Table of Contents

CHAPTER-I

INTRODUCTION

1.1 Definitions

Unless otherwise expressly stated, the following terms shall, for the purposes of these Regulations have the meaning indicated in this part. Where the terms are not defined they shall have their ordinarily accepted meaning or such meaning as the context may apply.

Acre: means size of land equal to 43560 sq. ft (4047 sq.m) or 4840 sq. yards or 9.68 Kanals

Act: means the Lahore Development Authority Act 1975

Addition/Alteration: means any structural change brought about after approval of Building Plan without affecting or violating any provisions of these Regulations,

Addition & Alteration Plan: Building plans submitted to the Authority for obtaining approval of any structural change brought about after the completion of the building without affecting or violating any provision of these Regulations.

Amalgamation: means the joining of two or more adjoining (side by side and/or back to back) plots of the same land use into a single plot for building purposes.

Apartment: means a dwelling unit located in a multi-storey building meant to provide habitation.

Apartment Building: means a Multi-storey building containing more than two Apartments sharing common staircase lift or access spaces.

Approved Scheme: means a duly approved scheme under the Act for urban development, redevelopment or renewal and also includes the larger area plan and area specified for specific use/traffic control plan/housing and zoning schemes.

Arcade: means a covered walkway or a verandah between the shops and the street/footpath on which the shops abut.

Area: as defined in the LDA Act.

Authority: means the Lahore Development Authority, Lahore

Balcony: means a stage or platform projecting from the wall of the building surrounded by a railing or parapet wall.

Base: (applied to a wall or pillar) means the underside of the course immediately above the plinth, if any, or in case of a building having no plinth immediately above the foundation.

Basement: means the lowest part of a building, partly or completely below ground level.

Bay-Window: means a large window or a series of windows projecting from outer wall of the building and forming a recess within.

Builder: means any person having the ownership/leasehold title, project proponent, institution, company, firm, agency or government department, autonomous and semi autonomous bodies who intend to undertake building works.

Building Height: means total height of a building measured from the crown of the road to the top of the parapet wall excluding the structures such as chimney stacks, lift heads and water tower etc.

Building/House Line: means line beyond which the outer face of any building except compound wall, may not project in the direction of any existing or proposed street.

Building of Public Assembly: means and include any building or part of building where group of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel, health, education, ceremonial and similar purposes including (but not limited to) theaters, cinemas, assembly hall, auditoria, exhibition halls, marriage halls, community carters, clubs, schools, colleges, universities, hospitals, museum, skating rings, gymnasium, restaurants, places of worships, dance halls, clubs rooms, passenger stations and terminals of air surface and other public transportation services and stadiums etc.

Building Plan: means and include the plans, sections and elevations of every floor including basement or cellar, if any, clearly describing graphically the purpose for which the building intended to be erected and the accesses to and from several parts of the building and its appurtenances, the position, form dimensions and means of ventilation, the depth and the nature of foundations, the proposed height of the plinth and super structure at the level of each floor together with the dimensions and description of all the walls, floors, roofs, columns, beams, joists and girders to be used in the walls, floors and roofs of such buildings.

Building Regulations: means the Lahore Development Authority Building and Zoning Regulations 2015.

Building Works: means site excavation, erection or re-erection of a building or making additions and alterations to an existing building.

Cardinal Points: means the directions of North, South, East and West as marked on the block/building plan.

Central Business District: means the central business/commercial area as prescribed in the relevant Master Plan.

Chamfer: means the flat surface made by cutting of sharp edge or corner of the plot to enhance the visibility at the turning point.

Clear Storey Height: means the clear height from finished floor to bottom of roof slab.

Commercial Building: means a building having market, shops or show rooms, warehouses, offices, hotels, restaurants, marriage halls, gas and petrol filling stations, public transport and cargo terminal etc, on any floor and may also have apartments in it.

Commercialization Committee: means Commercialization Committee as constituted under the respective section of the commercialization Rules/Land use Rules of the Authority notified by the government from time to time.

Competent Authority: means the authority competent to approve building plans under these regulations.

Completion Certificate: means the certificate issued by the Competent Authority on the completion of building works.

Completion Plan: means a building plan submitted to the Lahore Development Authority for the purpose of obtaining approval after construction.

Contractor: means a person hired by a builder for constructing the building as per provision of sanctioned plan and other approvals.

Controlled Area: means an area declared as such through a notification by the Lahore Development Authority under the Act.

Consultant: means a person duly registered with the respective statutory professional body and hired by a builder for designing and supervision of construction activities of the building(s) in accordance with the sanctioned plan and other approvals.

Converted Plot: means a plot converted to commercial use under the commercialization rules notified by the government from time to time.

Corner Plot: means a plot facing two or more intersecting streets/roads.

Covered Area: means area covered by the building/buildings above and below the ground level, but does not include the space covered by:-

- **a)** Court yard at the ground level, garden, rocky area, plant nursery, water pool, swimming pool (if uncovered) platform around a tree, water tank, fountain and bench etc.
- **b)** Drainage, culvert, conduit, catch-pit, chamber gutter and the like;
- **c)** Compound or boundary wall, gate, slide, sw3ing, uncovered staircase, watchman booth and pump house.
- **d)** Sump tank and electricity transformer.

Damp Proof Course: means a layer of material impervious to moisture.

Dangerous/Hazardous Buildings: means a building or structure or a part thereof which is declared as structurally unsafe and/or which is hazardous as specified in sub-para-2 & 3 of para-34 of (VI) Schedule of PLGO 2001.

Dead Loads: means the load due to the weight of all walls, permanent partitions, floors, roofs and finishes including services and all other permanent construction.

Demolition: means the process of dismantling the building or part thereof.

District Centre/Divisional Centre: means other than CBD, business/commercial areas as prescribed in the Master Plan of Lahore as District Centre/Division Centre.

Drainage: mean a system of natural and artificial removal of surface and sub surface water (liquid, sewage etc.) from any area.

Educational Intuitions: means a school, college, university, library, research & training centre and testing laboratory etc.

Environmental Impact Assessment: means process of identifying, predicting, evaluating and mitigating the biological, social, and other relevant effects of the development proposal prior to major decisions being taken and commitments made.

Earth Quake Resistive Structure: means building designed to prevent total collapse, preserve life, and minimize damage in case of an earthquake or tremor, to ensure Earthquake resistant structures that absorb and dissipate seismically induced motion through a combination of means: damping decreases the amplitude of oscillations of a vibrating structure, while ductile materials (e.g., steel) can withstand considerable inelastic deformation.

Established Built up areas: means old unplanned area where the buildings have been in existence for a minimum period of 25 years.

Farm House: means a dwelling place attached to a farm on a plot not less than 4-Kanal and not more than 60-Kanal

Fence: means a temporary barrier around a building or structure under construction or repair.

Field Staff: means Building Inspectors, Demolition Inspectors, Surveyor, Assistant Directors and Deputy Directors.

Fire Fighting System: means properly placed equipments to extinguish fire.

Floor Area Ration (FAR): means the aggregate covered area of a building or buildings (excluding the area under covered parking) on a plot divided by the total area of the plot.

Floor Height: means the vertical distance from the top of the floor finish to the top of the floor finish on the next floor above or below.

Foundation: means a structure entirely below the level of the ground which carries and distributes the load from pillars, beams or walls on to the soil below.

Gallery: means an open or a covered walk way or a long passage.

Girder: mean large iron or steel beam or compound structure used for building bridges and the framework of large buildings.

Governing Body: means the Authority as defined in the Act.

Government: means the Government of Punjab.

Ground Coverage: means the percentage of the plot area that can be covered at the ground floor.

Health Institutions: means hospital, dispensary, health centre, nursing home testing laboratories, MRI and CT scan centers and medical training institutes.

Hoarding: means any advertising tool including advertising boards, neon signs etc. which are displayed on the top of the building or in the vacant plot.

Horticulture: The art of practice of garden cultivation and management.

Housing/Dwelling Unit: means a part or whole of a residential building capable of being used independently for human habitation.

Industrial Zone: means an industrial zone prescribed in the Master Plan and approved schemes.

Infrastructure: means the basic facilities, utility services and installations including transportation and communication systems, water supply, drainage and sewerage system, telephone, sui gas, cable, power lines and grid stations.

Joist: means the length of timber or steel supporting part of the structure of a building, typically arranged in parallel series to support a floor or roof.

Kanal: means a size of land equal to 20-marlas.

Landscape Plan: means a plan showing the visible features in the open area of plot around the building such as walkways, green areas, fountains, ponds, trees, etc.

Live Loads: means those loads produced by the use and occupancy of building or other structure and do not include the construction or environmental loads such as wind load, snow load, rain load, earthquake load, floor load or dead load.

Local Development Plan: means plan for any specific area for specific type of urban development for which specific Building and Zoning Regulations may be prepared and notified by the Authority.

Main Civic and Commercial Centres: means main civic/commercial centres of the approved government/private housing schemes including Divisional and District Centres as defined in the Master Plan of Lahore.

Major Repair: means all repairs other than the minor repair.

Mandatory Open Spaces: means the spaces required by these Regulations to be left open at ground level around the building.

Market: means a group of shops assigned particularly for one or more specified trades

Marquee: means large tent used for social or commercial functions.

Marlas: means a size of land equal to 225 sq.ft. (20.91 sq.m) in case of Lahore District and 272 sq.ft. (25.28 sq.m) in other Districts of Punjab.

Master Plan: means the latest approved land use plan of Lahore and shall deam to include Structure plan, Outlined Development Plan, Development Plan and Spatial Plan etc.

Mega Project: The project of multiple land use/multi storey buildings predominantly of commercial use with plot area more than 20 kanal and having joint ventures with public/private sectors which may or may not include foreign investments.

Minor Repairs: means painting, white washing, plastering, paving, replacement of doors, windows, glass, floors tiles, repairing of walls and roofs, building or rebuilding of the boundary walls as per sanctioned plan.

Multi-Storey Building: means a building having more than three stories or more than 38 ft. height (11.58m), whichever is less excluding basement.

Neighborhood Commercial Areas: these include plots/units reserved for commercial/office use in mohallah or neighborhoods in an approved housing scheme.

Open Space: means area of protected or conserved land on which development is indefinitely set aside.

Ordinance: means the Punjab Local Government Ordinance 2001.

Other Commercial Area: these are roads or areas predominantly used for commercial purposes in the established built up areas that have not been declared as commercial area.

Parapet Wall: means a wall, whether plain, perforated or paneled, protecting the edge of a roof, balcony, verandah or terrace.

Pergola: means a structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc. of which more than 50% of roof is open to sky.

Period of Validity of Sanctioned Plan: means the period specified at the time of sanctioning of building plan for the completion of the said building.

Person: means any cooperate or individual entity that is recognized by law as having the right to hold property and to sue and be sued.

Plinth: means the portion of the building between the ground level and the level of the ground floor.

Porch: means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.

Predominantly Open Areas: means areas which may be unplanned/undeveloped or predominantly used for agriculture purpose or lying vacant.

Prescribed Form: means a form prescribed, for various purposes by the Authority under these Regulations.

Property: means plot or structure to which its builder has freehold title.

Property Line: means the boundary wall of the plot.

Public Building: means a building designed for public use and includes dispensaries, post offices, police stations, bus/wagon stands, railway station, air port terminals, town halls, libraries and premises of social agencies such as hostels, local government offices and educational institutions, hospital and clinics, mosque, fir stations and rescue centers etc.

Ramp: means a drive way that has a running slope steeper than one unit vertical in 20 units horizontal (5-precent slope)

Registered Architect: means a person holding valid registration / enlistment with the Pakistan Council of Architects & Town Planners and enrolled on the list of approved architects maintained by the Authority.

Registered Town Planner: means a person holding valid registration with Pakistan Council of Architects & Town Planners and enrolled on the list of approved Town Planners maintained by the Authority.

Religious Buildings: means mosques, churches, shrines etc.

Residential Building: means a building exclusively designed to be used for human habitation together with such out houses as are ordinarily ancillary to the main building and used in connection therewith.

Resident Engineer: means construction supervising engineer, working for the builder to perform such duties and functions as stated in these Regulations.

Right of way: means width of road/street between two opposite property lines.

Septic Tank: means a tank in which sewage in collected and decomposed before its discharge into a public sewer or Soakage Pit.

Setback: means an area to be surrendered for road widening as per approved scheme/plan, under the relevant master plan of Lahore or provided under any other rule.

Site Plan: means the plan of the proposed construction site showing the position of the proposed building (s) and existing buildings), if any, the width and level of the streets on which the plot abuts and the adjoining plot numbers, if any, together with cardinal point.

Skyline: means maximum prescribed height limit beyond which no structure including machine room, parapet wall, mumty, HTML tower, advertisement boards/hoardings etc. are permitted

Soakage Pit: means a pit filled with aggregate, boulders or broken brick and intended for the reception of waste water or effluent discharged from a Septic Tank.

Steel Structure: means a structure which is made from organized combination of structural steel members designed to carry loads and provide adequate rigidity.

Storey: means the space between the surface of one floor and the surface of the other floor vertically above or below.

Structural Calculations: means detailed calculations showing sufficiency of the strength of every load bearing member of the proposed structures.

Structural Engineer: means a consulting engineer registered with PEC with 5 years of professional experience as structural engineer and engaged by the builder.

Sun-Shade: means a person holding valid registration with Pakistan Council of Architects & Town Planners and enrolled on the list of approved Town Planners maintained by the Authority.

Timbering: means the setting of timber support or shafts for protection against falls from roof, face, or rib.

Traffic Impact Assessment Study: means a comprehensive exercise to indicate the potential traffic impacts of any new Development and provide operation analysis of the adjacent and surrounding road ways, traffic signals, sidewalks, general traffic and public transport etc. It also suggests the various measures to mitigate/reduce the potential traffic impacts.

Urban Development Project: means multi-storey building (s) on a converted plot of more than 2-kanal.

Verandah: means a roofed gallery, terrace or other portion of a building with at least one side open to courtyard or a permanent open space.

Warehouse: means a building where raw materials, intermediate products or manufactured goods may be stored.

Winder: means a tread with nonparallel edges.

Zone: means an area/area earmarked for a particular use/building height/density in approved Master Plan or approved scheme.

1.2 Zoning: These Regulations shall be applicable to the following different Zones;

1.2.1 Residential Zone: for the purpose of these Building Regulations plots or buildings used for residential purposes shall fall in any of the following categories of residential zone.

a. **Approved Scheme:** residential buildings/units in approved schemes.
b. **Established Built up Area:** residential buildings/units in established built up areas
c. **Predominantly Open Area:** residential building/units in predominantly open areas.

1.2.2 Commercial Zone: The commercial zone consists of business, financial and professional offices, buildings of public assembly, hotels, motel show rooms, boutiques; and social welfare institutions. Following are categories of commercial Zone:-

a. **Plots of 6-Kanals and above on roads with minimum 80 ft right of way:** falling in any commercial zone.
b. **Central Business District:** commercial units, offices and buildings of public assembly within CBD areas.
c. **Main Civic and Commercial Centres:** consists of commercial units, offices and building of public assembly including District and Divisional Centres.
d. **Neighborhood Commercial Area:** consists of commercial units, offices and building of public assembly in the neighborhood of approved schemes.
e. **Other Commercial Areas:** consists of commercial unit, offices and buildings of public assembly in areas used for commercial purposes.
f. **Converted Plots under Commercialization Rules:** consists of commercial units, offices and buildings of public assembly along roads approved under commercialization rules from time to time.
g. **Predominantly Open Areas:** commercial units, offices and buildings of public assembly in predominantly open areas.

1.2.3 Industrial Zone: The industrial zone consists of industries, like heavy, medium, light and hazardous factories, workshops and ware-houses go downs, etc. Following are the categories of industrial zones:

a) **Industrial Estate and Industrial Areas in Approved Schemes:** industrial units as prescribed in approved Master Plan and schemes of a city.
b) **Industrial Zones in Established Built up Areas:** already existing industrial areas in established built up area.

c) **Industrial Zones in Predominantly Open Areas:** industrial units in predominantly open areas

1.2.4 Special Areas Zones:

a. **Walled City Area or Historically Significant Areas**

b. The building regulation for Walled City Area or Historically Significant Areas as specified in the approved Master Plan or schemes shall be prepared by the Authority of the respective city district.

c. **Flood Plain**

Flood plains as defined in the approved master Plan or notified by the relevant department shall be dealt with strictly in accordance with the recommendations of the Master Plan. However, if Government provides protective bunds and safeguards in flood plain area then Authority may prepare special building regulations in accordance with local conditions

d. **Environmentally Sensitive Areas**

These includes natural parks, wild life parks, forest, mountainous terrain , areas having mines, mineral deposits and water shed areas etc. Authority may prepare special building regulations following the requirements of the concerned departments and provisions of the approved Master plan and schemes.

e. Shahalam Gate Development Scheme, Walled City, Lahore.

This scheme shall be governed under the provisions of the Damaged Area Act-1952 and the Building Regulations framed there under.

CHAPTER-2

SITE REQUIREMENTS: RESIDENTIAL

2.1 Established Built Up Areas

2.1.1 Mandatory Open Spaces:

a. For a building abutting on roads having up to 25 ft (7.62 m) right of way the building line shall be as established by the buildings which have been in existence but as far as side and rear spaces are concerned, the following table shall be applied.

b. For the buildings abutting on roads having more than 25 ft (7.62 m) right of way, the mandatory open spaces shall be as follows:

Plot Size/zone	Building Line	Rear Space	Side Space
Less than 5-Marla	5 ft (1.52 m)	Not required	Not required
5 Marla's & above but less than 10 marlas	5 ft (1.52 m)	5 ft (1.52 m)	Not required
10 Marlas to 30 Marlas	10 ft (3.05 m)	7-ft (2.13 m)	5 ft (1.52 m) (on one side)
Above 30 Marlas but less than 2-kanals	10 ft (3.05 m)	7-ft (2.13 m)	5 ft (1.52 m) (on both sides)
2-kanals & above	20-ft (6.1m)	10 ft (3.05m)	10-ft. (3.05) (on both sides)
Apartment building* On four kanals and above	30-ft. (9.15 m)	13-ft. (3.96 m)	13 ft (3.96 m) (on both sides)

* Notwithstanding the provision under section 2.1.1 (a & b) above, a guard room measuring not more than 100 sq ft (9.3 sq m) in area is permissible near the gate incase of apartment building.

c. Notwithstanding the provisions under 2.1.1 (a & b) above, the construction of drain, sewer, septic tank, cess pool, filter or other structure in connection with disposal of waste liquid or open garden tank or private swimming pool is permissible, provided that no roofed building are attached to any of them.

2.1.2 Building Height

a. The height of any residential building other than Apartment Buildings abutting roads having Right of Way upto 25 feet measured from the crown of the road to the top of the parapet wall shall not exceed 38 ft (11.58 m) and the minimum clear height of each storey, other than the basement, shall not be less than 9-ft 6-inches (2.9m), measured from finished floor level upto underneath of the roof slab above.

b. The height of any residential building other than Apartment Buildings abutting roads having Right of Way more than 25 feet measured from the crown of the road to the top of the parapet wall shall not exceed as applicable in approved schemes (clause 2.2.3) and the minimum clear height of each storey, other than the basement, shall not be less than 9-ft 6-inches (2.9m), measured from finished floor level upto underneath of the roof slab above.

c. The total number of storey permissible in an apartment building allowed on residential plots in approved schemes/controlled area, excluding basements, shall not be more than seven, with each storey, other than the basement, having a minimum clear height of 9-ft 6-inches (2.9m), measured from finished floor level upto underneath of the roof slab above.

d. Maximum height of any Apartment Building allowed on residential plots in approved Schemes/controlled area, measured from the crown of the road to the top of the parapet wall shall not exceed 80'. (Exclusive of chimney stacks, lift heads and water tower).

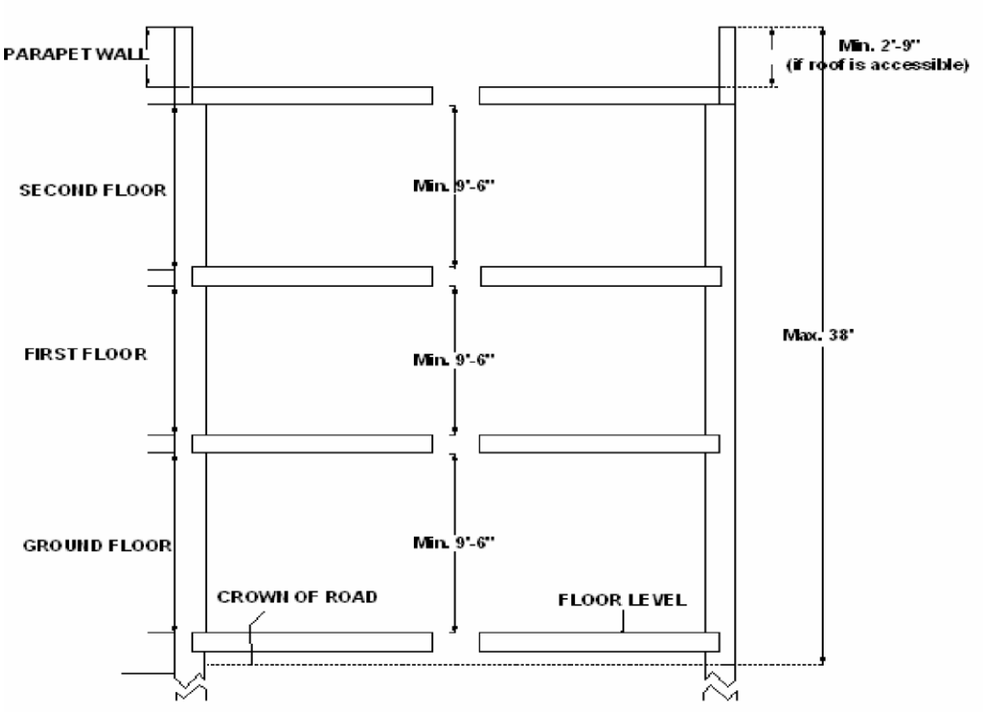
e. In case of Approved apartment sites the maximum height of any Apartment Building measured from the crown of the road shall not exceed 1.5 times of the width of right of way plus the width of setback in front of the plot (Exclusive of chimney stacks, lift heads and water tower). i.e.

Building Height = (R.O.W x 1.5) + Setback or Building/House Line

2.1.3 Ground Coverage and Floor Area Ratio (FAR)

For buildings abutting on roads having more than 25 ft (7.62m) right of way, the FAR and ground coverage shall be as applicable in approved schemes. Whereas FAR and ground coverage on roads having right of way up to 25 ft (7.62m) shall be as follows:

Plot size	Maximum Ground Coverage	Maximum FAR
Less than 5-Marlas	85%	1:2
5-Marlas & above but less than 10 marlas	85%	1:1.6
10 Marlas & above but less than 1-Kanal	70%	1:1.5
1-Kanal & above but less than 2-kanals	65%	1:1.4
2-kanals & above	60%	1:1.3
Apartment building on residential plot	55%	1:2.5



(**Fig-2.1-Height of Residential Building**)

2.1.4 Porch

Car porch not exceeding 20-ft (6.1m) in length shall be permissible in the side space. In case of corner plots car porch shall be permissible along longer side. In case of sites **having a requirement of** minimum 5-ft (1.5m) side space, construction of a room over the car porch equal to its area shall also be permissible.

2.1.5 Toilet /Bathroom

A toilet / bathroom not exceeding 40 sq ft (3.72 sq.m) in area and 8 ft (2.44m) in height can be constructed in the rear corner towards the dead wall as an integral part of main building.

2.2 Approved Schemes

2.2.1 Mandatory Open Space

Plot Size/zone	Building Line	Rear Space	Side Space
Less than 5-Marla	5 ft (1.52 m)	Not required	Not required
5 Marla's & above but less than 10 marlas	5 ft (1.52 m)	5 ft (1.52 m)	Not required
10 Marlas to 30 Marlas	10 ft (3.05 m)	7-ft (2.13 m)	5 ft (1.52 m) (on one side)
Above 30 Marlas but less than 2-kanals	10 ft (3.05 m)	7-ft (2.13 m)	5 ft (1.52 m) (on both sides)
2-kanals & above	20-ft (6.1m)	10 ft (3.05m)	10-ft. (3.05) (on both sides)
Apartment building*	30-ft. (9.15 m)	13-ft. (3.96 m)	13 ft (3.96 m) (on both sides)
Approved Apartment Sites	30-ft. (9.15 m)	13-ft. (3.96 m)	13 ft (3.96 m) (on both sides)

*Notwithstanding the provisions under section 2.2.1 above, a guard room measuring not more than 100 sq ft (9.29 sq m) in area is permissible near the gate in case of apartment building.

a. In approved schemes, Apartment Buildings shall only be permissible in areas specially earmarked for the purpose.

b. In areas other than (a) above, Apartment Buildings may be permitted on sites measuring 4 kanals and above.

2.2.2 Building Height

a. The height of any residential building other than Apartment Buildings measured from the crown of the road to the top of the parapet wall shall not exceed as described in section 2.2.3.

b. No residential building other than Apartment Building shall contain more storey as described in section 2.2.3 and the minimum clear height of each storey, other than the basement, shall not be less than 9-ft 6-inches (2.9m), measured from finished floor level upto underneath of the roof slab above.

c. The total number of storey permissible in an apartment building allowed on residential plots in approved schemes/controlled area**,** excluding basements, shall not be more than seven, with each storey, other than the basement, having a minimum clear height of 9-ft 6-inches (2.9m), measured from finished floor level upto underneath of the roof slab above.

d. Maximum height of any Apartment Building allowed on residential plots in approved Schemes/controlled area, measured from the crown of the road to the top of the parapet wall shall not exceed 80'. (Exclusive of chimney stacks, lift heads and water tower.

e. In case of Approved apartment sites the maximum height of any Apartment Building measured from the crown of the road shall not exceed 1.5 times of the width of right of way plus the width of setback in front of the plot (Exclusive of chimney stacks, lift heads and water tower.

Building Height = (R.O.W x 1.5) + Setback or Building/House Line

2.2.3 Ground Coverage, Floor Area Ratio (FAR), Height, No. of Storeys, and Parking Requirements

Maximum ground coverage, height and floor area ratio (FAR) shall be as described:

Plot Size/Zone	Max No. of Storey (excluding basement)	Max Ground Coverage	Max Height	Max FAR	Minimum Parking Provision
Less than 5-Marla	3	80%	38 ft	1:2.4	Not Mandatory
5 Marla & above but less than 10 Marla	3	75%	38 ft	1:2.3	1 Car Space
10 Marla & Above but less than 1 Kanal	4	70%	45 ft	1:2.8	1 Car Space Per Storey
1 Kanal to 30 Marla	4	65%	45 ft	1:2.6	1 Car Space Per Storey
Above 30 Marlas but less than 2-kanals	4	60%	45 ft	1:2.4	2 Car Space Per Storey
2-kanals & above	4	55%	45 ft	1:2.2	2 Car Space Per Storey

a) Basement is included in FAR.

b) Structure Stability Drawing/Calculations are required above 38’ (4 Storeys).

c) In case of amalgamation, Building Regulations of the resultant plot size shall be applicable.

d) Applied only on new proposed and Re-build plan.

e) For parking provision a storey must contain at least a habitable room, a latrine, bath room and a kitchen.

2.2.4 Porch

As provided in section 2.1.4

2.2.5 Toilet/Bathroom

As provided in section 2.1.5

2.2.6 Farm house

a. The number of storey permissible in a farm house shall not be more than two with a maximum building height of 30ft (9.15m) and one basement may be permitted in farm house.

b. The mandatory spaces as provided for 2 kanals and above in the section 2.2.1 shall be applicable.

c. Maximum ground coverage shall be 30%.

d. In case the farm house accommodates dairy/poultry farm activities then appropriate standards and protective measures as per Pakistan Environmental Protection Act 1997, or any other applicable regulations /laws shall be complied with by the builder.

2.3 Predominantly Open Areas

2.3.1 Mandatory Open Spaces:

The permissible building line shall be the same as provided in section 2.2.1. The other mandatory spaces shall be as follows:

Frontage of Plot	Rear Space	Side Space
Less than 30-ft (9.15 m)	5-ft (1.52 m)	Not required
30 ft (9.15 m) & above but upto to 50 ft (15.24 m)	5-ft (1.52 m)	5-ft (1.52 m) on both side
Above 50 ft (45.24 m) & up to 70ft (21.34 m)	10.ft (3.05 m)	5-ft (1.52 m) on both side
Above 70 ft (21.34 m)	10.ft (3.05 m)	10.ft (3.05 m) on both sides

2.3.2 Building Height

As provided in section 2.2.2.

2.3.3 Ground Coverage and Floor Area Ratio (FAR)

As provided in section 2.2.3.

2.3.4 Porch

As provided in section 2.1.4.

2.3.5 Toilet/Bathroom

As provided in section 2.1.5.

2.3.6 Farm house

As provided in section 2.2.6.

2.4 Professional Activities Allowed in a Residential Units

A part, not exceeding 25% of the floor area of a residential building can be used subject to formal permission from a competent authority as office associated with the resident's profession e.g. a doctor's clinic or office, a lawyer's office, account's office or other technical consultant's offices etc. This facility shall be available only to a resident holding both a professional degree from a recognized University and registration with a Council or statutory body duly constituted under a Federal or Provincial Enactment. If the resident of a Housing Unit happens to be a tenant, he will also be required to submit a no objection certificate from the owner in this regard.

2.5 Apartment Buildings

The apartment building can be allowed on sites:-

a) On approved apartment sites with height 1.5 times of the width of right of way plus the width of the setback in front of the plot (Exclusive of chimney stacks, lift heads and water tower.

Building height = (R.O.W x 1.5) + Setback or Building/House line

b) In areas other than (a) apartment building may be permitted on sites measuring 4-Kanal and above with 80-ft height (Exclusive of chimney stacks, lift heads and water tower.

c) On amalgamation of plots with resultant plot size of 4-Kanal and above, apartment building may be permitted with maximum height up to 80-ft height. (Exclusive of chimney stacks, lift heads and water tower.

d) Parking requirement for Apartment Building shall be as follows:

1-Car/1000 sqft. of covered area

e) Mandatory Open Space For Apartment Building shall be as follows-

Plot Size/zone	Building Line	Rear Space	Side Space
*All Apartment buildings	30-ft (9.15 m)	13-ft (3.96 m)	13 ft (3.96 m) (on both sides)

*Notwithstanding the provisions of above, a guard room measuring not more than 100 sq ft (9.29 sq m) in area is permissible near the gate in case of apartment building.

Whereas FAR and ground coverage shall be as follows:

Site	Max. Ground Coverage	FAR
Approved Apartment Sites	**55%**	**1:5**
Residential Plots	**55%**	**1:4**

i. Structure Stability Drawing/Calculations are required above 38'.
ii. Plots can be amalgamated side by side and/or back to back, considering the plot size category
iii. Multiple Ownership for amalgamation is allowed
iv. Extra Height Charges above 38'
v. Augmentation Charges for converted plots.

2.6 Additional Requirements.

i. No pillar construction is allowed in residential buildings except apartments.
ii. No billboard and hoardings shall be allowed on residential plots.
iii. For plots abutting on 60-ft and above right of way, separate plans for basement shall be submitted and sanctioned released in the first phase in residential buildings.
iv. For determination of building completion date for issuance of completion certificate of residential buildings the utility bills of electricity & Sui Gas installation may be considered by the Authority.
v. Rain water invert wells for houses having area of more than 5 marla shall be provided to increase water aquifer level and less disposal activity (less consumption of electricity/diesel at Disposal Station).
vi. Underground water tank and over head water tank shall be provided in all types of residential buildings having area of 3-marlas and above.
vii. In residential building insulation of outer walls, roofs and windows shall be provided for energy efficiency.
viii. Walls facing sun shall be insulated in residential buildings.

CHAPETER-3

SITE REQUIREMENTS: COMMERCIAL

3.1 Plots of 6 kanals and above Located on Roads with Minimum 80ft Right of Way

(For plots less than 6 kanal respective Building Regulations under section 3.2, 3.5 and 3.6 shall be applicable depending on its location).

3.1.1 Building Height, FAR and Ground Coverage

Height	FAR	Ground Coverage
Up to 200 ft (60.97 m)	1:8*	65%
201 ft (61.28 m) to 400 ft (121.95 m)	1:12*	65%
Above 400 ft (121.95 m)	1:16*	65%

* The in FAR shall be proportionate to the actual proposed height

3.1.2 Mandatory Spaces

Height	Building Line	Rear Space	Both Side Spaces
Unlimited	30 ft (9.15 m)	13 ft (3.96 m)	13 ft (3.96 m)

3.1.3 Set back on Upper Floors

Instead of constructing boxes Architect may provide offsets at upper floors after appropriate height intervals for beautification.

3.2 Central Business District

Excluding the areas under 3.1

3.2.1 Mandatory Open Spaces

No mandatory open spaces are required in plots reserved for commercial / office use in the Central Area.

3.2.2 Building Height

The height of any building in Central Area shall not exceed 1.5 times the width of the right of way plus the width of the building line in front of the plot / width of the setback.

3.2.3 Ground Coverage and Floor Area Ratio (FAR) for designated commercial plots

a. The maximum coverage of the plot area shall be 7/8th on the ground floor and 3/4th on the subsequent floors with maximum FAR of **1:6**.

b. Only one basement is allowed with a maximum depth of 12ft from the road level for plot area up to 1 kanal. However, plots having area more than one kanal may have more than one basement.

3.3 Main Civic and Commercial Centers

3.3.1 Mandatory Open Spaces

No mandatory open spaces are required in commercial /office building use in the main Civic and Commercial Centers as well as Divisional and District Centre and neighborhood, including basement provided the level of arcade shall not be more than 6-inches from the adjoining road level.

3.3.2 Building Height

The height of any building including parapet wall shall not exceed 70ft (21.34m).

3.3.3 Ground Coverage and Floor Area Ratio (FAR)

a. The maximum coverage of the plot area shall be7/8th on the ground floor and 3/4th on the subsequent floors with maximum FAR of 1:5.

b. Only one basement is allowed with a maximum depth of 12ft (3.66m) from the road level for plot area up to 1 kanal. However, plots having area more than one kanal may have more than one basement.

3.4 Neighborhood Commercial Areas

3.4.1 Mandatory Open Spaces

No mandatory open spaces are required for commercial / office buildings to be erected in these areas, including basement except under the arcade.

3.4.2 Building Height

The maximum height of the building shall be as follows:

Plot size	Maximum Building
Less than 3-marlas	25 ft (7.62 m) or 2-floors
3-Marlas & above but less than 10 Marlas	40 ft (12.19 m) or 3-floors
10-Marlas & above	60 ft (18.29 m) or 5-floors

3.4.3 Ground Coverage and Floor Area Ratio (FAR)

The maximum ground coverage and FAR shall be as follows:

Plot size	Ground Floor Coverage including Arcade	Subsequent Floors Coverage	FAR
Less than 3-Marlas	7/8th of plot area	3/4th of plot area	**1:2.5**
3-Marlas & above but less than 10-Marlas	7/8th of plot area	3/4th of plot area	**1:3**
10 Marlas & above	7/8th of plot area	3/4th of plot area	**1:4.5**

a. Only one basement is allowed with maximum depth of 12ft (3.66m) from the road level if the area of plot is up to 1 kanal.

3.4.3.b Plot of 6 Kanal and above (amalgamated or otherwise) located in the main Civic Center or Neighbor Hood Center in LDA/Private Housing Schemes approved by the LDA, Subject to provision of additional parking space house lines for converted plots shall be as follow;

Building Height, FAR and Ground Coverage will as follow:-

Height	FAR	Ground Coverage
Upto 200ft (60.97m)	1:8	65%
201(61.28m)- 400 (121.95) ft	1:12	65%
Above 400ft.(121.95)	1:16	65%

3.5 Other Commercial Areas

In all other commercial areas / roads specified in the Master Plan of the city/any other Local Area Development Plan/Action Area Plan, the building height, coverage & Floor Area Ratio shall be as specified by the Development Authority for the particular area.

3.6 To the Converted Plots under Commercialization Rules

The following building regulations shall be applicable to all the converted plots excluding the areas under 3.1

3.6.1 Mandatory Open Spaces

The building lines for all categories of converted plots shall be as specified by the Commercialization Committee. The other mandatory open spaces shall be as follows:

Plot Size	Rear Space	Side Space
Less Than 5 Marlas	5-ft (1.52m)	Not Required
5 Marla and above but less than 10 Marla	5-ft (1.52m)	Not Required
10 Marla and above but less than 1.5-Kanal	**7-ft (2.13m)**	**5-ft (1.52m)**
Above 1.5- Kanal but less than 2 Kanals	**7-ft (2.13m)**	**5-ft (1.52m) on both sides**
2 Kanals and above	**13-ft (3.96m)**	**13-ft (3.96m) on both sides**

3.6.1. (a) The building line in Gulberg Scheme for all categories of converted corner plots shall be as specified by the Commercialization Committee. The other mandatory spaces shall as follows:

Sr. No.	Size of Plot	Front Mandatory Space	Towards Longer Road Side Space	Other Side Space	Rear Space
1	10 Marla 1-Kanal	30 FT	16 FT	-	7 FT
2	1-Kanal less than 2-Kanal	30 FT	16 FT	5 FT	7 FT
3	2-Kanal and above	30 FT	16 FTbngd	10 FT	13 FT

3.6.2 Building Height

The height of any building shall not exceed 1.5 times the width of the right of way plus the width of the setback. However, extra height charges will have to be paid above 38 ft (11.58m) height.

[Building height = (R.O.W x 1.5) + Setback]

3.6.3 Ground Coverage and Floor Area Ratio (FAR)

The maximum ground coverage shall be 65% of the plot area. The FAR upto 38 ft height shall not exceed 1:2.4. However, the FAR shall increase proportionate to the increase in height subject to maximum of 1:8.

3.6.4 Additional Regulations

Following additional Regulations shall also be applicable:

a. The floor level of mandatory open spaces for all buildings shall not be more than 6 inches higher or lower than the adjoining road level.
b. No boundary wall between two adjoining commercial buildings to improve access of utility vehicles.
c. Vehicular entry and exit shall be provided.
d. Except emergency exits, window and other openings on the upper floors shall be allowed, which may adversely affect the privacy of adjoining properties.
e. Parking shall be provided as laid down in these Building Regulations.

f. No structural changes shall be allowed in the buildings after grant of temporary / annual commercialization.
g. The side spaces between two commercial buildings shall be kept at the same level for common use.
h. Parking Basements can be constructed according to the soil conditions/water table in the particular area
i. For mega projects, FAR, Ground Coverage, Height and similar architectural/planning aspects shall be decided by the Authority (Board of Governor)
j. For energy efficiency, all new commercial building shall provide LED lights for lighting
k. In all new commercial buildings, solar energy systems, shall be provided at least for corridors lights.
l. For plots abutting on 60-ft and above right of way, separate plans for basement shall be submitted and sanctioned/released in the first phase in residential buildings.
m. Requirement of NOC from the Civil Aviation Authority shall be mandatory as per relevant Rules of Civil Aviation Authority and directions received from time to time in multi-storey building above 300-ft.
n. For determination of building completion date for issuance of completion certificate of residential buildings the utility bills of electricity & sui gas installation may be considered by the Authority.
o. For determination building completion date for issuance of completion certificate of commercial and industrial buildings less than 5-marla the utility bills of electricity & sui gas installation may be considered by the Authority. For plots of more than 5-marla the property tax certificate issued by the Excise and Taxation shall be considered by the Authority.
p. Underground water tank and over head water tank shall be provided in all types of buildings.
q. In commercial building insulation of outer walls, roofs and windows shall be provided for energy efficiency.
r. In multi storey buildings, the outer window glass shall be double glazed/heat resistant and tinted in order to control air leakage.
s. Walls facing sun shall be insulated in residential and commercial buildings.
t. The roofs and sun facing buildings sides shall be insulated.
u. Heat/Light repellent paints shall be used on outer walls of buildings.
v. The lighting system of buildings shall comply with the provisions of Building Code of Pakistan (energy provision-2011) and LED lights shall be installed in commercial buildings in place of conventional incandescent bulbs.
w. For false ceiling and wooden paneling fire ratted building material shall be used with proper fire safety measures.
x. No building plan shall be entertained in Area if the sub-division of land or Private Housing Scheme is not approved by the Authority.

3.7 Predominantly Open Areas

The building regulations for commercial buildings in predominantly open areas (specified in the Master Plan,) excluding the areas under 3.1, shall be the same as specified for the converted plots.

3.8 Regulations for Bus Stands and Filling Stations

3.8.1 Bus / Mini Bus / Stands

a. The minimum plot area shall be as per requirements of Government.
b. Maximum building height of any structure at the Bus Stand shall not exceed 30ft (9.15m) or 2 floors.
c. Covered area excluding parking sheds shall not exceed 20% of the plot area.

d. Minimum building line shall be 20ft (6.1m) and a minimum of 10ft (3.05m) space shall be left on remaining three sides.
e. Access shall be limited to only one exist and one entry.

Note: All requirements of Motor Vehicle laws shall be complied with.

3.8.2 CNG / Petrol Filling Stations

Building Plan of CNG / Petrol Filling Station will be approved considering the following requirements:

a) A minimum of 20 ft (6.1m) building line shall be provided.
b) All structures shall be single storey.
c) A clear space of 5ft (1.52m) shall be provided on both sides and at the rear.
d) Turning angle for Entry / Exit points from the adjoining road shall be less than 45 degree.
e) Access shall be limited to only one exit and one entry.
f) The minimum requirements will be as follows:

Pump	Min. Area	Min. ROW	Min. Front
Petrol	1-1/2 K	80’	70’
CNG	1 K	80’	60’

Note: All requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies shall be complied with by the builder.

3.8.3 Theatres, Concert Halls, Marriage Halls, Clubs, Exhibition Halls and Banquet Halls

Notwithstanding the provisions under chapter 2 and 3 above, the above uses shall be permitted at a minimum plot size of 4 kanals with a building line of 40 ft and each of the rear and side spaces of 15 ft.

3.8.4: TEMPORARY MARQUEE

Temporary Marquee of steel structure with fire ratted material sheet can be allowed on commercial/converted plots of 4-Kanal and above subject to provision of NOC/certification from Civil Defense/Rescue-1122 and structure stability certificates. However converted plot the building line of 30-ft and 13-ft mandatory spaces shall be kept clear on both sides and rear of the plot and parking shall be provided as converted plots / prescribed for marriage halls.

3.9 Regulations for Sites Reserved for Public Buildings in Approved Housing Schemes

3.9.1 Mandatory Open Spaces, FAR and maximum Ground Coverage

The provisions shall be as follows:

Plot Size	Building Line	Rear Space	Side Space on both sides	Max FAR	Max Ground Coverage
Less than 1 Kanal	10ft (3.05m)	5ft (1.52m)	5ft (1.52m)	1:3	65%
Above 1 kanal but less than 2 kanal	20ft (6.1m)	10ft (3.05m)	10ft (3.05m)	1:3	60%
2 Kanal and above	30ft (9.15m)	15ft (4.57m)	15ft (4.57m)	1:3	55%

Note: **a.** notwithstanding the provision under section 3.9.1 no mandatory open spaces shall be required in case of Mosques/Masjid except front building line/setback according to plot category/zone.

b. In case of educational institutions, a separate lane for pick and drop purposes shall be provided within the plot outside the boundary wall by providing 15-ft wide space within the set back area.

3.9.2 Building Height

The height of any building measured from the crown of the road to the top of the parapet wall shall not exceed 70 ft (21.34m) except chimney stacks, lift heads and water tower and it shall consist of not more than 6-storey.

3.10 Areas Subjected to Special Control

Notwithstanding the requirements of these Building Regulations, the buildings in the following areas shall conform to the additional special control specified for each here under:-

1. Government House Precincts
2. Precincts of Aiwan-e-Iqbal Complex, Kashmir Egerton Road Scheme.
3. Shahrah-e-Quid-e-Azam.

3.10.1 Government House Precincts

The sanction of building plans regarding Area Subjected to Special Control, all multistory buildings within a distance of 1200 feet (365 m) measured from the outer wall of Governor's House shall be subject to the following conditions/restrictions:-

(a) The roof top of buildings may be kept un-accessible. The condition can, however, be relaxed with permission from the Governor's House as well as Scrutiny Agencies as and when the roof top is required to be used in connection with maintenance of the buildings.

(b) The design must ensure that windows, ventilators, doors etc, may not directly over look the Governor's House.

(c) The side of the buildings facing the Governor's House would not be used for installation and display of neon signs and advertisement boards etc. towards the side road. In case of any opening towards Governor's House the design would ensure that the windows are recessed in such a manner that vision to the Governor's House is completely blocked.

(d) A copy of approved plan for the construction of new multi-storey buildings shall be sent by LDA/Sanctioning Authority to Governor's House, Special Branch, Intelligence Bureau, District Nazim, Lahore and concerned Town Nazims, Lahore for reference and record.

(e) A Committee consisting of Town Planner, LDA, Town Nazim, Data Gunj Bukhsh Town, Representative of Special Branch and Intelligence Bureau is constituted. The Committee shall supervise and ensure the construction of new multi-storey buildings according to the Building Regulations and checking of violations of Building Regulations in time.

(f) A review meeting regarding the construction of new multi-storey buildings around the Governor's House shall be held after every three months in the Governor's House to ensure compliance/implementation of Building Regulations in letter and spirit. Any violation of the Rules will be brought to the notice of Governor's House and Security Agencies immediately by the LDA and concerned Town Nazim.

(g) Height of Buildings will be observed as per the Building Regulations framed by LDA.

3.10.2 Precinets of Aiwan-e-Iqbal Complex, Kashmir Egnerton Road Scheme

i) In case of Plot Nos.1,2,17, 17A, 18, 19 and 20 located on either side of Aiwan-e-Iqbal Road, a minimum of 50-feet (15.24m) Building Line shall be provided. The maximum height of the buildings shall be 65 feet (19.81m).

ii) Since Plot No.20-C is being acquired by the Government, no construction is permissible thereon.

iii) The Mosque (Plot No.20-A) & Imam Bara (Plot No.20-B) shall not be disturbed.

iv) Buildings on plot Nos.7, 7C, 8, 8A, 12, 14, 21, 22 and 23 along the Kashmir Egnerton Link Road would have a Building Line of 20-feet (6 m) and maximum height of 65-feet (1

v) 9.81).

vi) For plots along the southern side of Egerton Road, (No.14, 14A and 16), the Building Line would be 25 feet (7.62 m) with height restriction of 30-feet (9.14 m) in the first 30 feet (9.14 m) depth and of 65 feet (19.81 m) beyond that.

vii) In case of plot Nos. 25 to 30 on the Egerton Road the Building Line would be 25 feet (7.62 m) and a maximum height of 65 feet (19.81 m).

viii) In respect of Plot No.24 (Falcuis Hotel), Building Line along the Cooper road as well as Egerton Road shall be 50 feet (15.24 m). In addition to this, there would also be a setback of 21 feet (6.40 m) along the Egerton Road and a setback varying from 10 feet 3m) to 25 feet (7.62m) along the Cooper Road from widening of the roads. (on Cooper Road towards its junction with Egerton Road, this set back would be 10 feet (3m) which would gradually increase so as to be 25 feet (7.62 m) towards the end of Plot No.24 along Cooper Road).

ix) The buildings on plot Nos.4, 5, 5A, 6, 7, 7A, 7B, 7C, 8, 8A, 8B, 8C, 9, 10, 10A and 11 along Kashmir Road shall be subjected to such further restrictions as may be made applicable to them by the Government on account of their proximity to the Government House.

x) The height restrictions of 65 feet (19.81 m) shall also apply to the WAPDA buildings/flats proposed to be constructed in Sunny view as and when they fall within the Controlled Area.

xi) The building plans in respect of the plots around Aiwan-e-Iqbal Complex, on Kashmir Road, on both sides of Egerton Road as well as Aiwan-e-Iqbal road and in the Sunny view shall be submitted for approval to the Special Committee constituted by the Government of Punjab, Local Government & Rural Development Department vide Notification No.S-III-19-19/80 dated 09.05.1981.

3.10.3.Shahrah-e-Quid-e-Azam

Commercialization can be allowed with the approval of Commercialization Committee only for institutions.

Properties abutting on either side of Shahrah-e-Quaid-e-Azam between Mian Mir Bridge and Faisal Chowk (Chairing Cross) Shall:

i) Not be physically sub-divided.
ii) Have minimum building line of 50 feet (15.24 m):
iii) Have a maximum height of 38 feet (11.58 m) extra height to be allowed as per prevalent policy but shall not be beyond 70ft subject to payment of all charges.

iv) Comply (for side and rear spaces) with all other Regulations applicable to residential plots of the size of 2-kanals (840 Sq.m) and above.

v) Commercialization to be considered by the commercialization committee only for institutional buildings.

Note: The remaining part of Mall Road is "Special Heritage Area" and comes under the control of Special Committee.

4.1 Industrial Estates and Industrial Areas in Approved Schemes

4.1.1 Mandatory Open Spaces , Maximum Coverage Area & FAR

Plot Size Front	Front Space	Rear Space	Side space on both sides	Max. FAR	Max. Ground Coverage
Up to 1 kanal 10ft	10ft (3.05 m)	5 ft (1.52m)	5 ft (1.52m)	1:2	55%
Above 1 kanal but less than 4 kanals	20 ft (6.1m)	13ft (3.96m)	13 ft (3.96m)	1:2	55%
4 kanals & above but less than 1 acre	30 ft (9.15m)	13 ft (3.96m)	13 ft (3.96m)	1:2	55%
1 acre & above but less than 5 acre	50 ft (15.24m)	20 ft (6.1m)	20 ft (6.1m)	1:2	55%
5 acre and above	70 ft (21.34m)	20 ft (6.1m)	20 ft (6.1m)	1:2	55%

4.1.2 Building Height

The height of any building measured from the crown of the road to the top of parapet wall (except chimney stacks, lift heads and water tower) shall not exceed 65ft (19.81 m) and it shall consist of not more than six storey.

4.2 Industrial Zones in Established Built-Up Areas

4.2.1 Mandatory Open Spaces, Maximum Coverage Area & FAR

Plot Size	Front Space	Rear Space	Side Space On both sides	Max FAR	Max Ground Coverage
Less than 10 marlas	5 ft (1.52m)	5 ft (1.52m)	5 ft (1.52m)	1:2	65%
10 marlas & above but up to 1 kanal	10ft (3.05 m)	5 ft (1.52m)	5 ft (1.52m)	1:2	60%
Above 1 kanal but upto 2 kanals	15ft (4.57 m)	7ft (2.13 m)	7ft (2.13 m)	1:2	55%
Above 2 kanals but less than 4 kanals	20 ft (6.1m)	13ft (3.96m)	13 ft (3.96m)	1:2	55%
4 kanals & above but less than 1 acre	30 ft (9.15m)	13 ft (3.96m)	13 ft (3.96m)	1:2	55%
1 acre & above but less than 5 acre	50 ft (15.24m)	20 ft (6.1m)	20 ft (6.1m)	1:2	55%
5 acre and above	70 ft (21.34m)	20 ft (6.1m)	20 ft (6.1m)	1:2	55%

4.2.2 Building Height

The height of any building measured from the top of the crown of the road to the top ofparapet wall (except chimney stacks, lift heads and water tower) shall not exceed 38ft(11.58 m) and it shall consist of not more than three storey.

4.3 Industrial Zones in Predominantly Open Areas

4.3.1 Mandatory Open Spaces, Maximum Coverage Area & FAR

As provided under section 4.1.1

4.3.2 Building Height

As provided under section 4.1.2

4.4 General Conditions

a. The minimum effective height of each storey shall be 9 ft-6 inches (2.9 m).
b. Waste treatment plants and disposal works shall be provided in accordance with the design/construction requirements of industries department and Environmental protection Agency. Waste treatment plant and disposal station shall not be constructed in the mandatory open spaces.
c. All requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies, if applicable to industrial setup shall be complied with by the builder.
d. Where ever residences /rest houses are provided the same shall be governed by the regulations provided in chapter 2 and these shall not be constructed in the mandatory open spaces. However, the ground coverage and FAR of the industrial plot shall be strictly complied with.
e. No structure in any shape other than a guard room not exceeding 40 sq ft (12.19m) shall be permitted in mandatory open spaces

CHAPTER-5

PARKING REQUIREMENTS

5.1 General

The requirements of parking space shall not be applicable in such commercial areas including District and Divisional Centers and Neighborhood Commercial Areas in the Approved schemes where provisions for parking space have been made by the Development Authority.

5.2 Parking Space Standards

5.2.1 Apartment buildings

The following minimum parking space provisions shall be made:

One car space for every 1000 sq ft. (91.996 sq m) of covered area subject to a minimum of one car space for every housing unit;

NOTE: In an apartment building, if any portion is intended to be used for a purpose other than residential, the parking standards prescribed hereunder shall apply in accordance with the nature of intended use.

5.2.2 Government or Semi Govt. Offices, Pvt. Offices, Court or Tribunals, Commercial Including Large Stores & Retail Shops, Hospitals & Exhibition Halls.

One car space for every 1000 sq ft (92.95 sq m) of floor area

5.2.3 Hotels/Motels

a. One car space for every 6 rooms, provided that in case of family suites, each room will be counted separately as one room for calculation of parking spaces

b. One car space for every 800 sq ft (75 sq m) of shopping area.

c. One car space for every 1000 sq ft (92.95 sq m) of office area.

d. One car space for every 500 sq ft (46.47 sq m) of floor area. Under restaurant, café and banquet hall.

5.2.4 Restaurants ,Clubs & Cafes

One car space for every 500 sq ft (46.47 sq m) of floor area

5.2.5 Marriage Halls, Banquet Halls & Community Centres

One car space every 500 sq ft (46.47 sq m) of floor area.

5.2.6 Cinema, Theatres & Concert Hall

3 car spaces for every 1000 sqft (92.95 sqm) of floor area.

5.2.7 Cultural Institutions (parks & monuments) Post Offices & Police Stations

One car space for every 2000 sq ft (185.90 sq m) of floor area; and

5.2.8 Industrial Buildings, Warehouses & Godowns

a. One car space for every 500 sq ft (46.47 sq m) of floor area of the administrative block of the building for the staff.

b. One car space for every 2000 sq ft (185.9 sq m) of floor area for the workers.

5.2.9 Schools, Colleges and Educational Institutions

a. One car space for every 2000 sq ft (185.9 sq m) of floor area.

b. 40% of car parking space shall be reserved for motor cycles and buses.

5.2.10 Motor Cycles

In addition to car parking space, an area equal to 16% of the total car parking area shall be provided for motor cycle.

5.2.11 Taxi Stands and Bus Terminals

1 Car per 5-Busses and 1-Car per 10-Taxies

5.2.12 Bus Terminals/truck stands on highways

1 Car per 5-Busses and 1 car per 10-Taxies

5.2.13 Hostels

1 Car per 5-Rooms and 1-Motor Cycle for Each Room

5.3 Parking Spaces Specifications

5.3.1 Calculating the Parking Requirements

a. For the purpose of calculating parking requirements, the gross floor area shall not include the area of mechanical plant rooms, air conditioning plants, electric substation, space provided for prayer, which shall not increase by 5% of total covered area of the building excluding the area under the use of ducts, service shafts, public toilets for common use, lifts, escalators, stairs, covered parking and circulation of vehicles.

b. If corridors and arcades provided are more than 10 ft in width then additional area under corridors and arcades shall be excluded for calculating the car parking requirements.

c. In case of additions/alterations additional parking will have to be provided for the additional floor area according to the standards given in these Regulations.

5.3.2 Floor Height

Minimum height of parking floors shall not be less than 8 ft (2.44m).

5.3.3 Parking Geometry

Configuration of parking spaces and drive way etc shall conform to the following minimum standards:

Components	**M/car**	**M/Cycle**
Stall width	8ft (2.44m)	2ft-6 in (0.76m)
Stall length	16ft (4.88m)	6ft(1.83m)
Turning radius (measured from middle of two way ramp or outer curve of one way ramp) Lot turning radius	20ft (6.1m) 17.5ft (5.33m)	6ft (1.83m)
Approach ramp width/driving lane • One way • Two way	 10ft (3.05m) 18ft (5.49m)	 3ft (0.91m) 6ft (1.83m)
Width of approach ramp would increase at the turns allowing for turning radius of 20ft.		
Gradient of Ramp	1:10	1:10
The ramp slopes may be increased to maximum 1:5 provided that for slopes over 1:10, a transition at least 8ft (2.44m) long is provided at each end of the ramp at one half the gradient of the ramp itself as shown in figures-5.1 & 5.2.		
Aisle width (minimum) • One way - 90 degree stall - Less than 90 degree stall	 16ft (4.88m) 14ft (4.27m)	 6ft (1.83m) 6ft (1.83m)
• Two way	18ft (5.49m)	6ft (1.83m)

5.3.4 Ventilation & fire protection in parking area

Adequate means of ventilation, fire protection and emergency exits shall be provided in the parking areas.

5.3.5 Lighting Arrangement

All parking areas must be properly lit for clear visibility and safety.

5.3.6 Basement, Ramp, Parking

a. The lower ground floor/basement if used for car parking purposes shall be constructed after leaving 4ft (1.22 m) space all around within the plot. This would apply in the case where basement is provided without pilling. Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level. The owner will have to surrender the setback area for road widening in future if needed without any compensation.

b. For the construction of basement the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot. The owner will have to surrender the setback area for road widening in future if needed without any compensation.

c. No ramp is allowed inside and rear spaces at ground level if these spaces are not abutting a road.

d. However the level of the roof of the basement in the mandatory open spaces required to be provided under these Regulations shall not exceed 6 inches above the crown of the road.

e. The lower ground floor/basement if used for **usable** purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these Regulations.

f. No Ramp shall start within 10ft clear space from the plot line for entry and exit purposes. Such ramp should have a maximum slope of 1:5, with transition slopes minimum 8ft long and maximum 1:10 gradient at both ends. (see fig. 5.1)

g. Where entry/exit to the basement is from the rear mandatory open space, a minimum chamfer of 6x6 ft shall be provided at the rear two corners of the building at the ground floor level (see fig. 5.2).

h. In case, a commercial building is proposed to be used for multi-purposes like hotel, banquet hall or apartments etc. the parking requirements for these uses shall be calculated separately on the basis of proposed uses as per these Regulations.

i. In the parking basement non-usable areas such as generator room/water tanks/pumping stations/engineering services/transformer may be permitted subject to the condition that the area does not increase 10% of the particular floor area with proper enclosure.

j. The rooms for security/emergency staff may also be permitted in parking basement which will not create any hindrance in parking.

k. In case of provision of parking in basement, the parking space should be provided for both Motor Bikes and Motor Cars. Parking Basement only for Motor Bikes will not be approved.

l. The mechanical parking is allowed subject to it shall not constitute more than 40% of the total car parking space required for the building. The remaining 60% parking must be provided in conventional manner.

5.3.6. (a) Basement under the setback

Note: In future no basement would be allowed in the setback area in new LDA Schemes/Controlled Area.

The construction of Basement in the set back area shall be allowed except the following roads/segment of roads

1. Main Boulevard Gulshan-e-Ravi.
2. Main Boulevard PIA (WAPDA Round above plot No.19-F and 240-D to Hakam Chowk (Plot No.18 A/I and 5-B/I)
3. Approach Road Shadbagh (from Tajpura More to Gol Ground Shadbagh)
4. Hamdar Jail Road Township (from plot No.1223-5-D/II to Ghazi Chowk).
5. Sher Shah Road Gujjarpura (from WASA Disposal Station to Gujjarpura Drain from property 1-D/I Sher Shah Road to C/I Commercial Zone).
6. Bagrian Road, Township (from Prorperty No.626-3-C/I and 730-2-D/I, Quaid-e-Azam to Property No.398-6C/II and 1175-2-D/II.
7. Main Boulevard Shadbagh (from plot No.194 to Plot No.252 Shad Bagh).
8. Shadman part of Race Court Road, Shahrah-e-Aiwan-e-Tijarat (from Property No.6 Shadman-I to Property No.1 Shadman-I)
9. Zafar Ali Road Gulberg-V
10. Khayaban-e-Jinnah Road (Shoukat Khanum to Raiwind Road).
11. Canal bank Road from (District Boundary Wahga to Thokar Niaz Baig).
12. Canal Bank Road (from Thokar Niaz Baig to District Boundary).
13. Link Raiwind Road (Raiwind Road to Aitchison College Gate).
14. Main Boulevard Sabzazar Scheme (Fawara Chowk Multan Road to Liaqat Chowk and Liaqat Chowk to Multan Road).
15. Qazi Easa Road Faisal Town.
16. Raiwind Road (Thokar Niaz Beg to Defence Road Manu Chowk).
17. Hamdard Jail Road Township (from Pindi Stop /Shaukat Ali Road to Plot No.1225-5-D/II).
18. Defence Road (Multan Road to Raiwind Road).
19. Campus Bridge Road Garden Town (Garden Bridge to Y Junction)
20. Shah Jillani Road Quaid-e-Azam Town (College Road to Hamdar Jail Road).
21. Wahdat Road (Nakshah Stop Plot No.70, Block-C, New Muslim Town to Multan Road Chungi).
22. Park Road (Ali Zaib Avenue) Gulberg (From Jinnah Bridge Property No.14-J and 25 B/III Gulberg-III to Graveyard Intersection Property No.21 G Gulberg-III).
23. Tollinton Market Road Shadman (LOS Chowk to Jail Road Junction).

5.3.7 Signage

a. The building plans should clearly show entry, exits, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc.

b. Proper parking signage such as entry and exit, directional arrows and road marking must be provided.

5.3.8 Construction of partition walls

No partition walls shall be constructed in parking areas.

5.3.9 Incentive for provision of additional Parking

Following incentives shall be given to the builder for providing car parking spaces over and above the requirements:

a. If the car parking spaces are 10% more than the requirement then the building plan fee shall be reduced by 10%.
b. If the car parking spaces are 20% more than the requirement then the building plan fee shall be reduced by 20%

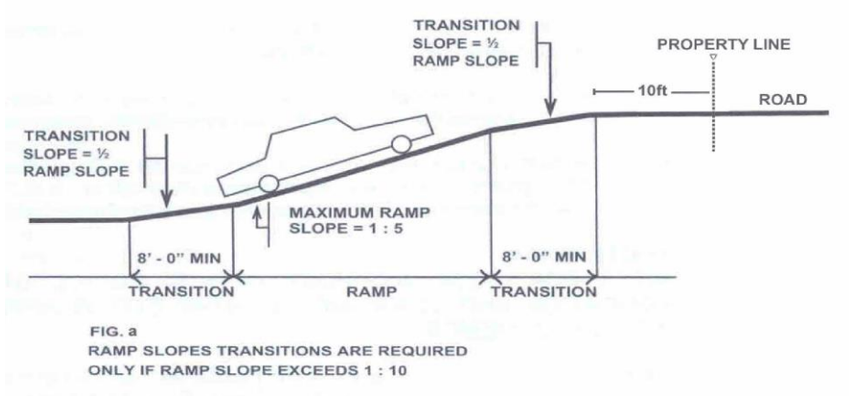


Fig-5.1 Ramp

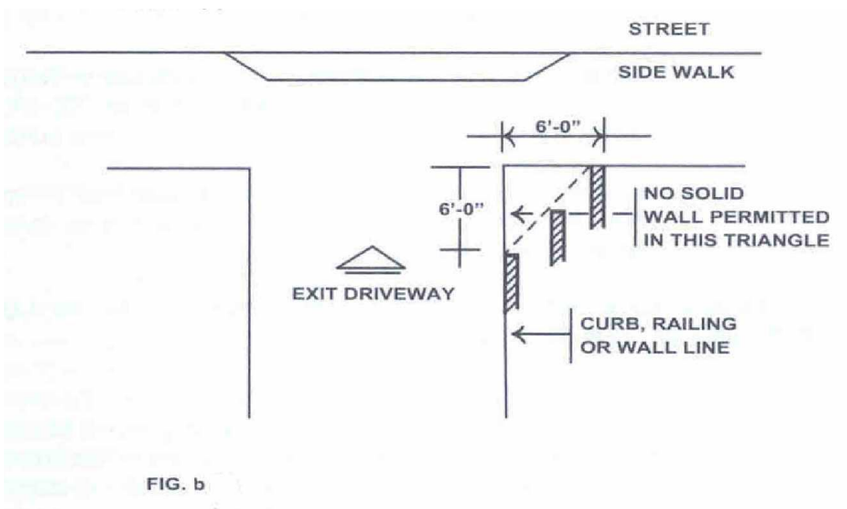


Fig-5.2 Chamfering at Driveway

6.1 External Building Requirements

6.1.1 Right of Way

The minimum right of way for Arterial, Major and Secondary roads shall be as prescribed in the Master Plan / Approved Schemes of a city.

a. For roads where minimum right of way is not prescribed in the Master Plan / Approved Schemes , the right of way and widening of roads shall be:-

   i. As provided in the revenue record or in absence of such record as established at site in existing built up areas.
   ii. Including set back as prescribed by the respective Authority
   iii. As fixed by the Competent Authority.
   iv. Not less than 30 ft (9.15 m) in all other cases.

b. No gate, boundary wall, fence or hedge shall be erected or grown within the right of way.

c. No ramp will be provided within the right of way.

d. The earth filling on the road shall have outward gradient of 4% from the edge of road berm up to a distance of 5 ft (1.52 m) from the property line from where it will go up to the property line at the same level.

e. All corner plots shall be splayed on both sides from the corner. Plots of 10 marlas or les shall be splayed by 5 ft (1.52 m) and more than 10 marlas plots shall be splayed by 10ft.

6.1.2 Buildings of Public Assembly

In case of buildings of public assembly special space provisions under the relevant laws, if any, shall be applicable in addition to the provisions under Chapter 1 & 3 and section6.1.1of this document.

6.1.3 Amalgamation of Plots

In any zone two or more plots of the same uses may be combined for the purposes of constructing one or more buildings considering that the plots are owned by the same or multiple owners. If at any later stage the sub-division is again done then the building period charges will have to be paid for the sub-divided plots from its original date of expiry of building period of approved plans. Whereas for commercial/converted plots building regulations will be applicable as per policy of Commercialization

6.1.4 Subdivision of Plots in Approved Housing Schemes

a. Subdivision shall not be allowed for a plot of less than two kanal.

b. Subdivision of 2 kanals (836.55 sqm) and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the subdivision plan from the Competent Authority.

c. The resultant subdivided plot shall not be less than 1kanal (418.28 sqm) with frontage not less than 35 feet.

d. If any existing structure falls in mandatory spaces after sub-division of plot, it will have to be demolished within six (06) months from the date of approval of subdivision.

6.1.5 Subdivision of Land in other Areas

The open land can be subdivided into any category of plots subject to the provisions of Master plan, subdivision rules and private site development schemes rules:

1.	Roads	30ft wide (min)
2.	Open spaces	7%
3.	Public Building (Mosque, Dispensary, Nursery, School)	2%
4.	Neighborhood shops (only) with Maximum plot size of 5-Marlas And up to 28ft height.	1% (max)

Note*: The subdivision of land measuring up to 60 kanals shall not require the above stated land use %ages. However, the owner/developer shall be responsible for the provision of infrastructure development and shall provide an undertaking to this effect.*

6.1.6 Neon Sign

Whenever a person intends to display neon signs, advertisements hoardings etc on his / her building, it shall be subject to the no objection certificate of the Development Authority.

6.1.7 Building Elevation

Where the elevation of a building is required to be controlled, the outline design of façade approved by the Competent Authority shall be adopted.

6.1.8 Projections from the Face of Building

No bay-window, porch and extension of roof shall be constructed beyond the face of the building except:

a. A window-sill with a projection of not more than 2.1/2 in (0.06 m).

b. Sun shade not more than 3 ft (0.91 m), if mandatory open space of 10 ft (3.05 m) or more is provided with in its compound.

c. Sun shade of not more than 1ft-6 in (0.46 m), if mandatory open space is less than 10 ft or no mandatory space is provided with in its compound.

Note: Notwithstanding the above provisions, sunshade shall have a clear height of 7 ft above the plinth of the structure.

6.1.9 Pergola

A pergola shall not be permitted within the minimum mandatory open spaces required under these Building Regulations.

6.1.10 Boundary Wall

The plan for construction of gate and Boundary wall in the approved public/private housing schemes, land sub-division and private housing in the Area as defined in LDA Act, shall be got approved from the authority on payment of prescribed fee, provided no Boundary wall where permitted should exceed 7ft (2.13m) in height measure from the plinth level & no structural plan road or any access to adjoining abadies is blocked.

6.1.11 Chamfer

In case of multi-storey buildings a minimum chamfer of 6x6 ft shall be provided at the rear two corners of the building at ground level.

6.2 Internal Building Requirements

6.2.1 Basement

Where a basement is to be constructed, it shall be subject to the fulfillment of the following conditions that:-

a. a basement shall be served with an independent entrance and in addition it shall have an emergency exit except for houses;

b. the level of the main sewer permits gravity flow at a gradient of not less than1:40 or if this may not be possible, pumping arrangement shall be installed;

c. the sewer passing under the basement is gas tight;

d. the minimum height of any basement room shall be 8 feet (2.44m).

e. In case of residential/commercial, the minimum area of the basement shall be 100 Sqft and shall be constructed after leaving the mandatory open spaces required under these Regulations.

f. basement in other buildings shall be as prescribed in chapter 3&5

g. the foundations of the basement shall not intrude into the adjoining properties.

6.2.2 Specifications

a. Residential Room

i. The minimum area of a room meant for human habitation shall be 100 sq ft (9.29sq m) having a minimum width of 8 ft. (2.44m).

ii. The minimum floor area of a kitchen shall be 50 sq ft (4.65 sq m) having a minimum width of 6 ft (1.83 m).

iii. The minimum height of any habitable room from finished floor level to the ceiling shall not be less than 9 ft 6in (2.89m).

iv. Inter floor shall only be permitted in rooms other than those meant for habitation purposes, such as bath rooms, stores, kitchens, pantries, passage and garages etc., if combined with the main building.

v. A minimum clear height of all the rooms referred in iv above shall be 7 ft 6 in (2.29m) and the inter floor shall have a minimum clear height of 5 ft 6 in (1.70 m).

b. Shops

i. The minimum floor area of a shop shall be 100 sq ft (9.29 sq m) having a minimum floor width of 8 ft (2.44m).

ii. Minimum height of any shop shall not be less than 9 ft-6 inches (2.9 m) without any gallery (storage space) or 15 ft 6 inches (4.73m) with gallery (storage space).

iii. The minimum height of inter-floor or room shall conform with the prescribed height applicable to the buildings in which they are being provided, with the exception of shops where the height may be reduced to 7 ft (2.13 m) provided that:

- The total area of any inter-floor or loft in any shop shall not exceed space 1/3rd of the total area of the shop.
- Every inter-floor or loft shall be open except a protection wall or railing not exceeding 3 feet (0.91 m) in height.

- Minimum height of parapet wall shall be 2 ft-9 inches (0.84 m).

c. Arcades

i. The minimum width of arcade in Main Civic & Commercial Centres and Divisional/District Centres shall be 10ft. In case of neighborhood shops/mohallah shops the minimum width of arcade shall not be less than 5.ft (1.52m) upto plot area of 7-marla. For plots of above 7-marla width of arcade shall be 10-ft. This will also be applicable in all approved private housing schemes and other commercial areas.

For one individual shop on an independent plot upto 1-Marla, only single storey structure with full coverage is allowed with no arcade.

ii. The level between the arcade and shopping floor shall not exceed 1 ft-6 inches(0.46 m) whereas the level of arcade from the centre of the road crest shall not exceed 6 inches (0.15 m).

iii. Arcade (where specified) to be used as foot-path for pedestrians shall be constructed in front of shops throughout and no building obstruction of any kind shall be allowed within the arcade.

6.2.3 Ramp & Toilet for Disabled Persons

In all buildings other than residential buildings, a ramp of minimum 4 feet width and having maximum gradient of 1:6 should be provided for disable persons. In case of non-provisions of lifts in Multi-Storey Buildings each floor should be accessible through this ramp. A toilet for disabled must also be provided. Whereas no ramp is required on buildings on plot size less than 7 Marla

6.2.4 Incentives for Additional Facilities

If large open/green areas are provided over and above the requirements in multi-storey buildings for recreational and landscaping purposes, the building plan fee shall be reduced by 10%.

6.3 Internal Lighting and Ventilation Specifications

6.3.1 Size of External Openings

Every room other than rooms used predominantly for the storage of goods except where mechanical arrangement is provided, shall have a combined glazed area of not less than 8% of the floor space of such room, and 50% of such openings shall be capable of allowing free un-interrupted passage of air.

6.3.2 Toilet, Water Closet and Bathrooms

Every toilet, water closet, urinal stall and bath room shall be provided with day lighting and ventilation by means of one or more openings in external walls having a combined area of not less than 2 sq ft (0.19 sq m) per water closet, urinal stall or bath room and such openings shall be capable of allowing free un-interrupted passage of air.

6.3.3 Internal Air Wells.

a. Kitchens, toilet, water closets and bath rooms may have sources of daylight and ventilation like room internal air wells. In such cases, air wells shall conform to the following minimum sizes:-

i. area of air well for building
up to 2 storey in Building Height : 50 sq ft (4.65 sq m)
minimum width of air well 6 ft (1.83 m).

ii. area of air wall for building
from 3 to 7 storey: 100 sq ft (9.29 sq m)

	minimum width of air well:	8ft (2.44 m)
iii.	area of air well for building	
	higher than 8 storey:	200 sq ft (18.59 sq m)
	minimum width of air well:	10 ft (3.05 m)

a. The floor of each air well shall have impervious paving and shall be adequately drained.
b. Reasonable access shall be provided at the bottom of each air well.
c. No internal air well or portion thereof shall be roofed over, except with fiber glass or other similar material.

NOTE: Where permanent mechanical air-conditioning is intended to be provided; the Regulations dealing with the internal lighting of rooms will not be applicable

6.4 Fire Resistance and Fire Precautions

6.4.1 General

A building or any structural part of a building, other than a single storey building shall have an adequate standard of fire resistance and shall be built of the following components:

a. The external walls, all partition walls and the enclosing walls of stair-cases a minimum of 9 inches (0.23 m) solid brick work or 3.1/2 inches (0.09 m) reinforced concrete or 4 inches (0.1 m) solid concrete block;

b. The floors and the roof: a minimum of 3.1/2 inches (0.09 m) of reinforced concrete.

6.4.2 Special Buildings

a. Every garage shall be constructed in fire resisting materials.

b. Special provisions shall apply to places of assembly, stages in theatres and cinema projection rooms.

6.4.3 Fire Precautions in Air-conditioning System

a. Except in residential buildings, all air conditioning or ventilation ducts including framing, shall be constructed entirely of non-inflammable materials and shall be adequately supported throughout their length.

b. Where ducts pass through floors or walls, the space around the duct shall be sealed with rope asbestos, mineral wool, or other non-inflammable material to prevent the passage of flames and smoke.

c. The air intake of any air-conditioning apparatus shall be so situated that air does not re-circulate from any space in which objectionable quantities of inflammable vapors or dust are given off and shall be so situated as to minimize the drawing of inflammable material or other fire hazards.

d. Where the duct systems serve two or more floors of a building or pass through walls, approved fire dampers with fusible links and access doors shall be located at the duct opening and such dampers shall be so arranged that the disruption of the duct will not cause failure to protect the opening.

6.4.4 Extinguishment of Fires

Every new building except residential buildings up to 3 storey in height shall be provided with sufficient means for extinguishing fire as follows:-

a.

i. All buildings shall have one multipurpose (A, B, C) dry chemical powder 6 Kg fire extinguisher for each 2000 sq. ft. of floor area. At least two fire extinguishers of 6Kg each shall be placed on each floor (if floor size is less than 2000 sq. ft.).
ii. The maximum travel distance to a fire extinguisher shall not exceed 75 ft. but for kitchen areas this distance is 30 ft.

b. Fire fighting buckets

c. An independent water supply system in pipes of steel or cast iron with adequate hydrants, pumps and hose reels.

d. All multistory buildings having four to ten floors shall have a pressurized internal fire hydrant system with an independent over-head water tank of minimum 7500 gallons and external under-ground water tank of 15000 gallons. In case where the building is over 10 storey high, it shall have an independent over-head tank of 15000 gallons and external under-ground water tank of minimum 30000 gallons. The external under groundwater tank shall be accessible to the fire-fighting vehicles at all times.

e.

i. The pressurized internal fire hydrant system shall be independent and separate from the normal water supply system and shall be maintained at 3-5 bar pressure at all floors through an electric pump of suitable capacity for fire fighting, which remains operational even if the power supply of main building is shut off.
ii. The hydrant system shall have two compatible standard inlets at ground level for connecting with the emergency fire vehicles.
iii. The pressurized internal fire hydrant system shall have a water hydrant outlet (with shutoff valve and pressure gauge) connected to a 1.5 inch x 100 ft fire hose stored in a metallic hose cabinet at or near an emergency staircase.
iv. All fire fighting pumps shall be placed in such a manner that their base is at least two ft below the bottom of the water tank.

f.

i. For external fire hydrants all buildings shall have engine operated standby external fire-fighting pump connected to an adequate water source and supplying water to an external pipeline serving to external fire hydrants.
ii. The external fire hydrant shall be located at least six ft away and not more than fifty ft from the building. The distance between any two hydrants shall not exceed more than 100 ft.

g. Separate fire exit stairs.
h. Fire Alarm System
i. First Aid Box.
j. Smoke masks
k. Breathing apparatus
l. A plan showing the fire fighting provisions in the building shall be displayed at the site.

6.4.5 Fire Drills

Necessary directions shall be issued to the occupants/owner of the multi-storey buildings and buildings of public assembly to hold/arrange fire fighting drills at frequent intervals but at least once a year in consultation with the fire fighting department of the City District Government

NOTE: All fire fighting arrangements shall comply with the requirements under Rule 9 of Civil Defense (Special Powers) Rules1951.

6.4.6 The recommendations of fire safety commission regarding following components shall be fulfilled:-

i. Fire Door
ii. Hydrant System
iii. Installation of Fire Extinguishers
iv. Fire Alarm System
v. Clear access and removal of obstructions.
vi. Evacuation plan and emergency lighting system.
vii. Emergency response team.
viii. Water Pump
ix. Smoke Detectors

6.5 Emergency Exit Specifications

6.5.1 Means of escape in case of emergency

a. All means of escape from a building including extra corridors, stairs etc. shall permit unobstructed access to a street or to an open space or to an adjoining building or roof from where access to the street may be obtained.

b. All buildings shall have windows on the street elevation within convenient reach and of adequate size to enable persons to escape in case of emergency.

c. Every block of Apartment Buildings having more than 6 Apartments at each floor shall be served with an additional stair-case.

d. In a block of Apartment Buildings emergency stair-cases shall be provided in addition to the main stair-case/stair-cases.

e. An emergency stair-case shall be sited at such a position that it should be accessible to all the Apartments without any hindrance or obstruction and it should be open to a permanently ventilated space.

f. Every multi-storey building should be provided with emergency stair case/stair cases as the case may be in addition to the main staircase/staircases in the following manner

i.	For buildings on plots less than 4 kanal :	1 emergency staircase
ii.	For buildings on plots 4 kanal & above:	2 emergency staircases Located at two ends of floor

g. The staircase shall be separated from the main building by two fire doors, opening outwards. The fire door shall be hinge type with clear width of at least 3 ft and minimum one hour fire resistant rating.

h. The staircase shall have an accessible window or opening towards the road with adequate size (minimum 2.5 ft x 3 ft) to enable evacuation of persons in case of an emergency.

i. The staircase(s) route shall be adequately illuminated at all times and free from al obstructions.

j. Each staircase shall be clearly marked by a sign reading “EXIT” in plainly legible letters not less than 6 inches high.

6.6 Utility Services Specifications

6.6.1 Water Supply

a. An over head tank and underground water tank must be provided in each building.

b. The provision of ground water tank is mandatory**.** underground/overhead water tank to be provided in all buildings as per following minimum sizes:

UNDER GROUND WATER TANK

PLOT SIZE UPTO 3 STOREY	LENGTH	WIDTH	HEIGHT	CUBIC FEET	GALLON
5-Marla	3-ft (0.91m)	3-ft. (0.91m)	2-ft (0.61m)	18 cu.ft (0.51 cu.M)	--
Upto 7 Marla	6'-0"	4'-0"	2'-6"	60 Cft	400
7 Marla to 1 Kanal	10'-0"	5'-0"	2'-6"	124 Cft	800
Above 1 Kanal	10'-0"	5'-0"	4'-0"	200 Cft	1200
Multi Storey 4to 10 storey	30'-0"	10'-0"	8'-0"	2400 Cft	15000
Above 10 storey	30'-0"	20'-0"	8'-0"	4800 Cft	30000

c. The design of internal water supply net work, underground and overhead tanks shall be in accordance with NRM standards /WASA or Public Health Engineering Department requirements.

OVERHEAD WATER TANK

PLOT SIZE UPTO	WIDTH	LENGTH	HEIGHT	CUBIC FEET	GALLON
Upto 7 Marla	3'-0"	4'-0"	2'-6"	30 Cft	200
7 Marla to 1 Kanal	5'-0"	5'-0"	2'-6"	62 Cft	400
Above 1 Kanal	5'-0"	5'-0"	4'-0"	100 Cft	600
Multi Storey 4 to 10 storey	15'-0"	10'-0"	8'-0"	1200 Cft	7500
Above 10 storey	20'-0"	15'-0"	8'-0"	2400 Cft	15000

d. The capacity of the water tanks for multi-storey buildings shall be as per the Building Code of Pakistan/NRM, in accordance with size, Building Height and use of the building

6.6.2 Drainage

a. All, drainage and sanitary installations shall be carried out in accordance with the requirements of WASA/Municipal/Public Health Engineering Department for drainage, plumbing and sanitary fitting.

b. Where there is a public sewer, all sewer laid in the building shall be connected thereto.

c. Where no public sewer is in existence, all sewage shall be connected to Septic Tank and then to a Soakage Pit. Septic Tanks and Soakage Pits shall:-

   i. be so constructed as to be impervious to liquid either from the outside area or inside;

   ii. be so sited as not to discharge pollution in to any spring, stream or water-course or any well, the water from which is used for drinking or domestic purposes.

d. Septic Tanks shall be provided in all the residential and commercial buildings. All the sullage water of the buildings shall be connected to the septic tank and then to the public sewer.

e. The minimum sizes of septic tanks for residential plots will be as follows:

Plot Sizes	Depth	Length	Width
Less than 1Kanal	4 ft-3inches (1.29m)	8 ft (2.44m)	4 ft (1.22m)
1-Kanal to 2 Kanal	4 ft-3in (1.29m)	9 ft (2.74m)	4 ft-6inches (1.37m)
Above 2-Kanal	4 ft-3inches (1.29m)	10 ft (3.05m)	5 ft (1.52m)

f. Size of septic tanks for commercial and public buildings shall be as per requirements of WASA/Public Health Department.

g. The roof of every building and floor of balcony abutting a street or constructed over a street shall be drained by means of down take pipes.

6.6.3 Sanitation

a. Houses and Apartments

   i. Every dwelling or an independent residential unit shall have at least one water closet and one bathroom.

   ii. For houses and apartments with more than 3 bed rooms, the provision of water closets and bathrooms will be appropriately increased according to Building Code of Pakistan /NRM.

b. Buildings, other than houses and Apartments: shall be provided with sanitary facilities appropriate to their use and occupancy according to NRM/ Building Code of Pakistan.

6.6.4 Solid Waste Management

a. Refuse chutes shall be provided in multi-storey building for disposal of solid waste
b. All buildings other than houses shall provide adequate storage space for storing of solid waste equal to at least 24 hours generation.

6.6.5 Electricity

In all buildings where the load of electricity would require installation of independent transformer/sub-station, appropriate space, location and access for the transformer room/substation shall be provided within the premises as may be determined by WAPDA or other electrical/power companies.

6.6.6 Rain Water Harvesting

a) All buildings to be constructed in future, in Lahore, should have provision, for roof top, rainwater harvesting commensurate with its plinth area.

b) Captured rain water may be utilized for all purposes other than drinking purpose.

c) Residential Buildings

i) Storage Tank Capacities for Rain Water Harvesting \for Houses

For each and every house having area 05-Marlas or above provision of Rain Water Harvesting system is mandatory. Every house is required to construct a storage tank of capacity, as described below, above the ground level:

Sr. No.	Size of Plot	Capacity of Storage Tanks (Gallons)
1.	05-6.9 Marla	300
2.	7.0-09-Marla	450
3.	10-Marla	500
4.	10.1-15-Marla	600
5.	15.1-marla-less than 1-kanal	800
6.	1-Kanal	1000
7.	1.1-Kanal-2-Kanal	1700
8.	2.1-Kanal-3-Kanal	2500
9.	3.1-Kanal-4-Kanal	3400
10.	4.1-Kanal-5-Kanal	4000
11.	5.1-Kanal-6-Kanal	5000
12.	6.1-Kanal-7-Kanal	6000
13.	7.1-Kanal-8-Kanal	6800

ii. **Connections of Roof Drain Pipe with the sewerage System or to the Street.**

No downspout or roof drain pipe capturing the rain water of the residential building shall be directly connected with the sewerage system or to the street/right of ways. For the houses under 15-marlas overflow arrangement from the rain harvesting tank will be provided connected to the sewerage system or to the street/right of ways. For buildings 15-marlas and above no over flow from rain water harvesting tank is allowed to connect sewerage system or to the street/right of ways and will be diverted to landscapes, natural areas and to the ground water recharge bores/wells

iii. **Rain Water Harvesting from Houses (15-marlas & above for Recharge of aquifer.**

For each and every house having area 15-marlas or above provision of recharge well/recharge pit is mandatory. Every house is required to construct a recharge well/recharge pit. A Typical diagram is attached as Annex-I.

d. **Public Buildings**

No downspout or roof drain pipe capturing the rain water from any public buildings, commercial plazas, community centers, factories/industrial units, etc. shall be directly connected with sewerage system or to the street/right of ways. Rooftop rainwater captured will be diverted to landscapes, natural areas and to the ground water recharge bores/wells.

e. **Parks, Gardens etc.**

Provision of rain water harvesting to recharge the aquifer in parks and gardens is mandatory. Park owner agencies and Departments are required to implement all necessary techniques to harvest the rain water for the purposes of recharging the aquifer. This may include but limited to spread basins, recharge pits, recharge trenches, dug wells, recharge shafts, injection wells. A typical diagrams are attached as Annex-II. Recharge trenches may also be provided as an alternative to recharge well.

f. **Maintenance of the Rain Water Harvesting System:**

i. Operation & Maintenance of all rainwater harvesting system along the roads will be the responsibility of Water & Sanitation Agency.

ii. Operation & maintenance of all rainwater harvesting system in the parks and gardens will be solely responsibility of management of parks and gardens.

iii. Operation & maintenance of all rainwater harvesting system in the public buildings, commercial plazas, community cnetres, factories/industrial units, etc. will be the responsibility of owners/management of that unit. The rain water of 1st 10 minutes will be drained out to the green lawns, by operation of valves to avoid contamination.

iv. Operation & Maintenance of all rainwater harvesting system in the residential building will be the responsibility of property owner of that building. The rainwater of 1st 10 minutes will be drained out preferably to the green lawns, by operation of valves to avoid contamination.

v. Operation & Maintenance of all rainwater harvesting system in a housing society, public or private housing scheme a solely responsibility of association of home owners or property owners.

g. **Approval of Building Plan of the Rain Water Harvesting System**

Competency for approval of rainwater harvesting plan lies with Lahore Development Authority (LDA).

h. **Inspection of the Rainwater Harvesting System**

LDA and WASA reserves the right to periodically inspect Rainwater Harvesting System of any public or private building to verify that regular maintenance activities are being performed adequately.

Regulations: 6.5.1(k)

For every Multi-Storey Building a Building Safety Manager with a designated Emergency Response Team to implement fire safety plan and to ensure prompt evacuation at the hour of need shall be appointed. The designated Manager and his Emergency Team should be trained by rescue-1122 and Civil Defense.

CHAPTER-7

STRUCTURAL DESIGN OF MULTI STOREY BUILDINGS & BTS/TOWERS/ANTENNAS

7.1 Design

7.1.1 Earthquake Resistant Design

a. The structural design of buildings and its individual elements shall conform to the requirements of the applicable codes such as UBC 1997, for resisting earthquake forces.
b. The seismic zone factor for buildings shall be based on the Seismic Zone Map of Pakistan.

7.1.2 Structural/Engineering Design

a. Basic Loads to be considered in Design: following loads shall generally be taken into account, as a minimum:

    i. Dead loads
    ii. Live loads
    iii. Earth pressure
    iv. Pressure of water and other liquids
    v. Wind loads, where they govern the design
    vi. Seismic Loads
    vii. Such other loads as are relevant

b. Additional Loads to be Included In Special Cases: following loads shall additionally be taken into account, where there is reasonable probability of their occurrence or in cases where the applicable codes require that they also be considered:

    i. Explosion (use the specific risk specified)
    ii. Impact (use the specific risk specified)
    iii. Influence of equipment (use the specific characteristics of the equipment intended to be placed)
    iv. Removal of Support (Use the specific facts of the case and only when undertaking modification of an existing building).

7.1.3 Compliance to Design Codes

a. The structural design of buildings shall meet the requirements of the current edition of the following design codes:

    i. Uniform Building Code, 1997 Edition, International Conference of Building Officials, USA
    ii. International Building Code, 2006 Edition, International Code Council, USA.
    iii. Building Code Requirements for Structural Concrete (ACI 318-99) and Commentary (ACI 318 R-99), American Concrete Institute, USA

b. The geotechnical investigations shall be done in the light of the specific details of the building, the order of loads and special requirements, if any. The scope and quantum of testing shall be consistent with the applicable parameters of the project.

7.1.4 Structural Drawings

a. Structural drawings shall show the information and level of detail customarily required to be carried by design drawings.

b. Drafting shall follow the generally accepted conventions and practices.

c. All drawings shall be numbered and revision numbers with dates shall be clearly marked.

d. The structural drawings/documents shall also show the following information:

   i. Specific values of the various geotechnical parameters adopted.

   ii. Specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed.

   iii. Specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.

   iv. Design live loads adopted for each floor.

   v. Uniformly distributed and other dead loads adopted for each floor.

   vi. A description of partitions at each floor and the loading adopted to account for them.

e. Structural drawings shall bear the seal and signature of the structural engineer.

f. Tests for construction materials:

   i. The Authority may require the testing of any construction materials to determine if materials are of quality specified.
   ii. Tests of materials shall be carried out by an approved agency at the cost of the builder. Such tests shall be made in accordance with the prevailing standards.
   iii. A complete record of tests of materials and their results shall be available for inspection during progress of work.

7.2 Sites

7.2.1 Building Site

No building shall be erected upon a site reclaimed with town sweeping or other refuse, until the whole ground surface or site of such building has been rendered innocuous and has been covered with a layer of clean earth, sand, hard core, clinker or ash rammed solid at least 12 inches (0.30 m) thick.

7.2.2 Boundary Wall

Boundary walls abutting the public streets, footways, or places which the public are allowed to use shall not have fencing consisting of barbed wire or any material likely to cause injury to persons or animals.

7.3 Foundations

7.3.1 Ground Test

The builder shall cause tests to be made to prove the nature of the soil, wherever considered necessary by the Authority. Such tests must be made for all sites intended to be constructed upon with buildings having four storey and above.

7.3.2 Foundation near Drain

Where a building is to be erected near a drain or an excavation at a distance less than the depth of the said drain or excavation, the builder shall satisfy the Authority that the foundations of the buildings are safe.

7.3.3 Structural Calculations

The builder shall submit structural calculations and a certificate from a qualified structural engineer to verify the structural stability of foundations and super structure, if required by the Authority.

7.3.4 Damp Proof Course

a. Proper damp proofing shall be provided for walls and floors according to the standard specifications in Uniform Building Code, 1997 or International Building Code, 2006of USA & NRM, 1986.

b. Where the floor or wall of a building is, in the opinion of the Authority, subject to water pressure, that portion of the building below ground level shall be suitably waterproofed.

7.3.5 Basement

For the construction of basement beyond 12 ft (3.66 m) depth from road level, RCC piling along all four sides of the plot at the property line is a must. The design of RCC piling will be based on the soil investigation report and the design shall be submitted along with the building plans.

7.4 Stair Cases and Lifts

7.4.1 Stair case Specifications

a. All buildings other than Apartment Buildings up to three storey shall have stair-cases having a minimum clear width of 3 ft-6 inches (1.07 m) and 4 ft (1.22 m) where they exceed three storey.

b. In Apartment Buildings stair-cases shall have the following minimum width:-

   i. Up to 5 storey — 4 ft (1.22 m) clear

   ii. Above 5 storey — 4 ft-6 inches (1.37 m) clear

c. The riser of the stair-case step shall not be more than 7.1/2 inches (0.19 m) and the tread not less than 10 inches (0.25 m)

d. There shall not be more than 15 risers between each landing. A landing shall not be less than 3ft-6inches (1.07m) in depth except in case of service stair-case where the number of risers may be increased depending upon the situation and design.

e. Winders may only be permitted in residential buildings other than Apartment Buildings.

f. All stair-cases in Apartment Buildings shall be of reinforced cement concrete or other non-inflammable material.

7.4.2 Lifts

a. Lifts shall be provided in buildings (other than residential) on plot size above 7 Marlas

b. Lifts shall conform to the international standards with respect to all safety devices and specifications.

c. Number of lifts should be provided keeping in view the size, building height and use of the buildings in conformity with standards of Uniform Building Code, 1997 or International Building Code, 2006 of USA & NRM, 1986.

7.5 Design Requirements for BTS / Towers / Antennas

BTS/Towers/Antennas may be permitted on commercial/converted plots subject to NOC from the concerned Authorities. No BTS/Tower/Antennas shall be allowed in residential building.

CHAPTER-8
BUILDER'S OBLIGATIONS

8.1 Obligations of Builder at Construction Sites

8.1.1 Air Pollution

No building works or demolition of an existing structure shall be undertaken unless necessary arrangements, such as sprinkling of water on dusty materials are made to prevent air pollution by way of emission of dust from the construction site.

8.1.2 Site Hoardings

No person shall start Building Works on a site abutting on a street without having first provided hoarding or barrier to the satisfaction of the Authority along the whole length of such site so as to prevent danger or injury to the public or to the persons employed on the work; provided, however, this regulation does not apply in the case of Building Works, in connection with structures situated at least 15 ft (4.57 m) away from the edge of a public street and being not more than 25 ft (7.62 m) high.

8.1.3 Written Permission for Use of Street

No construction material or debris shall be deposited in any street without the written permission of the Authority and on the condition that the builder will be responsible for clearing the street as and when required by the Authority or immediately after completion of the work, whichever is earlier.

8.1.4 Utility Departments to be Informed for Excavation of Public Street

No excavation shall be made in any street without written permission of the Authority. The applicant will inform all concerned departments/agencies such as WASA, WAPDA/LESCO, OGRA and UC about the date on which he proposes to start excavation along with a copy of the sanctioned plan/the permission.

8.1.5 Utility Services not to be obstructed

All materials, hoardings, fences or other obstructions in any street shall be kept clear of hydrants and other utility services installations or alternative arrangements to the satisfaction of the Authority shall be taken to divert obstruction of any roadside or drain during the period of obstruction.

8.1.6 Obstructions to be Lit and Marked

Any person causing any building material or other things to be deposited, any excavation to be made or any fence to be erected in any street, shall at his own expense cause sufficient and adequate red lights to be fixed upon or near the same and shall continue to provide such light every night from sunset to sunrise while such materials, hoardings, things or excavation remain. In addition, red flags shall be provided during day time.

8.1.7 Removal of Obstructions and debris After Completion of Works

All debris, obstructions and, erections in any street/ road shall be removed within 7 days of the completion of the work and the street/road, all drains and public utility installations shall be kept in a clean, tidy and serviceable condition.

8.1.8 Timbering

An adequate timbering shall, where necessary be provided and used to protect any person employed, from a fall from a height exceeding 4 ft (1.22 m) of earth, rock or other material forming the side of, or adjacent to, any excavation or earth works.

8.1.9 Stability of Adjacent Buildings

No excavation, earth work, demolition or construction of building which are likely to affect the stability of any adjoining properties and infrastructure shall be started or continued unless adequate steps are taken before and during the work to prevent any damage to the adjacent properties and infrastructure facilities.

8.1.10 Filling of Excavated Site.

A site once excavated shall not be kept open beyond the period stipulated for completion of the work below ground level.

8.1.11 Loading edges of Excavation

Material shall not be placed or stacked near the edge of any excavation where it is likely to cause a collapse of the side of the excavation and thereby endanger any person. Where vehicles or machines are used close to any excavation there shall be provided measures to prevent the vehicles or machines from over running and falling into the excavation.

8.1.12 Permit to Demolish Building

No building shall be demolished without a written permission from the Development Authority. No permit to demolish will be issued unless the Competent Authority is satisfied that the electricity, gas, water, sewerage or other utility services connections to the property have been effectively cut off and protected. Such connections shall be remained cut off during the period of the work.

8.1.13 Scaffolds and Shuttering

a. Appropriate scaffolds shall be provided for all works that cannot safely be done from the ground or from part of the building or from a ladder or other available means of support and sufficient safe means of access shall be provided to every place at which any person has at any time to work.

b. No roof, floor or other part of the building shall be so overloaded during the process of demolition / construction with debris or materials so as to render it unsafe.

c. All shuttering of multi-storey building shall be in accordance with the design codes as specified in section 7.1.3

8.1.14 Work on Sloping Roofs

Where work is done on the sloping surface or a roof, suitable precautions shall be taken to prevent building materials and persons employed from falling off.

8.1.15 Precautions for Raising or Lowering Loads

No chain, rope or lifting gear shall be used unless it is of good construction, sound material, adequate strength, suitable quality and free from any defect. A proper barrier shall enclose the area where a vertical hoist is used.

8.1.16 Security of Loads

a. Every part of a load shall be securely fixed or supported while being raised lowered or suspended and shall be adequately secured to prevent danger from slipping or displacement.

b. Every receptacle used for raising, lowering and suspending blocks, bricks, tiles or other objects shall be so designed and constructed as to prevent the accidental fall of such objects.

8.1.17 Maintenance of Buildings

A Company/Corporation for the life time maintenance of Electrical/Mechanical installations, such as Elevators, Escalators, Mechanical Lifts, Air-Conditioning Plants, Air Handling unit, Ventilation Systems, Sprinkling System, Overhead Tank, Lighting System, Mechanical Parking Unit (if provided), shall be established. The applicant shall provide an undertaking on stamp paper in this regard at the time of submission of building plans.

8.2 Obligations of Development Authority

8.2.1 Cancellation of Permission

The Competent Authority may give a notice in writing after completing the codal formalities for canceling any permission issued for breach of any of the imposed conditions or for any other reason, they may think fit. The builder within 7 days shall comply with the instruction therein.

8.2.2 Power to Seal

The Competent Authority after completing the codal formalities may seal the building or part thereof on any of the following grounds:

a. If the building has become structurally dangerous.

b. If the building is in the process of illegal construction or has been illegally constructed.

c. If adequate fire fighting arrangements have not been provided to the satisfaction of the fire-fighting department.

d. If the electricity network has become dangerous.

e. If the facade of the building has deteriorated.

8.2.3 Maintenance of Building

a. The Development Authority may issue instructions to the builders / occupants of the building for improvement of facade and management of the common utility areas. Incase the builder / occupier fail to comply with the instructions, the Authority may undertake the work at the risk and cost of the occupier / builder.

b. The builder / occupants shall be responsible to maintain the building including all common utility areas as per requirements of any regulations enforced.

8.2.4 Dangerous Obstructions

If any material, hoarding, excavation or any other thing, in or near any street/road, in the opinion of the Authority is dangerous to the passers by, properties and utility services and the builder / occupier fails to improve the same, the Authority may undertake the work at the risk and cost of the occupier / builder.

8.3 Dangerous Buildings

a. If a building or its part has become unsafe and structurally dangerous it shall be the responsibility of the builder/occupier to undertake immediate repair, or if the structure is beyond repair to demolish part or whole of the building as the case maybe.

b. The Authority may constitute a committee consisting of engineer(s) , architect(s) and town planner (s) to declare a building dangerous.

c. If the builder/occupier fails to comply with the instructions issued, the Authority may take actions and demolish the building or its part as the case may be at the risk and cost of the builder/occupier.

CHAPTER-9

ROLES AND RESPONSIBILITIES

9.1 General

a. The various activities from design to construction of all buildings shall be undertaken by persons, as defined in these Regulations.

b. Every person shall be responsible for the discharge of his duties as per his/her following prescribed role.

   i. **Builder:** responsible for obtaining approval of building plans from the competent authority, ensuring compliance with the provisions of Building Regulation and instructions issued during or after the construction. He /she shall also hire requisite professionals.

   ii. **Consultant:** responsible for designing and supervision of construction activities in accordance with the approved building plans, Building Regulations and other instructions.

   iii. **Contractor:** responsible for constructing the building as per provisions of approved building plan, Building Regulations and other instructions.

   iv. **Authority:** responsible for performance of its functions and duties in accordance with the provisions of the Act and Building Regulations.

9.2 Builder- Responsibilities

9.2.1

a. Builder shall engage the services of following qualified professionals for the various stages of the project:

i. Consultants

1. Architect
2. Geotechnical Engineer (for multi-storey & buildings of public assembly)
3. Structural Engineer/Vetting Structure Engineer (for multi-storey & buildings of public assembly)
4. Electrical Engineer (for multi-storey & buildings of public assembly)
5. Public Health Engineer (only for multi-storey & buildings of public assembly)
6. HVAC and Mechanical Engineer (for multi-storey & buildings of public assembly)

ii. Resident Engineer (for multi-storey & buildings of public assembly)

iii. Contractor (for multi-storey & buildings of public assembly)**.**

b. The builder shall enter into a contract with each of the above professionals, as applicable, and before the start of services of a professional, submit to the Authority a written document signed by the builder and the respective professional, showing the agreed scope of the services for record.

c. The builder shall ensure that the construction contract shall duly allocate the required role to the above consultants and Resident Engineer with all the attendant powers envisaged in the agreed documents as 9.2(b) above.

d. In cases, where there is a change in the name or role of any professional engaged by the builder/Professionals pursuant to Building Regulations, the builder shall promptly inform in writing to the Authority on BR-14. The work, assigned to that particular professional, shall remain suspended till such time that the name of a substitute is provided along with a copy of the contract.

e. The builder shall display on a reasonable hoarding board showing approved building and site plan, visible to the general public and monitoring team of the Authority at the construction site.

f. The builder shall be responsible for the disposal of debris/waste from construction site to the waste disposal site, as prescribed by the district government.

g. The builder shall be responsible to restore the area in front of his/her plot after construction
h. The builder shall be responsible to display the sanctioned plan at the site.

9.2.2 Builders responsibility for BTS / Towers / Antennas

a. The area approved for installation of BTS towers shall be maintained / beautified by the concerned company to create environmental friendly atmosphere.

b. Repair and maintenance of the premises on / in which the BTS sites are to be constructed will be the responsibility of the Mobile Company as per their requirement.

c. The security of BTS towers in all respects shall be the absolute responsibility of the concerned cellular company.

d. In case the site is acquired by any Government agency for development activity in public interest, the cellular company at its own risk and cost shall remove the structure. However, compensation for land and permanent structures shall be regulated according to relevant provisions of law.

e. Any future change in approved specifications (tower base, height, building structure) will require fresh sanction from the concerned Authorities.

9.3 Consultants - Qualification and Responsibilities

a. Various Consultants hired by the Builder shall be responsible for designing and supervision of construction activities to the extent of designs, drawings and specifications approved by the Authority.

1. Architect

1. The architect registered with the PCATP and having a registration with the Authority to prepare building plans.

2. The architect shall produce architectural designs, drawings and where required in contract also the technical specifications.

3. The Architect shall ensure that all architectural designs are in accordance with the Building Regulations.

2. Structural Engineer / Vetting Structural Engineer

1. The Structural Engineer/vetting Structural Engineer shall be a consulting engineer registered with PEC with 5 years of professional experience as structural engineer.

2. The Structural Engineer shall produce structural design drawings and, where so required by contract also technical specifications.

3. The structural designs shall comply with requirements of the Code specified under Regulation 7.1.3.

4. a vetting Structural Engineer shall undertake the review of structural drawings & designs, required under these Regulations.

3. Electrical Engineer

1. The electrical engineer shall be a consulting engineer registered with PEC, and shall have practiced this specialty as a registered professional electrical engineer for at least five years.

2. The electrical engineer shall be responsible for producing electrical design drawings and, where so required by his/her contract, also for technical specifications.

3. The electrical engineer shall be responsible for ensuring conformity with designs and drawings on the site.

4. HVAC and Mechanical Engineer

1. The HVAC and Mechanical engineer shall be a consulting engineer registered with PEC and shall have practiced this specialty as a registered professional mechanical engineer for at least five years.

2. The HVAC and Mechanical engineer shall produce HVAC and mechanical designs drawings and, where so required by his/her contract also for technical specifications for various equipments, lifts and materials to be used

3. The HVAC and Mechanical engineer shall be responsible for ensuring conformity with designs and drawings on the site.

5. Public Health Engineer

(a)

1. The Public Health Engineer shall be a consulting engineer, registered with PEC and shall have practiced this specialty as a registered professional public health engineer for at least five years.

2. The Public Health engineer shall produce Public Health designs drawings and, where so required by his/her contract also for technical specifications.

3. The Public Health Engineer shall be responsible for ensuring conformity with designs and drawings on the site.

b. Each Consultant listed at i to-v above shall visit the site at regular intervals but at least once in a fortnight during the construction period when work related to his/her services is in progress.

c. Each Consultant shall record the date and time of his/her visit and his findings during the visit and send a copy to the Resident Engineer for record.

d. Whenever a Consultant finds that construction/works is not taking place according to approved designs, drawings and specifications he shall immediately inform the Builder, Resident Engineer and the Development Authority on BR-13.

e. In case the consultants do not inform the Development Authority his/her case will be referred to the competent forum for blacklisting.

9.4 Resident Engineer - Qualification and Responsibilities

a. The construction activity shall be supervised by a resident engineer registered as a professional civil engineer, with PEC with 10 years experience in construction projects.

b. The Resident Engineer shall:

   i. Render full-time on-site supervision of the project.

   ii. Develop and implement a construction-site safety program.

iii. Take all reasonable measures to adhere to all good engineering construction practices.

iv. Cause to employ reasonably trained staff, in respective fields, as and when required, for undertaking the supervision.

v. Cause such testing and inspections to be carried out as are required, in his opinion, but such testing shall in no case be less than that prescribed by the Uniform Building Code, 1997, USA.

vi. Hold conferences with the contractor, builder and concerned consultants at suitable intervals, reviewing progress, quality and safety. Minutes of the said conferences shall be duly maintained.

vii. To maintain a complete set of all approved plans, designs, drawings and specifications at site.

viii. Promptly inform the Development Authority on BR-13 and builder if in his/her view construction/works is taking place in violation of the approved designs, drawings and specifications.

ix. Maintain all the construction/works records at site during construction and handover the same to the builder after completion of construction

x. The construction/works records shall comprise of the following:

1. Progress record of construction activities.
2. Event report including weather condition, seismic tremors, wind, temperature and rain fall data.
3. Record of the site presence of the key staff members of the Resident Engineer, Contractor(s) and subcontractor(s), on a daily basis.
4. Record of contractors and sub-contractors working on the site.
5. Copies of all change orders.
6. Copies of as-built drawings, for only such elements where the construction has significantly deviated from the design drawings.
7. Record of all tests including a description of samples, storage, transportation, test results and acceptance notes, with dates.
8. Records of all formal inspections made by him, on a day-to-day basis, of the individual elements, with a checklist of parameters inspected and approved.
9. Record of the minutes of periodic conferences made with the contractor/builder and consultants.
10. Record of all correspondence made.
11. Record of visits of the Authority officials and the consultants and copies of written instructions issued by them.
12. Reports of all failures if any including a technical evaluation of the facts and the action taken.
13. Reports of all accidents including a technical evaluation of the causes of accidents and the action taken.

9.5 Contractor- Qualification and Responsibilities

a. Every contractor hired by the builder must be registered with PEC having valid license for undertaking the particular category of work.

b. The contractor shall carry out his/her duties in a professional manner ensuring safety at the construction site and conformity to designs, drawings, specifications in accordance with Building Regulations and good engineering construction practices.

c. The contractor shall ensure that all his / her workers/staff working at construction site are fully insured against any injury or death due to mishap.

d. The contractor shall employ reasonably skilled staff at the site, headed by a licensed professional as per requirements of PEC.

e. Promptly inform the Development Authority on BR-13 and builder if in his/her view construction/works is taking place in violation of the approved designs, drawings and specifications.

9.6 Development Authority – Responsibilities

a. The field staff shall visit the site as prescribed under these Regulations.

b. The field staff shall ensure that the building is constructed as per approved plans proved structural designs and specifications and as per good engineering construction practices to ensure quality of construction.

c. In case of any violation of approved plans and designs action shall be taken immediately as per these Regulations.

d. All structures/towers shall be inspected by the respective Authority after every two years to ensure safety and environmental standards.

9.7 General Obligations/Responsibilities

9.7.1 Soil/Material Testing

a. All geotechnical investigation and material testing services shall be ensured by all respective professionals. These tests shall be carried out in approved laboratories for respective tests.

b. In cases, where a particular laboratory does not possess the facility of undertaking a particular test, it shall be permitted for that laboratory to get that test executed by another laboratory possessing such facility and approved for executing that test or a class of tests.

9.7.2 Substitution of Building Professional

a. In case of change of a Consultant, Resident Engineer, Contractor, each shall immediately inform the Authority in writing on BR-13 along with the details of substitute provided. Whenever a professional is substituted by another Consultant, Resident Engineer, and Contractor each shall be responsible to the extent of works under taken by them. The Resident Engineer will maintain a record of magnitude of construction works done by each professional and hand over the record, of the period of his/her incumbency, to the Resident Engineer taking over from him.

b. In case of substitution of a professional the respective work shall remain suspended till the hiring of a substitute.

CHAPTER-10

BUILDING PLAN SANCTIONING & CONTROLLING AUTHORITY

10.1 General

a. Every builder including the Federal Government, Provincial Government, Autonomous, Semi-Autonomous and Local Bodies of Provincial Government and Provincial Government Agencies intending to carry out building works within the area under the jurisdiction of the Authority shall comply with the requirements of these Building Regulations.

b. No land or building shall be used in a manner inconsistent with the use prescribed in any Master Plan and Approved Scheme as may be applicable or converted under the Commercialization/Land Use Rules notified by the government from time to time and in violation of these Building Regulations.

c. The following buildings shall be exempted from the operation of these Regulations:

i. Any structure erected or used or intended to be erected and used exclusively for the purpose of plant-house or bird-cage having maximum height of 4 ft (1.22m).

ii. Any structure intended to stand for a period of not more than 6 months, provided that prior permission of the Authority has been obtained in writing and an undertaking is given to remove such structure within six months.

iii. No permission is required for minor repairs as defined in chapter-1.

10.2 Application for Building Works

Every builder intending to carry out building works as a result of which the original covered area will increase or where changes are such as to alter the original use of the rooms shall submit to the Development Authority an application in writing on BR-1&BR-2 for permission to execute the work.

For making any addition or alteration in a building the builder shall submit a plans hawing:

a. Additions/Alteration in Red.
b. Existing work in Black.
c. Structures to be demolished in yellow.

10.3 Submission of Plans and Documents

10.3.1 Plans

a. All applications shall be made on Application Forms BR-1, BR-2 prescribed by the Authority as at Appendix-A.'

b. The building plan shall be prepared by a duly registered architect and shall bear the stamp, signature and registration number of the architect and signatures of the builder.

c. Five copies of every such plans and design drawings shall be furnished to the Authority along with the application, two of which shall be mounted or drawn on linen. Two copies signed by the Authorized officer of the Authority signifying approval shall be returned; one of which (copy mounted or drawn on linen) shall be displayed on the construction site; at a prominent public place, duly laminated to protect it from rain/sunlight.

10.3.2 Documents

For new structure, plans and documents which shall be submitted along the application are listed below:-

a. Documents of Title: All the title documents relating to the plot/plots including the allotment / transfer order, site plan and lease etc. showing the right of developer or power of attorney to carry out such work.

b. Site Plan

i. A site plan drawn to a scale of 100 ft (30.49m) to an inch (0.03m) (1:1250) to show the site to which it refers, unless its address is a number in a regular sequence of numbers in an Approved Scheme.

ii. A block plan of the site drawn to a scale of not less than 32 ft (9.76m) to an inch(0.03m) (1:400) showing the position of the proposed building and existing buildings, if any; the width and level of the streets on which the plot abuts and the adjoining plot numbers together with cardinal points.

c. Building Plan

Building plan shall be drawn to scale of not less than an inch (0.03m) to 8 ft (2.44 m) (1:100) or if the building is so extensive as to make a smaller scale necessary, not less than 1 inch(0.03m) to 16 ft (4.88m) (1:200). Building Plan showing the following detail shall be submitted along with application:

i. Plans, sections and elevations of every floor including basement, inter floor, mezzanine, cellar, if any, graphically describing the building intended to be erected.

ii. Purpose for which the building or parts thereof are intended to be used.

iii. Accesses to and from several parts of the building and its appurtenances.

iv. Ventilation details (position, form, dimensions and means).

v. Depth and the nature of foundations.

vi. Proposed height of plinth and super structure at the level of each floor.

vii. Dimensions and description of all the walls, floors, roofs, columns, beams, joists and girders to be used in the walls, floors and roof of such buildings.

d. Drainage Plan

i. A plan showing the intended line of drainage of such building and the details of the arrangement proposed for the aeration of the drains.

ii. Plan and section of the area between building line and edge of adjacent metalled road having levels with reference to road level showing drainage line.

e. Landscape Plan

Applications pertaining to all properties shall be accompanied by a landscape plan drawn to a scale of 32 ft (9.76m) to an inch (0.03m) or (1:400) or other suitable scale showing hard and soft landscape elements include Horticulture Works around the proposed building. Adequate plantation of trees must be indicated on the plans.

f. Undertaking

An undertaking on Performa BR-5 in favour of the Authority on stamp paper of value Rs.500 according to which the builder shall pay damages to the satisfaction of the Authority if any damage is caused to the adjoining properties and infrastructure due to excavation / construction activities.

g. Religious building

The builder intends to construct a religious building shall provide No Objection Certificate from the District Coordination Officer and any other concerned departments as notified by the Government from time to time.

h. Evacuation Plan

In case of multi storey buildings an Evacuation Plan vetted by Rescue 1122 and Civil Defense Department should be submitted. Also the owner will ensure to display readable copies of this evacuation plan on accessible places of building.

10.3.3 Multi-storey Buildings and Buildings of Public Assembly

In addition to the plans and documents as specified in regulation 10.3.1&10.3.2, the builder shall submit the following documents:

a. Structure Stability Certificate

A structure stability certificate signed by a qualified Structure Engineer along with building plans of multi-storey buildings and buildings of public assembly on performa BR-6.

b. Structural Design Drawings

Three sets of structural design and documents as listed below duly prepared and signed by a consulting Structural Engineer.

i. Design criteria, specifying design loads, reference standards and codes, and the methods of analysis and design adopted.

ii. Design computations.

iii. Design drawings.

iv. Relevant technical specifications.

v. Soil investigation report.

c. Excavation Plan and Design of Pile Work / Retaining Structures

For development projects having site area more than 20 kanals, partial plans (excavation for basement/s and design of pile work / retaining structures) in conformity with these Building Regulations for permission to execute digging, pile work, retaining structure for basement (s) prior to approval of building plans, can be allowed only at the risk and cost of the developer subject to fulfillment of all the mandatory requirements of Building Regulations and the observations of High Level Design Committee and Special Committee, if the site fall under the purview of High Level Design Committee/Special Committee.

d. Certificate from fire fighting department

In case of commercial, educational, hospital, industrial and apartment buildings as well as multi-storey buildings and buildings of public assembly, a certificate from the fire fighting department regarding provision and adequacy of fire fighting arrangements prior to issuance of completion certificate, is required to be provided to the Authority, by the developer.

e. Certificate of Architect, Resident Engineer and Structure Engineer

For multi-storey buildings and buildings of public assembly, joint Certificate from the builder, the Architect, the Resident Engineer and the Structure Engineer as specified at Appendix-B, at the following stages is to be provided to the Authority, by the developer:

i. when construction up to plinth level is completed (see BR-7).

ii. when construction up to 38ft (11.58m) level is completed (see BR-8).

iii. upon completion of the building (see BR-9).

f. Details of Building Materials

Sound building material, in accordance with International Building Codes 2006, Uniform Building Codes 1997, or Building Code of Pakistan, 1986, shall be used in order to ensure the safety and stability of the building and the details of building materials shall be submitted.

g. NOC from EPA

Subject to the provisions of Pakistan Environment Protection Act 1997, every application concerning following buildings shall be accompanied by an EIA and a No Objection Certificate from EPA.

i. Industrial Buildings
ii. Hospitals
iii. Hotels
iv. Urban Development Projects
v. Complex of buildings on a plot of 20 Kanal or above

LDA will conduct the EIA and cost which will be incurred on the study, shall be charged from the individual/owner at the time of approval of building plan.

h. NOC from Traffic Engineering Agency

a. TIA shall not be required for designated commercial plots in Civic Centre/CBD/Division and District Centre or Neighborhood.

b. In the schemes where re-classification plan be prepared under Land Use (Classification, Re-Classification and Re-Development) Rules-2009, the TEPA shall conduct the overall traffic impact study and cost which will be incurred on the study, the proportionate portion of the cost shall be charged from the individual/owner at the time of approval of building plan.

c. **Areas other than a and b,**

i. Non –residential building having plot area of 4 kanals (1673 sqm) or above.

ii. Non –residential building having 5storey and above.

TEPA shall conduct the traffic impact study and cost which will be incurred on the study, will be charged from the individual/owner at the time of approval of building plan.

10.3.4 Vetting of Structural Drawing of Multi-storey and Buildings of Public Assembly

a. The documents submitted under regulation 10.3.3 above shall be forwarded for scrutiny to the vetting Structural Engineer working for the Authority.

b. The vetting Structure Engineer working for the Authority shall vet the structural drawings prepared by the builder's Structure Engineer. The builder's Structure Engineer shall incorporate the required changes (if any). The structural drawing or amended structural drawing as the case may be, shall be duly signed by the vetting Structure Engineer working for the Authority and builder's Structure Engineer. The signed structural drawings shall be forwarded to the Authority, in duplicate within thirty days from the date these were forwarded by the Authority to its vetting Structure Engineer.

c. In case the builder's Structure Engineer and the vetting Structure Engineer working for the Authority do not reach a consensus, the builder's Structure Engineer shall request the Authority to nominate another vetting structure engineer whose decision shall be final.

d. Within 10 days of the receipt of the approval of the structural drawings from the vetting Structure Engineer working for the Authority, the competent Authority shall issue a formal sanction of the building plans.

10.3.5 Documents for installation of BTS / Towers / Antennas

a. All cellular companies desirous to install BTS towers/ antennas etc in the city / rural areas of Punjab shall make an application to this effect to the Authority.

b. The application for NOC for the installation of the communication tower shall be accompanied with the following documents:

   i. Site plan of the proposed site

   ii. Site details, whether to be installed on roof top / building premises or open plot.

   iii. A copy of approved building plan in case the antenna / tower is to be installed on roof-top of the building.

   iv. Structural stability certificate from a qualified Structural Engineer / Engineering Company registered with the Pakistan Engineering Council and countersigned by the Director concerned of the Mobile Telephone Company.

   v. NOC from Civil Aviation Authority where ever required.

   vi. Affidavit from the concerned owner of the property.

   vii. Detailed design of the tower.

   viii. Ownership proof.

   ix. NIC copy of the owner.

   x. NOC from EPA for that particular location for generator set only.

   xi. Director concerned of Mobile Company to furnish an affidavit stating the following:

"In case of any loss to life or property the concerned cellular company will be bound to pay Rs. 0.2 million (2 lacs) to each victim and make good any damage to any property." A proper indemnity bond in favour of the approving authority will be provided by the concerned cellular company.

10.3.6 Location of Installation of BTS / Towers / Antennas

a. The Authority may allow installation of antennas / towers on following properties:

   i. Roof tops of private / Government / Semi Government etc.

   ii. Water tanks.

   iii. Disposal Works.

   iv. Nook / Corners of other properties, which can not ordinarily be put to any productive use by local government authorities.

   v. Redundant parts of parks. (Only after permission from the concerned authorities and areas which cannot be used for other activity).

10.4 Sanction/ Rejection of Building Plans

10.4.1 Sanction of Plan

Within 45 days of the receipt of an application for residential buildings along with required plans and documents as under section 10.2 and 10.3 and payment of scrutiny fee for permission to carry out building works. This Clause will not apply on the commercial buildings/Public Building Plans, time frame will 45-days shall applicable as an when owner/builders/developers will submit all the required NOCs such as TIA, EPA and NOC from WASA structural drawings vetted from approved

Structural Engineer of LDA, parking agreement, approval from HLDC and Special Committee if required, the Development Authority shall:-

a. Pass orders granting or refusing permission to carry out such building works and incase of refusal specify the provisions of the Building Regulations violated; or

b. Require further details of the plans, documents, plan scrutiny fee, specifications and any other particulars to be submitted to it.

c. Approved building plans for multistory buildings shall be released at the following four stages:

    i. Basement up to plinth level.

    ii. Up to 38 ft (11.58m) Building Height

    iii. Above 38 ft (11.58m) Building Height.

d. The sanction / approval letter shall be issued as per BR-16. The builder shall comply with all the conditions contained in the sanctioned letter as per building plans in addition to Building Regulations.

e. Whereas in case of Mega Projects, plans for upper stages may be released considering the completion of work up to at least 25% of released plans.

10.4.2 Revoke of Sanction of Plans

The Authority permission to carry out building work or sanction of plan may be revoked/cancelled at any time after the grant of sanction. This shall only, when Development Authority finds:

i. defective title of the applicant,
ii. material misrepresentation, or
iii. fraudulent or negligent statement contained in the application made under these. If the builder fails to satisfy the Authority within 07 days after having been served a show cause notice, any work done there under shall be deemed to have been done without permission. However the applicant shall have a right to appeal to the Authority within 15 days of the orders of cancellation.

10.4.3 Appeals Against Rejection and Revocation of Plan

Appeal against the rejection / revocation of a plan may be filed with the appellate body within 30 days of the rejection /revocation orders. The appellate body shall decide the matter within 30 days of the receipt of the appeal after granting personal hearing.

10.4.4 Commencement of Works of Multi-storey and Building of Public Assembly

In case of multi-storey and buildings of public assembly, the construction works shall not commence even if the building plan is sanctioned, until structural drawings are vetted from the structure engineer on penal of LDA are approved by the Authority.

10.4.5 Competent Authority for Sanction / Rejection of Building Plans

The Competent authority for sanction and rejection of building plans of various sizes and usages is as follows:

Land Use	Plan Sanctioning /Rejection Authority	Completion Certificate Issuing Authority
Residential		
Up to 7 Marlas	Assistant Director (Town Planning)	Deputy Director (Town Planning
Above 7 marlas upto to 1 kanal	Deputy Director (Town Planning)	Director (Town Planning)
Above 1 kanal and farm houses	Director (Town Planning)	Director (Town Planning)
Apartment building(purely used for residential purpose)	Director (Town Planning)	Director (Town Planning)
Commercial Buildings Up to 3 storey		
Up to 10 Marlas	Deputy Director (Town Planning)	Director (Town Planning)
Above 10 Marlas	Director (Town Planning)	Director (Town Planning)
Multi-storey Buildings, Buildings of Public Assembly and Public Buildings		
All sizes	(Chief Town Planner)	(Chief Town Planner)
Industrial		
All sizes	(Chief Town Planner)	(Chief Town Planner)

10.5 Plan Scrutiny Committee

10.5.1

a. Notwithstanding the provisions under 10.4.5 all building plans for apartment buildings, multi-storey buildings, buildings of public assembly, commercial buildings on more than two kanals plots and industrial on more than 4 kanal plots shall be scrutinized by a committee consisting of the following before sanction of the plans:
   i. Director Town Planning
   ii. Director Architect

b. The completion certificate for the buildings mentioned at 10.5.1 (a) shall only be issued after the clearance of the committee constituted under 10.5.1(a).

10.5.2 Plan Scrutiny Committee for BTS / Towers / Antennas

The proposal shall be scrutinized by the following committee for approval:

DG / Director Town Planning	Chairman
An Engineer of the rank of SE / XEN	Member
Any other member to be nominated by the District Nazim	Member

10.6 High Level Design Committee (HLDC) / or Any Other Committee

Notwithstanding the provisions under 10.4.5 and 10.5 ,where ever High Level Design Committee / Any other committee is functioning all the building plans along the notified roads shall also be scrutinized by the HLDC / Any other Committee before sanction of building plan.

10.7 Validity of Sanctioned Plan

10.7.1

a. In the case of Approved Schemes, the approval of building plans shall stand automatically revoked, after the expiry of the building period specified for the plot, or after three years of sanction whichever comes first.
b. In all other areas the period of validity of a sanctioned plan shall be 3 years.
c. Fresh sanction along with fresh scrutiny fee shall be required after the expiry.

10.7.2 Validity of Permission for BTS / Towers / Antennas

Permission to install tower will be valid for 10 years initially, renewable for equal terms subsequently after due inspection by the concerned Development Authority.

10.8 Building Inspection During construction

10.8.1 Inspection of Buildings

The Authority may inspect such premises, without giving previous notice, through its authorized official / officer, at any time:-

a. Before approval of an application received under Building Regulations.

b. During execution of the building works.

c. Before and after the receipt of the notice of completion or request for the certificate of completion with respect to any such buildings.

d. All inspections carried out shall be duly recorded with dates and detailed observations in respective files with stamp and signatures.

e. The minimum visits by the Authority staff will be as follows:

Staff	Residential	Commercial	Multi storey
Assistant Director (Town Planning)	Twice a week	Weekly	Weekly
Deputy Director (Town Planning)	Fortnightly	Weekly	Weekly
Director (Town Planning)	Occasionally	Once in a month	Once in a Month

f. All inspections carried out shall be duly recorded with dates and detailed observations in respective files with stamp and signatures.

g. The Authority may reschedule the interval for site inspections according to the availability of field staff as per sanctioned strength.

h. The t Authority may outsource the field inspections to consultant/s. In such case the authorized field staff of the consultant/s shall be bound to submit detailed inspection reports in writing with date and signature on daily/weekly basis as the case may be.

10.8.2 Violation of Approved Plans

If on inspection under Building Regulations, the Authority finds that the Building Works:-

a. Contravene any of the provisions of Building Regulations, any officer duly authorized in this behalf by the Authority may by written notice require the person carrying out building works within a period to be specified in such notice, either to:

   i. make such alteration as shall be specified in such notice, with the objective of bringing the work in conformity with the said plans or provisions of these Regulations or

   ii. To get amended plans approved after complying with the requirements of these Regulations.

b. In the event of non-compliance with the requisition as made under these Regulations, any officer authorized by the Authority shall be competent to order in writing cessation of work or order demolition of such construction contravening the provisions of these Regulations. The expenses thereof shall be paid by the builder.

c. In addition the authorized officer shall file a report to the concerned police station for registration of case against the accused.

10.8.3 Construction in phases

In case the builder intends to construct the building in phases, the sequence of construction in phase duly numbered shall be indicated on the drawing. For the purpose of obtaining a completion certificate, the minimum area required to be completed in first phase shall be as specified below:-

a. Residential

Size/zone of Plot	**Minimum Floor Area**
2-Kanal (840 sqm) and above	1250 sft (116.19 sqm)
1-Kanal (420 sqm)	750 sft (69.71 sqm)
12-Marla (250 sqm)	450 sft (41.83 sqm)
10-Marla (210 sqm)	375 sft (34.86 sqm)
7-Marla (160 sqm)	350 sft (32.53 sqm)
05-Marla (105 sqm)	300 sft (27.88 sqm)
03-Marla (72 sqm)	250 sft (23.24 sqm)

Note: - Minimum floor area mentioned above shall include at least a habitable room, a latrine, bath room and a kitchen.

b. Commercial Two floors excluding basement

10.8.4 Concrete mixing at site

Concrete mixing shall not be allowed at site for more than three storey buildings. The builder shall be required to arrange pre-mix concrete from a batching plant using dumpers for supply at site and mechanical concrete pumping for pouring concrete at site.

10.8.5 Safety Glass for Buildings

Safety laminated glass shall be used for all commercial buildings and buildings of public assembly on external faces.

10.8.6 Dumping of Construction Material

Construction material and debris including steel dumping and cutting shall not be allowed in the right of way of roads.

10.8.7 Disconnection of Services

In case of illegal construction and un-compoundable violation the Authority may get the utility services disconnected with the help of concerned agencies.

10.8.8 Rain Water

In order to prevent rain water from a plot flowing onto the road, an adequate grating shall be provided towards the road within the plot line.

10.8.9 Certificate During Construction for Multi-storey and Building of Public Assembly

a. For multi-storey buildings and building of public assembly, the builder, the Architect, the Resident Engineer and the Structure Engineer shall jointly submit certificates as specified at Appendix-B at the following stages:
   i. when construction up to plinth level is completed (BR-7)
   ii. when construction up to 38ft (11.58m) level is completed (BR-8)
   iii. upon completion of the building (BR-9)

10.8.10 Inspection Committee

On receipt of application from the builder along with the required certificate as above, a committee consisting of:

1. Director Town Planning and
2. Deputy Director Town Planning

shall visit the site and verify the construction done at site is as per sanctioned plans, designs/specifications before release of subsequent plans or completion certificate as the case may be.

10.9 Completion Certificate

10.9.1 Work Completion Notice

Every builder who carries out and completes building works as approved under Building Regulations shall within one month of the completion of the work deliver to the Authority notice in writing of such completion. In case of multi-storey buildings and buildings of public assembly the builder is required to submit a notice onBR-9 & BR-15 respectively. The builder shall comply with all the conditions/instructions provided in the completion certificate.

10.9.2 Inspection of Building Works

After receipt of the said notice, the Authority shall depute an official / officer to inspect such works and after such inspection either approve or disapprove the request for issuance of completion certificate or make such further orders as Authority may decide.

10.9.3 Issuance of Completion Certificate

a. The Authority shall issue a completion certificate on completion of building works provided the work has been carried out according to the sanctioned plan. In case of deviations made therein during construction the completion certificate can only be issued if deviation are compoundable and are settled in advance in writing by an officer duly authorized by the Authority.

b. In case completion of buildings on designated commercial plots in approved (private and regular LDA) housing schemes minimum structure should not be less than two storey i.e. Ground and First Floor excluding the basement.

10.10 Fees and Penalties

10.10.1 Scrutiny Fee and Building Plan Approval Fee

a. The Authority shall charge fee for the scrutiny of building plans required to be submitted under these Regulations and other matters arising during the scrutiny of plans or in course of its construction. Such fee to be known as the" Scrutiny Fee" at rates fixed by the Authority from time to time.

b. The Authority may exempt the payment of Scrutiny Fee, for premises, which in the opinion of the Authority will be used for a religious, charitable or educational purpose allowed by the Government.

10.10.2 Fee for NOC of BTS / Tower / Authority

The cellular companies will be charged one time NOC fee @ Rs. 20,000/- by the Authority in addition to prescribed building approval fee and no other fees will be charged in the name of approvals / NOCs / renewals. Government, however, may revise these rates as and when required.

10.10.3 Penalties and composition of offences

The Authority may compound and impose penalties for violation of the provision of these Regulations other than violations given in section 10.11.1 at such rates and in such manner as specified by the Authority from time to time.

10.11 Special Conditions

10.11.1 Non-compoundable Violations

Following violations of commercial buildings plans shall be non-compoundable:-

a. Conversion of an approved parking area into any other use.
b. Construction of Additional floors.
c. Any construction in the mandatory open spaces including the setback to be left open at ground level in commercial/converted plot**.**
d. Building Height and basement violations in Main Civic and Commercial Centres including Divisional and District Centres above prescribed height limit.
e. Conversion of areas provided under section 5.3.1.
f. Director Town Planning shall consider composition* of mandatory open space violations in residential buildings after the approval of Chief Town Planner.
i. 100% coverage of front side and rear mandatory spaces
* Subject to NOC from the adjoining neighbor

Note: Only applicable on residential building plans approved upto the date of Gazette Notification of these Building Regulations.

10.11.2 Safety and stability of Buildings

Every builder who carries out building works shall use sound building material, of good quality and property put together so as to ensure safety and stability of the building and in

accordance with Uniform Building Code, 1997, USA & International Building Code, 2006 or Building Code of Pakistan, 1986 till the revised Building Code are notified.

10.12 Relaxation/Interpretation and Delegation

10.12.1 Relaxation

a. No relaxation of the Building Regulations shall be allowed for Multi-storey Buildings.

b. The Governing Body may allow relaxation of the Building Regulations, in other cases and while doing so sufficient reasons in support thereof shall be recorded. Public Objections shall also be called upon through advertising the matter in print media.

c. Governing Body may consult Plan Scrutiny Committee as at 10.5 or High Level Design Committee as at 10.6 before granting the relaxation under (b) above.

10.12.2 Interpretation

Governing Body may take suitable decisions on any matters arising as a result of doubtful interpretation of Building Regulations or such matters, which may not have been specifically covered in them.

10.12.3 Delegation

The Authority may delegate all or any of the powers as laid down in Building Regulations to any of its officers for the purposes of their implementation.

10.12.4 Others

a. Building Regulations shall be in addition to the requirements of any other law and regulations applicable.

b. Special Regulations may be prepared by the Authority for areas like walled city, historically significant areas, flood plans, environmental sensitive areas, hilly areas and special areas such as Mall road and Governor House areas in Lahore.

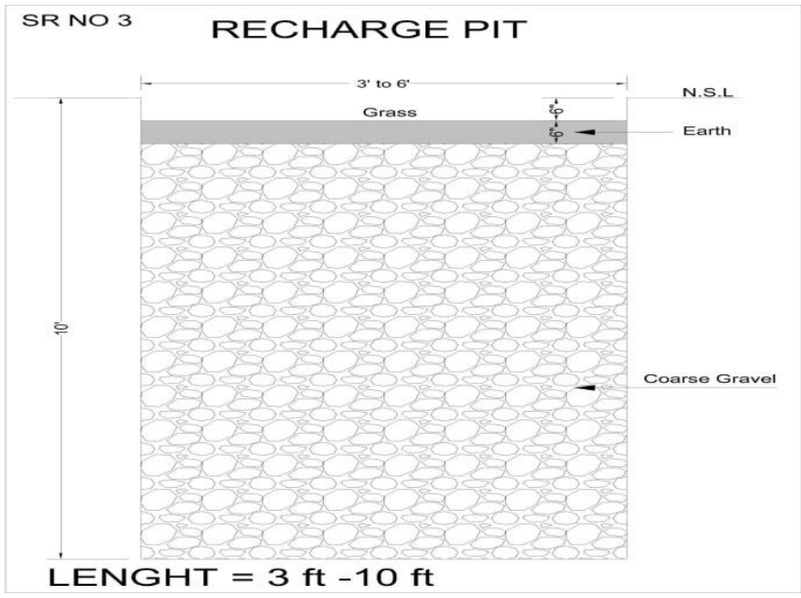
c. A standard performa BR-17 is provided for checking the required documents at the time of submission of building plan.

SPECIAL BUILDING REGULATIONS FOR FINANCE & TRADE CENTER M.A, JOHAR TOWN, LAHORE

Plot Size	Less than 25 Kanals	25–50 Kanals	Above 50– Kanals
Height	As per height fixed by the Civil Aviation Authority		
Building Line	40–ft	40–ft	50–ft
Ground Floor Coverage	60%	60%	60%
Rear	20–ft	20–ft	30–ft
Both Side	20–ft	20–ft	30–ft
Floor Area Ration	1:8	1:10	1:12

Note: **Apart from Special Regulations, all other provisions of** Prevailing Building Regulations shall remain applicable.

(Annexure-I)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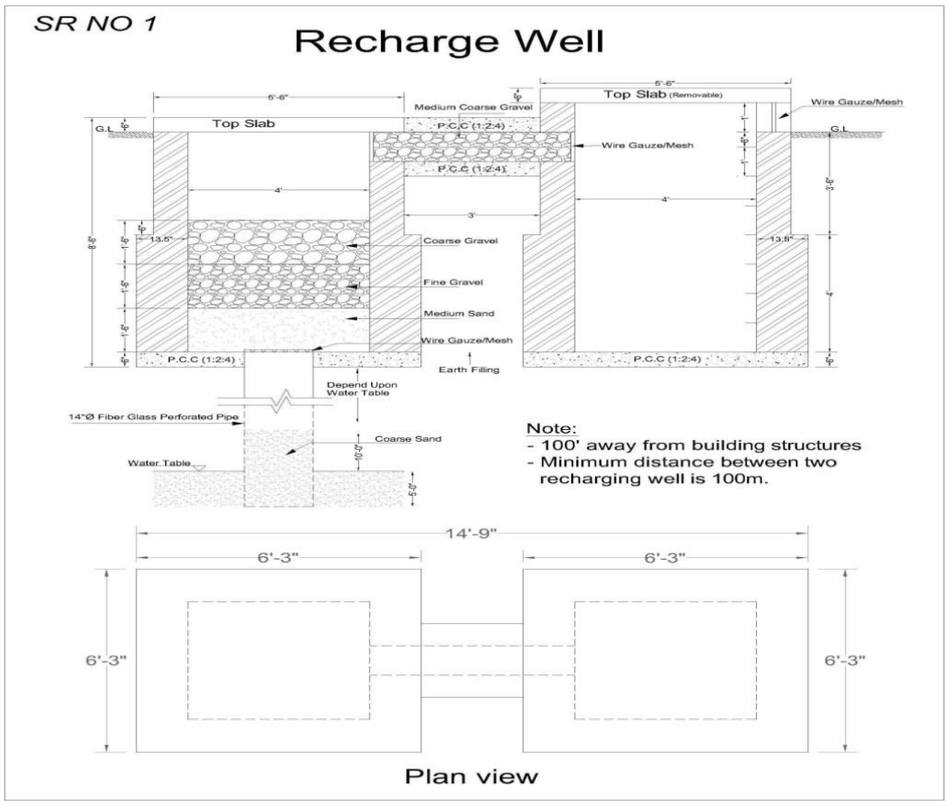
N.S.L
Grass
Earth
10'
Coarse Gravel
LENGHT = 3 ft -10 ft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Recharge Well
Top Slab
Medium Coarse Gravel
P.C.C (1:2:4)
Wire Gauze/Mesh
Top Slab (Removable)
G.L
Coarse Gravel
Fine Gravel
Medium Sand
Earth Filling
Depend Upon Water Table
14"Ø Fiber Glass Perforated Pipe
Coarse Sand
Water Table
Note:
- 100' away from building structures
- Minimum distance between two recharging well is 100m.
14'-9"
6'-3"
Plan view