



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

Commercial Buildings : The buildings designed for commercial usage, in accordance with plots usage classification and rationing system in the Emirate.

Mall : Group of stores or areas utilized for commercial purposes, which are leading to closed air conditioned squares and passages, or any store or showroom with net area exceeding 1000 m², and used in retail sales of highly marketable materials.

Store : Any space with a minimum area of 14 m², to be specified for practicing trading purposes, such as marketing merchandises for wholesales or retail sales, provided that, the smaller dimension shall not less than 3.5 m².

Metal Warehouse: Construction with metal roofing usually used as warehouse or for industrial usage.

Hotel Constructions : Including any entertainment constructions in consideration of determined fee, including hotels, motel or hotel apartments.

Hotel : Construction consisting of 50 bedrooms at least, and providing bed and boarding in consideration of financial amount, with subjoined bathroom to each room.

Furnished Apartments : Group of furnished residential units of no less than 20 apartments to be rented to the guests on daily, weekly, monthly basis.

Motel : Construction consisting of no less than 20 rooms, providing accommodation and food services in return for financial consideration, and some of the bathrooms may be common.

Investment Villas : Compound of connected or semi connected private villas, with some common entertainment services.

Collective Housing : Building used for group accommodation for group of persons belonging to certain entity (university, boarding school, hospital, company...etc).

Workers Housing: Building used for collective accommodation for an establishment or company workers or alike, and shall include common bathrooms, common kitchen and dining hall as well as laundry room and separate rooms for supervisors.

Private Residence (Villa): Independent or semi independent building designed with all its floors as one residential unit with ground entrance as well independent car parking and separate exterior spaces.