- Concerning the villas of small area built on the ground floor only, the setbacks between the villa and neighbors shall be equivalent to 10% of the plot length facing the street. Also, the setbacks between the one storey villas that have small area must not be less than 4m., unless the competent authority considers otherwise. The matter shall be dealt with according to the Urban planning Statement.

Article (1/17): Number of Floors.

- The number of floors of residential villas must not exceed two floors (Ground floor + 1st floor). A tunnel maybe made, provided its height shall not exceed ground surface by more than 1.2 m.

- No construction may ever be made on the villa roof with the exception of the staircase room or lift machinery room in the special cases.

- The residential villa height should not exceed 14m., including the staircase room.

Article (1/18): Protrusions.

- No protrusions are allowed concerning the residential villas from the neighboring side except for aesthetical purposes not being exploited at the rate of 0.3m and at height higher than the windows sills. Beside, non-exploited aesthetical projection maybe made at the rate of 0.9m from the roof partition in the residential villas.

- Protrusions exploited as balconies maybe made within 1.2m in the front setback facing the street, provided it shall not look onto the neighbors from the side points.

Article (1/19): Levels.

- The level of the villa fence wall entrance must be 0.3m. Higher than the street level.

- The level of the main villa entrance roof must not exceed 1.2m. from the level of the villa fence wall entrance, or 1.5m. from the street level facing the villa. Also, the level of the villa entrance roof must not be less than 0.45m. from the level of the villa fence wall entrance.

- In the case of villas constituted of ground floor only, the villa entrance level maybe increased for technical reasons according to the competent department's discretion.