



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

9. Separate water closets should be provided for men and women at the ground floor to be compatible with the number of rooms at the rate of one bathroom for every 40 rooms and water closet for every 30 rooms.
10. A lobby should be provided to the ground floor which area shall be at the rate of 1.5m (For every room).
11. It is not allowed to establish festival halls in order to avoid annoying the neighboring inhabitants.
12. The external shape of the building must be changed in order to be distinguished from the neighboring buildings and to give the impression that it is used as a hotel.
13. The kitchen area must be compatible with the number of room and the area shall be at the rate of 8m² for every room, along with providing the hygienic conditions.
14. The services and activities that should be available in hotels shall be complied with.

Apart from the foregoing, the other technical and hygienic conditions that must be available in hotels must be provided like the lighting, ventilation, rooms' areas, cleanliness, services, etc.

Article (2/33): Conditions of Converting Housing Buildings into Furnished Apartments

1. The number of rooms must not be less than 20 and maximum number shall be subject to the urban planning & construction system in the area.
2. The building must be located at a residential and commercial street characterized with high-rise buildings.
3. Mezzanines may not be used for housing.
4. Floors shall be allocated for families and others for singles.
5. A reception hall must be provided.
6. Every apartment shall have a separate bathroom.
7. All engineering and hygienic conditions must be observed like the natural lighting and ventilation, cleaning, waste and water drainage, and other services as applied in hotels.