



CONVENIENCE TRANSLATION - ACCURACY NOT GUARANTEED

[The original document was published in Burmese on the website of YCDC's "Yangon Building Permit System" [website](#) on 14 October 2025.]

## Yangon City Development Committee

### Building Procedures, Terms and Conditions

and

### Registered Engineer's Duties and Disciplines

#### 1. Current procedures for building construction

##### (a) Total height limit above mean sea level (AMSL) for buildings of 9 floors and above

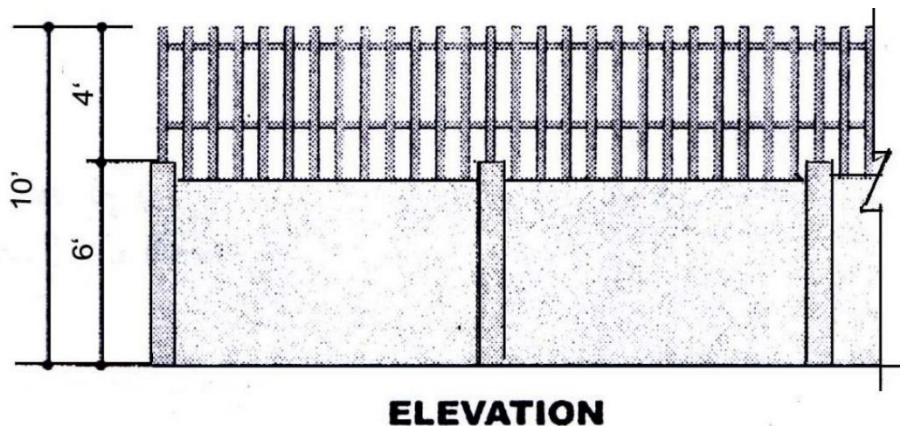
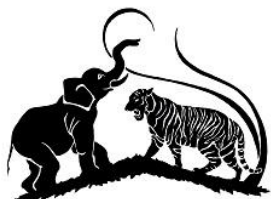
- (1) Commercial buildings to be constructed within the Shwedagon Pagoda restricted area shall not exceed the level of the Shwedagon Pagoda platform (190 feet above sea level).

(Note: There shall be no obstruction to the view of the Shwedagon Pagoda from public areas.)

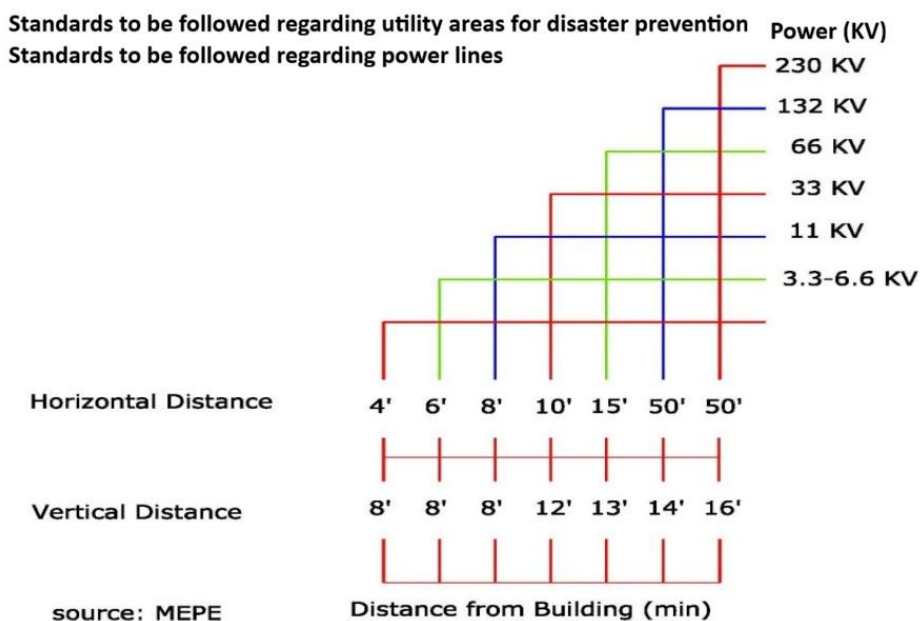
- (2) No building outside this area shall exceed the lower ring of the banana bud of the Shwedagon Pagoda (417 feet above sea level).

##### (b) Points to be complied with when applying for a fencing permit

- (1) When constructing a solid fence along the *[property's]* boundary line, the height shall not exceed 6 feet.
- (2) A wall may be up to 10 feet in height if the upper 4 feet are made of an iron grill or similar material that lets air and light pass through and the lower solid part does not exceed 6 feet.



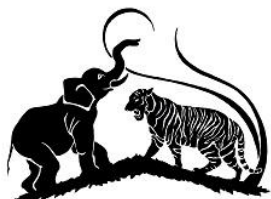
## (c) Power line spacing requirements when constructing a building



Note: A transformer must be installed in a building with more than 18 residential units.

## (d) Car parking in high-rise buildings

- (1) If a building with 4 floors or more is constructed on a plot of land measuring 50 feet × 50 feet, car parking must be provided on the ground floor.

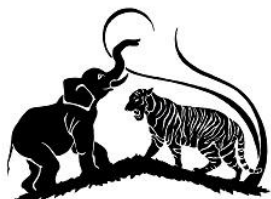


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- (2) If a dangerous (D/B) old building is rebuilt, car parking must be provided if the plot measures 115' x 50' and above.
- (3) A parking space of 8 feet x 16 feet is required for each car.
- (4) Car ramp slope - 9 degrees (1:6.25)
- (5) If there is mechanical parking and a car lift, it is necessary to submit the specifications and provide queuing space.

**(e) Minimum car parking area (number of cars) specified for high-rise buildings**

Sr.	Use	Minimum number of car parking spaces	Note
1.	Areas related to residential housing	1 per unit; an additional 20% must be provided.	
2.	Commercial areas		
	(a) Office buildings	1 per 100 m <sup>2</sup> (1,076 ft <sup>2</sup> )	Calculated with the net floor area
	(b) Shops	1 per 100 m <sup>2</sup> (1,076 ft <sup>2</sup> )	Calculated with the net floor area
	(c) Restaurants	1 per 50 m <sup>2</sup> (539 ft <sup>2</sup> ); an additional 20% must be provided.	Calculated with the net floor area
	(d) Hotels	1 per 200 m <sup>2</sup> (2,153 ft <sup>2</sup> ); an additional 20% must be provided.	Calculated with the remaining floor area after deducting the stair, lift, and M & E areas
3.	Cinemas, theaters	1 per 10 seats; an additional 20% must be provided	
4.	Warehouses	1 per 800 m <sup>2</sup> (8,612 ft <sup>2</sup> ) of loading/unloading area; an additional 20% must be provided.	
5.	Factories	1 per 350 m <sup>2</sup> (3,768 ft <sup>2</sup> ); an additional 20% must be provided.	For loading/unloading areas, add 1 lorry for every 3,000 m <sup>2</sup> (32,295 ft <sup>2</sup> ).
6.	Swimming pools	1 per 40 m <sup>2</sup> (430 ft <sup>2</sup> ); an additional 20% must be provided.	



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Sr.	Use	Minimum number of car parking spaces	Note
7.	Gym	1 per 300 m <sup>2</sup> (3,230 ft <sup>2</sup> ); an additional 20% must be provided.	
8.	Specialist clinics	1 per 150 m <sup>2</sup> (1,615 ft <sup>2</sup> ); an additional 20% must be provided.	
9.	Hospitals	1 per 4 beds; an additional 20% must be provided.	

Note: The dimensions of a car are 8' × 16'.

The minimum width for a car driveway with one-way traffic flow must be 12'.

The minimum width for a car driveway with two-way traffic flow must be 20'.

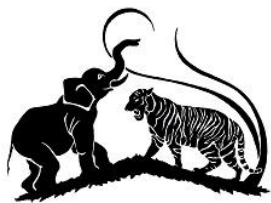
The minimum turning radius must be 15'.

For 90° L-turn driveways where the turning radius is insufficient, the minimum width for two-Way drives must be 22'.

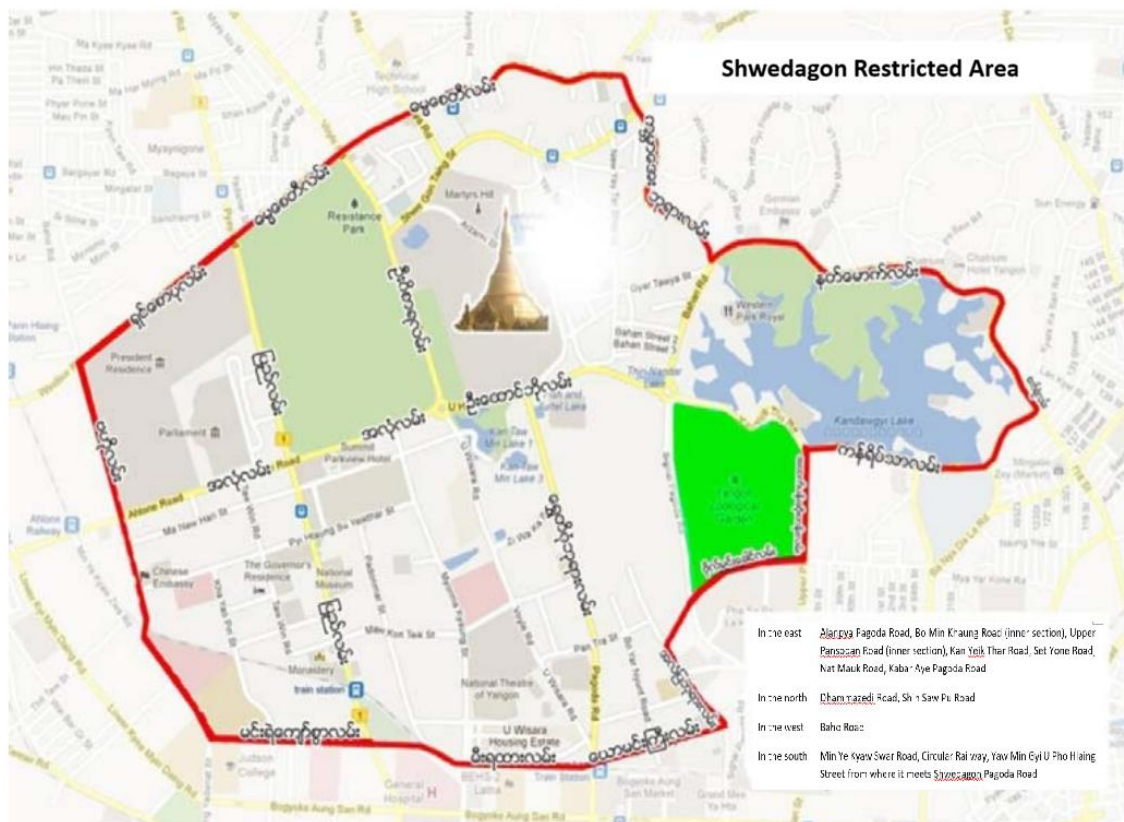
### (f) Demarcation of the restricting boundary around Shwedagon Pagoda

To control buildings that could affect Shwedagon Pagoda, buildings constructed on either side (left/right) of the roads listed below must not exceed 6 floors (height: 62-78 feet), and when building permit applications for commercial buildings are submitted, they will be reviewed and processed as separate, special cases.

- (1) In the east Alanpya Pagoda Road, Bo Min Khaung Road (inner section), Upper Pansodan Road (inner section), Kan Yeik Thar Road, Set Yone Road, Nat Mauk Road, Kabar Aye Pagoda Road
- (2) In the north Dhammazedhi Road, Shin Saw Pu Road
- (3) In the west Baho Road
- (4) In the south Min Ye Kyaw Swar Road, Circular Railway, Yaw Min Gyi U Pho Hlaing Street from where it meets Shwedagon Pagoda Road

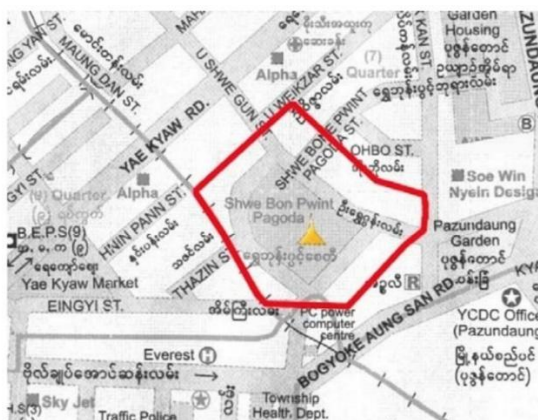


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## (g) Demarcation of the restricting boundary around Shwe Bone Pwint Pagoda

Construction of buildings with more than 3 floors is restricted within the area surrounding the historic Shwe Bone Pwint Pagoda in Pazundaung Township.

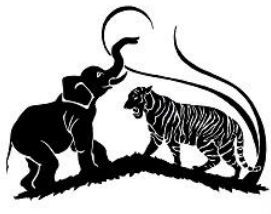


## (h) Construction of buildings in the vicinity of Moe Kaung Pagoda

- 5 -

No. 55 (D), Inya Myaing Road, Bahan Township, Yangon Region  
Phone: +95-9-262546284 (English) or +95-9-886699332 (Myanmar)  
E-mail: [info@lincolnmyanmar.com](mailto:info@lincolnmyanmar.com) - Web: [www.lincolnmyanmar.com](http://www.lincolnmyanmar.com)

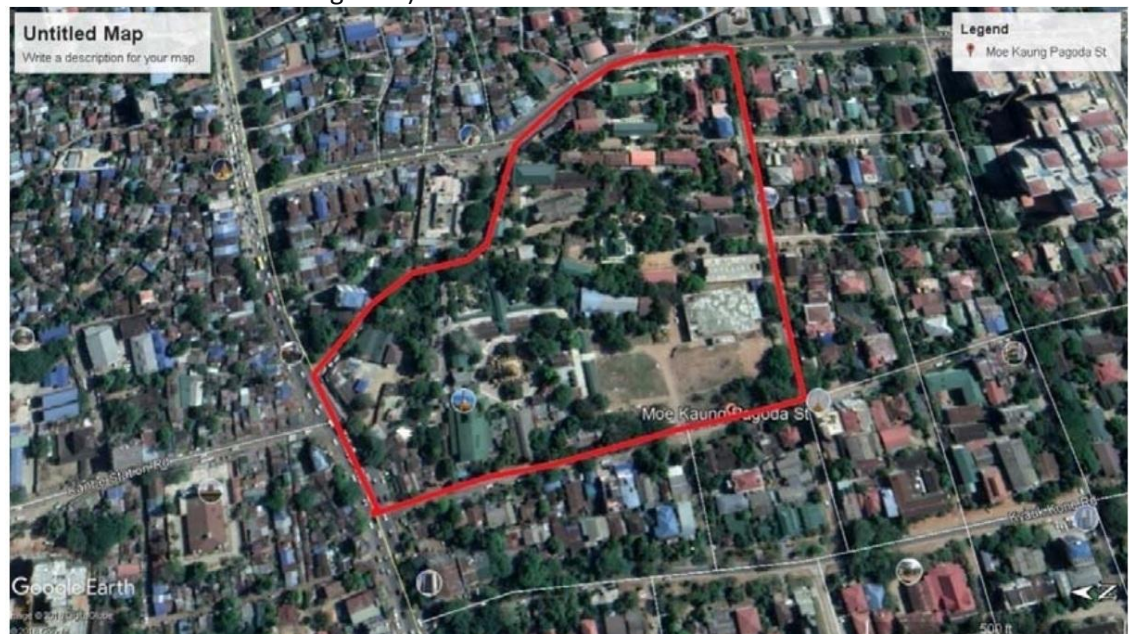


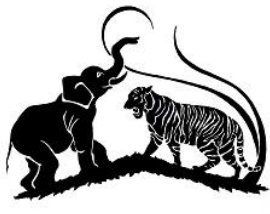


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If a building permit application is submitted for an area within the following boundaries in the vicinity of Moe Kaung Pagoda, only buildings with a height of 40 feet and no more than 3 floors will be permitted to be constructed:

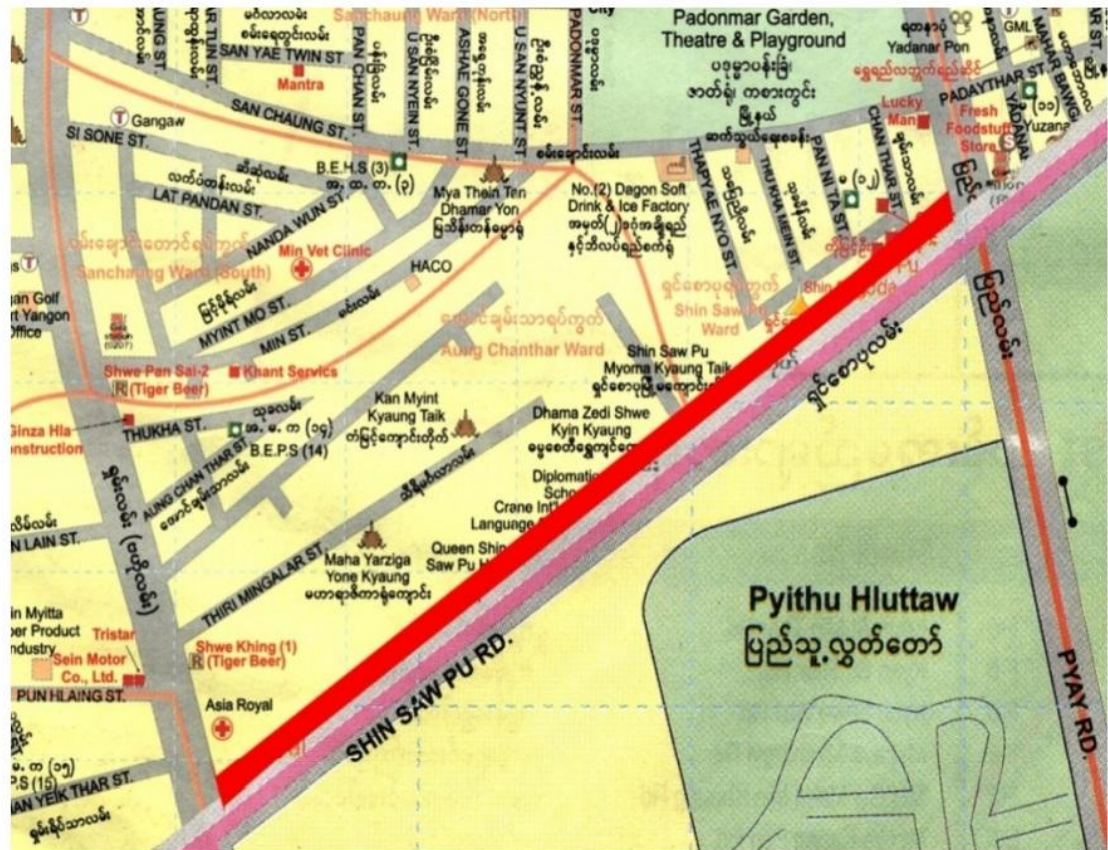
- (1) To the east Moe Kaung Lane (between Thitsar Main Road and Moe Kaung Main Road)
- (2) To the west Moe Kaung Pagoda Road (between Thitsar Main Road and Mahabodhi Road)
- (3) To the south Mahabodhi Road (between Moe Kaung Pagoda Road and Za Bu Rit Road)
- (4) To the north Thitsar Main Road (between Moe Kaung Pagoda Road and Moe Kaung Lane)





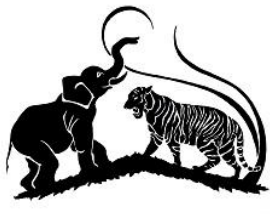
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(i) Buildings facing Shin Saw Pu Road



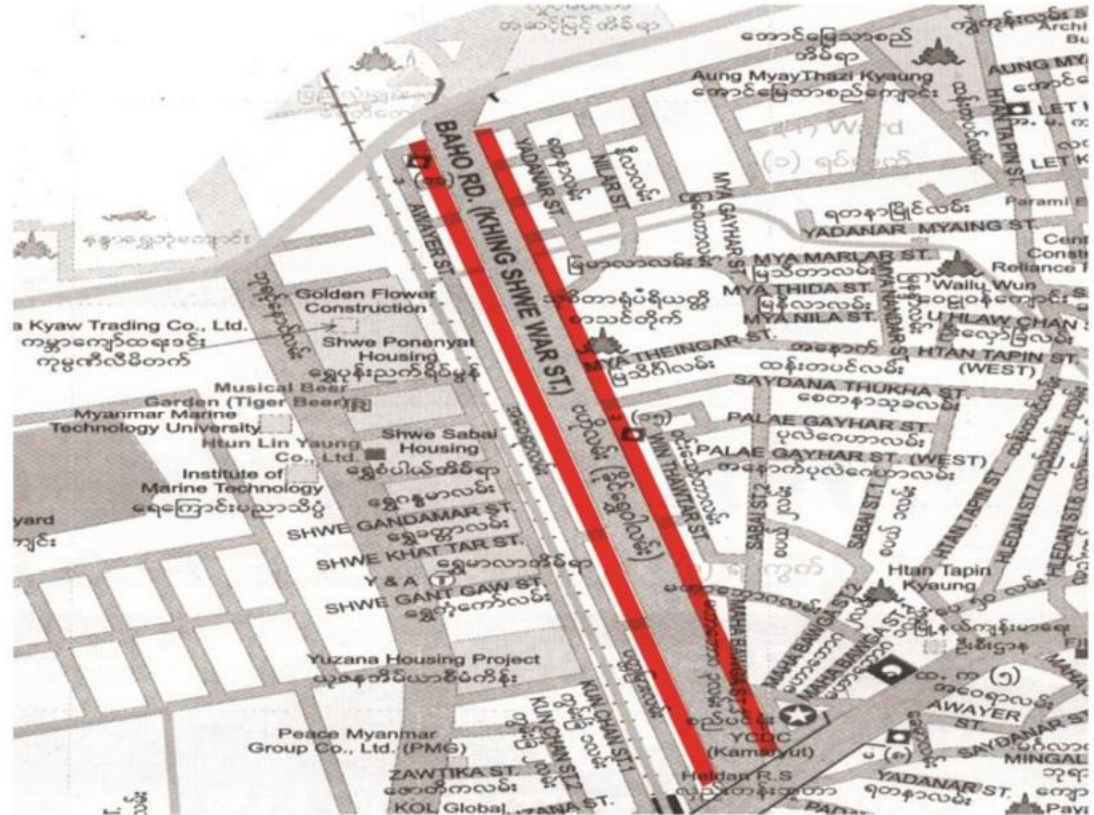
If a high-rise building is to be constructed along the north side of Shin Saw Pu Road (between the Pyay Road traffic light and the Baho Road traffic light) in Sanchaung Township, which is near the Pyithu Hluttaw, a national landmark building, construction shall be limited to 5 floors, with a ground floor height of 14 feet, and each remaining floor at 10 feet.





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(j) Buildings on Khaing Shwe Wa Street, Kamaryut

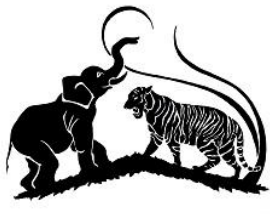


- (1) At the front of the building, a setback of 5 feet must be left at the ground floor, and the remaining upper floors may be constructed with a 4-foot setback.
- (2) At the rear, although a B.D.S ["back drain service"] exists, due to strong water flow, a 6-foot setback must be left at the rear ground floor to construct a septic tank, and a retaining wall must also be built together to ensure long-term stability.
- (3) The ground floor height shall be 12 feet, the height of the remaining floors shall be 9 feet, and construction is permitted up to 6 floors with a pitch roof.

(k) Buildings in Shwe Taunggyi (Golden Valley) Ward

If applications for building permits are submitted for Shwe Taunggyi (1) Ward and Shwe Taunggyi (2) Ward, Bahan Township, the height limit is 52 feet.





## (I) Buildings in the vicinity of Insein Prison

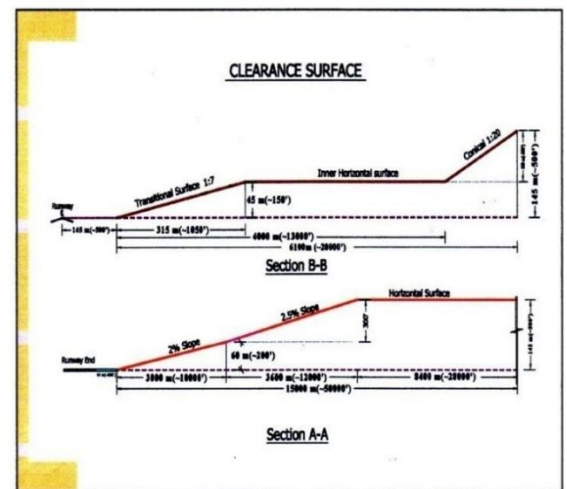
The Regional Government notified on 9-9-2013 that if applications are submitted for building permits within the boundary of Insein Central Prison as described below, construction shall be permitted only with endorsements from the Prison Department:

- (1) Northern boundary - 1,260 yards, along Steel Factory Road
- (2) Eastern boundary - 1,875 yards, along the Criminal Investigation Department
- (3) Southern boundary - 1,210 yards, along Hlaing River Road
- (4) Western boundary - 1,900 yards, along Bayintnaung Road

## (m) Endorsements from the Department of Civil Aviation (DCA), to avoid impacts on aviation around Yangon International Airport and Hmawbi Airport in Yangon Region

The following specifications have been determined and published by the Department of Civil Aviation. For any building to be constructed in this area, it is necessary to obtain an endorsement from the Department of Civil Aviation (DCA).

Special zone to avoid impacts on aviation





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### 2. Current terms and conditions for building construction

#### (a) Setbacks

##### (1) If a building with 3 floors or less is being constructed:

- (aa) On a 40'x60' plot of land, from the boundary of the property:
- 12' 0" setback in the front
  - In the back:
    - If there is no B.D.S. [*"back drain service"*], 6'0" from the building wall must be left empty.
    - If there is a B.D.S., 1'0" from the building wall must be left empty.
  - On both sides, 3'0" from the edge of the roof must be left empty.
- (bb) On plots with a front-to-back depth of 50 feet, from the boundary of the property:
- The ground floor must be set back by 5' in the front.
  - The remaining floors may have a 4-foot cantilevered projection, but a 1-foot setback must still be maintained.
- (cc) On plots whose front side measures between 26' and 39', 1'6" must be left empty on both sides from the roof edge.
- (dd) On plots whose front side measures 25' or less, 1'0" must be left empty on both sides must the roof edge.

##### (2) If a building is constructed with 4 floors or more:

- (aa) Downtown townships (Lanmadaw, Latha, Pabedan, Kyauktada, Botahtaung, Pazundaung):
- It is permissible to build up to the full property line at the front and both sides.
  - If building up to the full property line, solid boundary walls must be constructed.



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- To install a septic tank, the septic tank permit form from the Engineering Department (Water and Sanitation) must be complied with.
- (bb) In the remaining townships:
- On 40' x 60' plots of land, from the boundary of the property:
    - Leave 5' clear land in the front.
    - Leave at least 3' of land from the edge of the roof on both sides.
    - In the back
      - Leave 1' if there is a BDS.
      - Leave 6' if there is no BDS.
- (cc) On plots with a front-to-back depth of 50 feet, from the boundary of the property:
- The ground floor must be set back by 5' in the front.
  - The remaining floors may have a 4-foot cantilevered projection, but a 1-foot setback must still be maintained.
- (dd) On plots whose front side measures between 26' and 39', 1'6" must be left empty on both sides from the roof edge. (If windows and doors are required, only SW/LW *[sliding windows/louvered windows]* shall be installed.)
- (ee) On plots whose front side measures 25' or less, 1'0" must be left empty on both sides from the roof edge. (If 1'0" are left empty on both sides, SW/LW can be added.)

### (3) Construction on main roads

If any building is constructed on Pyay Road, Kabar Aye Pagoda Road, University Avenue Road or U Wisara Road, the main building must be set back by 20 feet from the property boundary in the front.





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### (4) Setback requirements for buildings of 9 floors and above

(aa) 20 feet setback from the property boundary in the front at Pyay Road, Kabar Aye Pagoda Road, U Wisara Road and University Avenue Road.

(bb) Other main roads and narrow roads

- At least 12 feet must be left empty from the property boundary in the front.
- Left, right, back:
  - Minimum setback of 6 feet from the 9<sup>th</sup> to the 16<sup>th</sup> floor
  - Minimum setback of 8 feet from the 17<sup>th</sup> to the 24<sup>th</sup> floor
  - Minimum setback of 10 feet from the 25<sup>th</sup> floor and above

### (b) Building coverage ratio

$$\text{Building Coverage Ratio} = \frac{\text{Building Coverage Area}}{\text{Plot Area}}$$

(1) The BCR is < 0.6.

(2) The BCR is < 0.5 for land between main roads.

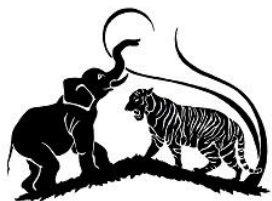
### (c) Floor area ratio

$$\text{Floor Area Ratio} = \frac{\text{Total Floor Area}}{\text{Plot Area}}$$

The BCR and FAR will be determined according to the Zoning Plan that will be enacted.

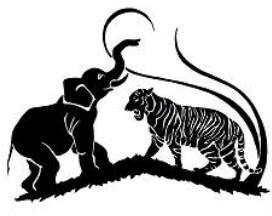


- (d) Minimum floor heights to be maintained when constructing buildings
    - (1) Residential
      - (aa) Ground floor: 10'
      - (bb) Other floors: 9'
    - (2) Shops, offices: 10'
    - (3) Hotels, restaurants: 12'
    - (4) Hospitals, school halls: 12'
    - (5) Public recreation facilities: 12'
    - (6) Industrial workshops, factories: 12'
    - (7) Parking floors: 8'6"
    - (8) If any of the heights specified above need to be changed, sound reasons must be provided to obtain separate permission.
  - (e) **Building height restrictions**
    - (1) Road building ratio: Building height =  $2 \times$  road width
    - (2) Slenderness ratio:
      - (aa) Building height =  $3 \times$  facade width (for shallow foundation)
      - (bb) Building height =  $4 \times$  facade width (for deep foundation)
    - (3) If the building height exceeds 62 feet, a lift must be installed.
- 3. Duties and disciplines of a registered engineer operating within the boundaries of the Yangon City Development Committee**
- (a) Continuously supervising and taking responsibility for the construction of approved buildings from the beginning to the end;



- (b) Keeping copies of permits and supporting documents, construction site inspection records, and referenced engineering documents ready for inspection at the construction site;
- (c) submitting in a timely manner a report to the relevant department of any special events from the start of the construction work;
- (d) every registered engineer shall submit a report in a timely manner in the form prescribed by the relevant department, indicating the date of commencement of each work for which he is responsible;
- (e) if the registered engineer accepts a building construction project and does not wish to proceed with the construction, or if the person who hired him discontinues the engagement before the construction is completed, the registered engineer must in a timely manner report to the relevant department the date on which continuing with the construction becomes impossible;
- (f) the building must be constructed according to the design specified in the building permit, and if it does not comply with the design, the relevant department must be notified in a timely manner;
- (g) if the approved drawings are desired to be amended, construction must be suspended without the engineer making changes at his own discretion and may only be continued after receiving approval for the revised plan;
- (h) when applying for a building permit, the registered engineer shall act in a systematic, complete and correct manner as prescribed by the Committee;
- (i) when laying the foundation according to the approved design for the construction of a building that occupies the entire plot up to the boundary with no vacant land left, sufficient measures shall be taken to ensure that no part or the whole of any adjacent building is endangered, its strength is not compromised, and no damage occurs;
- (j) when laying the foundation or excavating the ground for any building, the construction work shall be inspected accurately and completely, and the inspection report shall be submitted in a timely manner;
- (k) when demolishing a part or all of a building, a demolition permit must be obtained, and during such work, the registered engineer must supervise and ensure that precautions are taken as prescribed for the safety of the public and workers at the workplace;





- (l) supervising to ensure the complete implementation in advance of disaster prevention measures for buildings under construction as announced by the Department;
- (m) if for any reason the transfer of responsibilities to another registered person is desired, this may be done only after obtaining permission to transfer the responsibilities in the prescribed form;
- (n) a registered engineer may only supervise the construction of the number of buildings specified by the committee from time to time;
- (o) in addition to being fully responsible for the strength and standards of the building under his supervision, the registered engineer must also keep the construction site inspection log book in a complete and accurate manner;
- (p) full-time supervision of building demolition, foundation work, and concreting work;
- (q) supervising so that materials are used in the construction of the building that meet specified standards;
- (r) supervising the building's construction until completion;
- (s) applying for and obtaining the building completion certificate (BCC);
- (t) supervising to prevent demolition and construction before obtaining permission;
- (u) supervising to prevent the occurrence of workplace hazards;
- (v) taking responsibility for the construction of the building under his supervision;
- (w) complying with the orders or directives issued by the Committee.

Note: Violation of any of the above duties and disciplines will result in action being taken according to the laws in force of the Region Government, the laws in force of the Yangon City Development Committee, and the laws of the relevant councils.



## LINCOLN LEGAL SERVICES (MYANMAR) LIMITED

### About Lincoln Legal Services (Myanmar) Limited

Lincoln Legal Services (Myanmar) Limited provides the full range of legal and tax advisory and compliance work required by investors. We pride ourselves in offering result-oriented work, high dependability and a fast response time at very competitive prices. Please do not hesitate to contact us:

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