



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

- as per special approval, and other particular projects in addition to malls and compounds).
5. The existence of public car parking in the neighborhood of any plot, shall not exempt such plot from providing car parking condition.
 6. Car entrances and exits locations shall be observed as per the requirements of the competent department and pursuant to the planning conditions, in case such areas were determined in the planning drawings.
 7. Car entrances and exits shall not be located on the pedestrians pavements, nor the areas specified as parking areas or as public utilities, unless the entrance from the roads was impossible or for any other technical reasons approved by public services administration at the Planning & Survey Department in the Emirate.
 8. The attached roads planning works with the building license application should include the following plans at least:
 - a. Setting out plans demonstrating roads, railways, pavements, the plot surrounding neighborhood, the entrances and egresses of the cars, as well as the traffic direction in the plot surrounding streets or any obstructions affecting the cars entrances and exits.
 - b. Car parking plans for all floors.
 - c. Conditions, specifications traffic signs and signals and proper control instruments.
 - d. Any other details requested by the competent department.
 - e. Car parking calculations.
 - f. Traffic effect study (if requested).
 9. In case the slopes were not accessible to reach different floors car parking, then electrical car elevators may be utilized, provided that, prior approval from public services administration at the Planning & Survey Department in the Emirate shall be obtained, and provided also that, the total usage of ground floor and basement as car parking area, or providing the required number of car parking, in such case the ground floor may be utilized without parking.
 10. If, after the issuance of building license, there were any conflict between the neighborhood entrances and exits or the traffic or the surrounding roads, then public services administration at the Planning & Survey Department shall have the right to request the amending of entrances and exits.
 11. A plan of the exterior pavements surrounding the plot, demonstrating dimensions, levels and areal reference shall be submitted for the approval of the competent authority. The walkways surrounding the building shall paved at 15 cm level above the street level (asphalt surface), the tile surface used in pavements should be determined according to the public services administration at the Planning & Survey Department in the Emirate.