



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

Special Approvals : Exceptional approval issued by other related departments to the construction works, as per the conditions of the plot and shall be issued by legally authorized entities concerning such approvals.

Plot : Any plot or limited area of land determined by its dimensions, distinctive number, location, and shall be designated solely for building purposes by any drawings or allotment project or any or the manner, and shall be legally approved for utilization, construction or building thereon as consolidated unit.

Road or Street : The right of the way in public or private roads designed for vehicles and pedestrians' traffic or both, as per the manner stated in the attached maps with the plots usage classification and rationing system in the Emirate.

Right of the Way : The approved line separating road or street and the overlooking land

Dividing Line : The approved longitude line dividing a street, railway or road.

Building Height : The vertical distance measured from the adjoining road level, and used to calculate the ground floor tiles level, till the last roof in the building, not including the roof barrier or the staircase, mechanical equipment or services on the last roof. In other words: the vertical distance calculated from the ground level to the highest point in the building.

Setback : Horizontal distance stretching between any fronts, lateral or rear line at any plot, to the nearest wall or protrusion (used) in the building constructed thereon.

Architectural Protrusions : Any part of the building protruding from the vertical level of the outer walls in the floor under such part.

Authorized Use : Any usage of the plot or the occupation of an authorized building in accordance with the plots usage classification and rationing system in the Emirate.

Main Use : The main, proposed or declared usage of the constructed building in accordance with plots usage classification and rationing system in the Emirate., or as per the special approvals issued as regard any plot.

Secondary Use : The secondary utilizations constructed on the same plot on which the main usage is constructed, such as servant rooms, separated kitchen or car parking and other secondary utilities.