



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

- The number of floors and setbacks shall be according to the Urban Planning Statement issued by the Planning & Survey Directorate in the Emirate.
- The internal setback between buildings must not be less than 6m., and the minimum limit of the internal yard must be 6m. X 6m.
- It is not authorized to have the room doors open directly to the street or path way, and the main entrances must be made from inside the plot in the case of authorizing construction on the plot boundaries by the competent department.
- Protrusions of the first floor corridors are permitted within the limit of 1.2m. within the setback between buildings and external setbacks. Closing such corridors is not permitted at the protrusions.
- Services like the kitchen and water closets must be assembled in one place, and that such services shall not be provided for each unit alone so as this type of housing may not have a different style like the housing apartments and that such type housing shall be restricted to workers only.

Urban Planning Conditions of Petrol Stations

Article (1/33): Petrol Stations

- Petrol stations may be established in the areas allocated for this purpose according to the Urban Planning Statement issued by the Planning & Survey Directorate in the Emirate.
- Plots allocated for petrol stations may not be used for any other usages, with the exception of certain secondary usages dedicated for the service of cars, beverage shops and fast sale shops, which area does not exceed 150m².
- Car parking must be provided according to the conditions of the Public Services Department of the Planning & Survey Directorate in the Emirate. Provided that such parking does not impede the movement of cars movement inside the station.
- Installations may be erected on the plot boundaries immediately from the street and path ways side after observing the setback of such installations at the rate of 3m from the neighboring buildings.