



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

- No part of the basement storey or its relevant foundations maybe projected beyond the plot boundaries.
- While making the shores supporting excavation, it should be observed not to use the neighbors' plot without getting a written consent of the owner and concerned department. Also, no part maybe projected beyond the plot boundaries facing the streets and path ways except after submitting their architecture design for approval by the concerned department and other necessary approvals in this connection.
- While carrying excavation works and concrete casting for basement floors, water drainage and casting the foundation piles, it should be observed to provide all safety conditions for the neighboring installations.

Article (1/29): Building Roof.

- A building roof room maybe added over the last floor for all buildings with the exception of residential villas, industrial installation buildings and labor housing.
- The roof floor shall be allocated for building rooms for the lifts machines, water tanks, pumps, electricity, telephone, in addition to some of the beautification shades and swimming pools. Moreover, establishing sport training gyms and their relevant services for servicing the building dwellers may also be authorized if the plot area exceeded 230m².
- In all cases, the installations area must not exceed 10% of the total area of repeated floors with maximum limit of 100m², provided that their setback must not be less than 1.5m from the building boundaries. Swimming pool is exempted from the setback condition and is not included into the percentage calculation of installations area.
- A swimming pool maybe built on the roof with its relevant bowers, which shall not be included into the percentage 10% specified in the previous paragraph of this Article.
- It should be observed that the swimming pool height must not exceed 2.5m from the roof level, and the height of the sport training halls must not exceed 3.6m. as well.
- Lifts maybe used for servicing the roof room.