

**Ministry of Housing**  
**Ministerial Decision No. (53/2013)**  
**The Issuance of the Regulations for Land Planning Controls**

Pursuant to the Land Law issued by Royal Decree No. 5/80,

And, the government land entitlement law issued by Royal Decree No. 81/84,

And, the Land Registry Law issued by Royal Decree No. 2/98,

And, Royal Decree No. 3/2008 identifying the Terms of Reference of the Ministry of Housing and the approval of its organizational structure,

And, Royal Decree No. 32/2012 on the assigning of some jurisdictions;

And And in Pursuance of the Public Interest

**The following has been decreed:**

**Article 1:**

The First Article: The attached provisions of the regulations for land planning controls shall be applied.

**Article 2:**

The Second Article: cancels all that contradicts the regulations attached to or inconsistent with the provisions.

**Article 3:**

The Third Article: This decision shall be published in the Official Gazette and shall be applied from the day following the date of publication.

**Issued on: 4<sup>th</sup> Rajab, 1434**

**Corresponding to 14<sup>th</sup> May, 2013**

**Saif bin Mohammed bin Saif Al Shabibi**

**Minister of Housing**

## **Article 1:**

concerning land planning which has no structural plans shall be applied by the following controls:

- 1- Identify the constructional growth trends coincide with the natural growth of the Wilayat and avoid random occurrence.
- 2- Determine sites detailed plans for different uses, depending on the nature and the fundamentals of each site, to achieve consistency and harmony in the land use.
- 3- Linking sites detailed plans schematically with each other by roads network in various levels at each site according to rates and planning standards, and connect them with the main center of the Wilayat or suggest an alternative main center.
- 4- Determine the constructional scope of the Wilayat, according to the movement of population growth, future expansions, consistency, natural and planning determinants of the Wilayat.

## **Article 2:**

concerning land detailed planning shall be applied by the following controls:

- 1- Identify the size of the optimal accommodate of the population in the site to reach a specific population density according to rates, planning standards, and the balance of services to the population.
- 2- Identify all the necessary services to the requirements of the population expected to accommodate the site for them.
- 3- Determine the appropriate service sites, and put it in the right place for easy access.
- 4- Determine the road network in the plan by graded levels according to the rates and planning standards, linking it to other existing constructional

communities which proposed in the site, identifying the needs of the population to reach the places of service, and separating it from the various means of transportation movement.

- 5- Provide the necessary space to accommodate all the services and public utilities, especially electricity, water, sewers, telephone and parking lots commensurate with the specific use of the land and the number of it is floors, with leaving enough ROW of the potential roads for expansion in the future.
- 6- Identify building heights consistent with the prevailing usage, existing elevations, and commensurate with capacity of roads, surrounding spaces and parking lots.

### **Article 3:**

Change of a plot use may not be, unless it is affected by the uses of its neighboring plots.

### **Article 4:**

It is permissible to merge land plots on condition to the availability of the following controls:

- 1- Plots to be merged should have title deeds.
- 2- When merge of land plots for different use; the resulting plot of the merging process must be separated from it is neighboring land that differ from it in use.
- 3- When merge of land plots for different use, must comply with the prevailing use in the plan.
- 4- The process of merging should not affect the planning pattern of site, roads, walkways and existing services.

- 5- The resulting plot of the merging process shall be no more than the total area of the land plots merged.

### **Article 5:**

Plots may be divided on condition to the availability of the following controls:

- 1- A residential land after the division should not be less than (400 m<sup>2</sup>) four hundred square meters, on condition of providing minimum services according to the rates and planning standards.
- 2- A residential, commercial and industrial land after the division should not be less than (750 m<sup>2</sup>) seven hundred and fifty square meters, on condition of providing minimum services according to the rates and planning standards.
- 3- Division should not inconsistent with the plan pattern of the site.
- 4- Each land plot shall have a direct entrance to a ROW of street concern with the distribution, width not less than (15) fifteen meters or that existed before.
- 5- Deduction of the space allocated to services shall not exceed (30%) of the total plot to be divided.

### **Article 6:**

The extension requests in detailed plans shall not be considered in only after the completion of the reconstruction, on condition of following the planning principles:

- 1- Without prejudice to the Wadis ROW, mountains, roads, utility lines, public facilities, spaces allocated for public benefit.
- 2- The extension aims to improve the status of the original plot.

- 3- The extension space should not be valid to create another plot.
- 4- The extension space cannot benefit of, only by it is applicant. In case of participation in benefit of extension space, it is divided equally between them.
- 5- The extension space should not have been issued on a violation of the specialized municipal.
- 6- Not harming neighboring plots.
- 7- The required extended area should not be in dispute.
- 8- Extension space should not to exceed half the size of the original plot.

#### **Article 7:**

Without prejudice to the previous article, the extension shall not be in the following cases:

- 1- Extension of a single plot more than once.
- 2- Extension of divided plots that have already been extended.
- 3- Extension of agricultural land plots.
- 4- Extension of land plots located in the old neighborhoods and villages.

#### **Article 8:**

It is permissible to innovate land plots on condition to the availability of the following controls:

- 1- The innovated plot should be consistent with the nature of the site.
- 2- The innovated plot should be commensurate with its neighboring plots on condition to the rates and planning standards.

- 3- Without prejudice to Wadis ROW, mountains, roads, utility lines, public facilities, spaces allocated for public benefit, and particularly land plots allocated for mosques, gardens, public parks.

**Article 9:**

It is permissible to Modify the shape of land plots to make it a regular or displacement it to avoid the effect on condition to the availability of the following:

- 1- The modification is not inconsistent with neighboring plots and it is regularity.
- 2- It should not affect the public services and utilities.