



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

3. The balconies shall be at least (1) m from the bordering neighborhood adjoining the building.
4. No balcony shall be protruded on any path or road of width less than (9) m, or within the minimum limits of skylights, squares and setbacks.
5. Constructional protrusions for bearing walls, or for buildings and fences pillars and foundations, are not allowed.
- b) The projected balconies of the plot boarded shall be closed and joined to the interior area of the building, according to the following conditions:
 1. The minimum width of the road shall be (9) m
 2. The rate of the part to be closed or joined shall not exceed (50%) of the façade area.
 3. No additional protrusions to the part that was closed and joined shall be performed unless the protrusion size allowed the same.
 4. Protrusions shall be made at the first floors and above.
 5. Presenting distinguish facades.
- c) Protrusions shall be allowed on the building facades according to the following:
 1. (1.20) m protrusion, if the road width was (18) m or more.
 2. (0.90) m protrusion, if the road width was (12) m or more.
 3. (0.45) m unused decorative protrusion, if the road width was (6) m or more.
 4. (0.30) m unused aesthetical protrusion, if the road width was less than (6) m.
 5. (0.90) m unused aesthetical protrusion, for the ceiling cover in the residential villas.
 6. Maximum (0.30) m unused aesthetical protrusion in the residential villas setbacks, on higher altitude of the window level.

* No protrusion are allowed in roads of width less than (12) m.

Article (1/8) Car Parking:

1. Providing car parking areas (covered or exposed) within the plot borders upon which the building are constructed.
2. Number, dimensions, specifications and design of cars entrances and exits, shall be in accordance with the subsequent terms and regulations issued by Planning & Survey Department.
3. No amendments on the approved car parking designs at the building license shall be made prior to the approval of public services administration at the Planning & Survey Department in the Emirate.
4. Public services administration at the Planning & Survey Department in the Emirate, may request performing traffic effect studies, for the projects which would significantly increase or affect the traffic (projects executed