



Article (1/20): Roof Staircase Conditions.

- In the event the villa main staircase could not reach the roof, a service staircase maybe made of materials appropriate to the maintenance works along with providing the proper cover to it.

Urban Planning Conditions of Multi-Storey Buildings

Article (1/21): Urban Planning Statement.

- No Multi-story buildings maybe constructed unless the design is identical to the urban planning conditions stipulated in the Urban Planning Statement issued by the Planning & Survey Directorate in the Emirate, which specifies the number of floors, heights, setbacks , Protrusions , number of car parking lots that must be provided, in addition to the other architecture conditions.

Article (1/22): Number of Authorized Floors in Various Areas.

- The number of floors authorized for the Multi-storey buildings shall be determined according to the exploitation of lands in the concerned area through the Urban Planning Statement. The number of authorized floors illustrated in the said Statement may not be exceeded without getting the concerned department's consent and after amending the statement in the light of such consent.

Article (1/23): Floor Height.

- The height of the ground floor must not exceed 4m and 0.5m unless the concerned authority finds it otherwise for technical reasons. Also, the height of penthouse floor must not exceed 3m. and the average height of repeated floors shall be 3.5m.

Article (1/24): Levels

- The entrance roof level of Multi-floors building must not be more than thirty (0.3) m. from the street level overlooked by the building. The building internal ground level maybe raised, in all cases, no steps maybe made beyond the building limits.

Article (1/25): Setbacks

- The same conditions stipulated in the General Urban Planning Conditions listed under Article (1/5) of the Regulations shall apply.