



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

- A setback no less than 1.5m. must be provided between the annex and the adjacent neighboring wall and the annex must not be placed close to the neighboring wall without getting the neighbor's written consent thereon, in addition to undertaking by the owning to remove it whenever requested so.
- A car parking maybe authorized to be made close to the neighboring building without setback from the street side at height not exceeding 2m.
- Annexes shall be allocated for extending services to the main building only. The roofs of annexes maybe used for placing the water tanks and air-conditioning units only. No staircases may ever be permitted that would lead to the roofs of the close adjacent annexes.
- In the event of merging the annex with the main building, the conditions shall be applied since the building is considered non-separate.
- The additional annexes areas must not exceed 60% of the main building area. This ratio maybe exceeded should there be technical reasons authorized by the concerned department.

Article (1/15): General Conditions of Fence Wall.

- The villa fence wall must be completely within the plot borders. Protrusion may only be authorized at the rate of 0.1m for the fence wall piles.
- The fence wall height facing the public street must be no less than 1.8m. and no more than 2.5m. The height maybe increased from the neighboring building side if necessary and after getting the Planning Department's approval of the Planning & Survey Directorate in the Emirate.
- The fence wall may not be built before completing the villa.

Article (1/16): Setbacks.

- The setback between the villa and the neighbors' fence wall must not be less than 3m., in respect of two-storey villas, and setback between the villa and the main street must not be less than 6m.