the Infrastructure Works or other site works.



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- If any work is necessary in the Industrial plot not within the boundaries of the individual site then before commencing such works the individual site developer must obtain the written approval of the IAOD.

9. Environmental factors

Processes or operations that are likely to produce any environmental hazard will not be permitted e.g.:

- Noxious odours, noisy or dangerous trades.
- Fumes
- Dust, smoke, heat, vibration, illuminations, glare, noise, odours, pollution in any form, electrical disturbance.
- Operations requiring drainage/effluent discharge above that already provided on the site may only be accepted after written approval from IOAD.
- Any operation which entails a discharge of gas, steam, smoke or similar by projects, may only be accepted after written approval from IOAD.
- Any operation that may overload floors on other structural parts of the premises.
- Any operation requiring the installation of machinery which may be noisy or cause undue vibrations or which shall be dangerous or a nuisance.
- Any operations that may obstruct any windows or other lights.
- Any other environmental hazard.

Note:

The protection of existing environmental conditions is a primary objective of the MOICT. In addition to conforming to local or relevant Environmental Agency requirements (current and future), developments will also be required to avoid the creation of nuisance to adjoining landowners or occupants (be they industrial, commercial or residential). It is a requirement of lease approvals that statutory environmental conditions are continually complied with.

10. Maintenance

IADD or the appropriate public utility services will be responsible for the maintenance of all 'public areas' including roads, public lighting, open landscaped areas and security. Where such costs are levied on IAOD they will be passed onto the tenants as a service charge on a pro-rata basis.

Site occupiers will be responsible for the general maintenance and appearance of their site.

Maintenance requirements shall include:-

- Grass and pest control.
- Keeping hard landscaping clean and free from moss growth etc.
- Keeping footpaths and paved areas free from weed growth.
- Making good any damage to roads, parking areas, landscaping or site features caused as a result of activities of the owners, tenants or occupiers or the activities of their contractors, sub-contractors or visitors.



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- Prompt removal of all litter and waste.
- Maintaining external lighting and signs.
- Maintaining all external surfaces and paintwork and repairing all external damage to the building fabric.

Where a plot/building is not satisfactorily maintained, IOAD may arrange for the appropriate maintenance and recover the costs from the offending tenant.

11. Effluent

The following conditions shall apply to effluent discharge:

- Industrial effluent, if produced by the Company, shall be discharged to the foul sewer.
- The Company shall conform with the conditions of the issued local effluent discharge licence, if the Company has such a licence.
- The discharge of substances which are detrimental to the operation, maintenance and purification process of sewers and treatment works shall be prohibited.
- Where applicable the Company shall comply with the issued Environmental Agency License.

12. Wastes

The following conditions shall apply to the disposal of wastes:

- Wastes shall not be disposed of by open burning.
- All wastes and by products shall be collected and stored in a designated and controlled storage area(s) prior to ultimate disposal.
- Wastes preferably shall be collected for recycling/re use whenever feasible.
- Non reusable wastes shall be disposed of to a landfill site operated or licensed by the Local Municipality or other relevant authority.
- Any toxic chemical waste shall be disposed of in accordance with the local legal requirements. A record shall be kept of the types, quantities, date and manner of disposal of these wastes.
- All wastes shall be disposed of to the satisfaction of the concerned planning / sanitary authority.

13. Atmospheric emissions

- Fuel oil and/or solid fuel heating or process units shall be operated smokelessly in accordance with control of atmospheric Pollution Regulations.
- No objectionable odours arising from plant operations shall be detectable beyond the site boundary.
- Airborne contaminants within buildings must be kept below threshold limit concentrations.
- The Company shall conform with the conditions of the issued local air emission licence. Where applicable, the Company shall comply with the issued relevant Environmental Protection Agency Licence.



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14. Bulk storage

- All oil storage tanks located above ground shall be provided with an adequately designed bund system complete with an impervious base; filling and off take points shall be located within the bund.
- Bulk chemical and/or bulk solvent storage tanks located above ground shall be provided with an adequately designed bund system with an impervious base; filling and off take points shall be located within the bund.
- Drums of chemicals/oils and/or solvents shall be stored in designated and secure storage areas. Storage areas shall be bunded or otherwise designed so that surface and ground waters cannot be contaminated by any spillages.
- LPG storage tanks, if present, shall be the required safe distance from the premises for the storage of liquefied petroleum gas at fixed installations.

15. Noise

- The Company should comply with regulations in line with appropriate Bahraini Legislation and Regulation.

16. Building completion

- The IAOD shall be advised prior to the individual plot developer's Contractor finally leaving the site.
- IAOD engineer will visit the facility to verify the construction drawings before issuing the NOC.
- Within 28 days of completion of the works the individual plot developers shall provide IAOD with two sets of as-built drawings to a scale of not less than 1:100 together with soft copy in CAD format.