

**SPECIAL PURPOSE KALASH VALLEYS  
DEVELOPMENT AUTHORITY.**

**NOTIFICATION**

Chitral, dated the        /        /2024.

**No.**\_\_\_\_\_ In exercise of the powers conferred by rule 38 of the Special Purpose Kalash Valleys Development Authority Rules, 2020, the Special Authority is pleased to make the following building bye-laws, namely:

**The Special Purpose Kalash Valleys Development Authority  
Building Control Bye-Laws, 2024.**

**Chapter-I  
Preliminary**

**1. Short title, application and commencement.**---(1) These bye-laws may be called the Special Purpose Kalash Valleys Development Authority Building Control Bye-Laws, 2024.

(2) These building control bye-laws shall apply to areas of Kalash and such others areas of District Chitral Lower as the Government may notify, from time to time.

(3) These building control bye-laws shall come into force at once.

**2. Definitions.**---(1) In these building control bye-laws, unless the subject or context otherwise requires, the following expressions shall have the meanings respectively assigned to them, that is to say,-

- (a) **“Act”** means the Khyber Pakhtunkhwa Tourism Act, 2019 (Khyber Pakhtunkhwa Act No. XXVIII of 2019);
- (a) **“addition”** means the addition of any unit or structure to any building or structure, constructed in accordance with these building control bye-laws;
- (b) **“alteration”** means any change brought about after the approval of building plan, without affecting or violating any provision of these building control bye-laws;
- (c) **“approval”** means approval, with regard to any building or structure, by the Authority as per these building control bye-laws, which also includes an NOC issued for the same;
- (d) **“arcade”** means covered foot path or verandah for pedestrians in the building, facing a road;
- (e) **“Architect”** means a duly qualified person, registered with Pakistan Council of Architect and Town Planners, and appointed by the Authority ;

- (f) **“balcony”** means a stage or platform, projecting from the wall of the building, surrounded with a railing or parapet wall;
- (g) **“basement”** means the lowest portion of building, partly leaving not more than four (4) feet above the ground or wholly below ground level, wholly or partly submerged from all the sides into the ground;
- (h) **“Building Control Agency”** means the officers and officials, working in the branch of Building Control Agency of the Authority, which includes Architect, Structural Engineer, Sub Engineer, Chief Building Inspector, Building Inspector, Assistant Building Inspector, Draftsman, Tracer, Patwari and demolition squad etc;
- (i) **“building line”** means a line, upon which any part of a building, from its lowest level, including any and all foundations or other structure, butting on a public street or a road planned future public street, may extend, provided always the such line is within the property line of such building or cut line as provided in these building control bye-laws of such plots;
- (j) **“commercial building”** means a building, constructed for commercial use on commercial plot;
- (k) **“completion plan”** means an as-built plan, submitted to the Building Control Agency for the purpose of obtaining approval and occupancy certificate;
- (l) **“compulsory open space”** means that part of a plot, which is to be left completely open to sky, over which no structure or any integral part of the building shall be permitted, except ramp upward or downward, permissible projections, steps, septic tanks, soak pits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc;
- (m) **“floor area”** means horizontal area of floor in a building, covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projection allowed under these building control bye-laws;
- (n) **“floor area ratio”** means the total floor area of a building, as permissible under these building control bye-laws, divided by the area of the plot, excluding the basement;
- (o) **“foot print”** means the portion of a plot of land, covered, at any level, by a building or part thereof other than basement;
- (p) **“Form”** means the Form appended to these building control bye-laws;

- (q) **“foundation”** means the structure, entirely below the level of the ground, which carries and distributes the load from pillars, beams or walls on to the ground;
- (r) **“gallery”** means an open or a covered walk way or a long passage and underground passage;
- (s) **“high rise”** means any building, classified as a high rise building , which shall have an occupied floor, located more than seventy-five (75%) feet minimum from the base of the adjacent street;
- (t) **“Kanal”** means a size of land equal to twenty (20) Marlas;
- (u) **“Marla”** means a size of land equal to 272.25 square feet;
- (v) **“multi story building”** means any building above ground plus two or more storey;
- (w) **“owner”** means a person or persons, holding title to a piece of plot or land or construction thereupon;
- (x) **“parapet”** means a wall, whether plain, perforated or panelled, protecting the edge of a roof, balcony, verandah or terrace;
- (aa) **“plinth”** means the height of the finished floor level of the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the centre of the property line of the plot along the road. In case of more than one road serving the plot, the plinth shall be measured from the road providing principal access at the higher level. The height of the plinth shall be limited to 4’-6”.
- (ab) **“property line”** means that part of plot boundary which separates private property from the public property or a private property from another private property;
- (ac) **“public building”** means a building, designed for public use, such as dispensary, post office, police station, town hall, library, mosque, recreational buildings, etc.;
- (ad) **“registered geo-technology consultant”** means a person holding registration from Pakistan Engineering Council as a Geo-Technologist;
- (ae) **“residential building”** means the building, exclusively designed for use for human habitation, together with such houses as are ordinarily ancillary to main building and used in connection therewith;

- (af) **“right of way”** means the width of land, legally owned or acquired by a person, organization, department or an authority, for the purpose of passage of vehicles or pedestrians, which includes-
  - (i) the roadway cross-section;
  - (ii) footpath;
  - (iii) any public utility line; and
  - (iv) provision for future widening of the road;
- (ag) **“road width”** means the total width of road between the extreme ends;
- (ah) **“septic tank”** means tank in which sewage is collected and decomposed before the discharge into a public sewer or soakage pit;
- (ai) **“set back”** means the mandatory separation between a right of way line and building or structure provided in the owner’s property;
- (aj) **“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;
- (ak) **“Structural Engineer”** means a duly qualified Structural Engineer, registered with Pakistan Engineering Council;
- (al) **“sub-division”** means the division of land, held under the same ownership into two or more plot;
- (am) **“sun-shade”** means an outside projection from a building over a minimum height of seven (7) feet from the plinth level, meant to provide protection from weather and protruding not more than three (3) feet from the building;
- (an) **“total floor area”** means the sum of the floor areas of all the floors of all the buildings on a plot, less exemption as permitted in these building control bye-laws; and
- (ao) **“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.

## **Chapter-II**

### **Submission of Application and Plans for Sanction**

**3. Submission of application and plans for sanction.**---(1) Every person, intending to erect, re-erect or alter a building, shall apply for sanction under these building control bye-laws through an application along-with other necessary documents, specified in **Form-I**.

(2) The building submission drawings shall be signed by an Architect and structural drawings shall be signed by a Structural Engineer.

(3) No building shall be erected, modified or amended without the plans being approved by the Authority.

(4) Any construction without prior permission of the Authority shall be liable to be demolished at the risk and cost of the owner or allottee, either completely or partially, or the un-authorized construction, which shall not be more than 0.5% - 0.7% of the allowable floor area ratio, shall be regularized on payment of fine as per the relevant schedule, if it meets the requirements of these building control bye-laws.

(5) Subject to these building control bye-laws, the Building Control Agency shall scrutinize all the applications, submitted under sub-paragraph (1). The deficient application shall be returned to the person who submitted it with the direction that after removing the deficiency, the same be re-submitted to the Building Control Agency for further approval of the Authority.

(6) The Building Control Agency, after receiving the application under sub-paragraph (5), which is complete from all aspects, shall be submitted to the Authority for approval.

**4. Plan and documents.**---(1) Every notice on **Form-I** shall be accompanied by ownership documents or proof, duly updated by the concerned revenue authorities, or the in charge of an approved housing colony and a site plan drawn to a scale of not less than forty (40) feet to an inch. The scale, used, shall be indicated on the plan which shall clearly show-

- (a) the direction of north point;
- (b) the boundaries of the site on which it is proposed to erect, re-erect or add to or alter in the building (s);
- (c) the position of all adjacent streets, vacant lands and drains;
- (d) fixed distance from the center of road(s);
- (e) the names and width of streets on which the site abuts, together with the numbers, of adjoining houses or premises, if any;
- (f) the alignment of adjoining buildings;

- (g) the alignment of drains showing the manner in which the roof, house or surface drainage shall be disposed of;
- (h) building plan to a scale of not less than eight (8) feet to an inch. The scale, used, shall be indicated on the plan which shall include the section elevation and shall show-
  - (i) the external dimension of the building; and
  - (ii) the ground floor, first floor and upper floors, if any, and the roof;
- (i) the thickness and composition of all the beams and rafter supports;
- (j) the position and dimensions of all projections beyond the walls of the building;
- (k) the position of all the proposed and existing drains, urinals, privies, fireplaces, kitchens, gutters and down pipes;
- (l) the dimensions of all rooms and position of doors, windows and ventilators in each room;
- (m) the materials to be used in the foundations, walls, floors and roofs;
- (n) the purpose for which it is intended to use the building;
- (o) the level and width of the foundation and the ground floor with reference to the level of the center of the street on which the front of the proposed building is to abut;
- (p) boundary wall corners on roadside are rounded off by a 5'-0" arc properly and there shall be no blind corners;
- (q) complete soil investigation report in case of commercial building having 3 or more floors;
- (r) title documents relating to the plot showing his right to erect or re-erect a building; and
- (s) any other information or document required by the Building Control Agency.

(2) New works shall be indicated on the site or building plans in a distinct colour code as under:

proposed work	RED
Existing work-	BLUE

Demolished work or proposed to be demolished- YELLOW

Unauthorized or deviated work- GREEN

(3) While giving notice on **Form-I**, the applicant shall furnish seven copies of building plans on ammonia sheet or white paper of A0 size.

(4) Two copies of the sanctioned plan, duly signed by the head of the Plan Approval Committee, shall be returned to the applicant.

(5) Authenticated or original copies of all documents, relied upon by the applicant, shall, when required, be produced for inspection.

**5. Return of defective plans.**---Where the plans are unintelligible ambiguous or are in contravention of these building control bye-laws, the Building Control Agency shall return such plans to the applicant with reasons in writing until a rectified plan or required documents are re-submitted.

**6. Reference to building experts.**---In case of a building other than an ordinary residential building, the Authority may refer the plan to a building expert for technical scrutiny from architectural, town planning and structural point of view on payment of fee to be paid by the applicant, as determined by the Authority from time to time. The Building Control Agency shall send the plan to building expert and return the same to the owner within one month of its receipt along with technical clearance or comments, if any.

**7. Notice of completion and occupation.**---(1) Every person, who carries out and completes building works, sanctioned under these building control bye-laws, shall give notice, as specified in **Form-III**, to the Building Control Agency, within thirty (30) days of the completion of such works.

(2) After receipt of the notice of completion under sub-paragraph (1), the authorized officer of the Building Control Agency shall cause such work to be inspected and after such inspection he may recommend to the Authority through Building Control Agency to approve or disapprove the building for occupancy.

(3) No person shall occupy any such building or use any part affected by the erection or re-erection of such building until the permission referred to in these building control bye-laws has been granted.

**8. Submission of revised plans.**---When a person intends to make alterations or additions in the sanctioned building plan, he shall submit a revised plan, showing all such alterations or additions for consideration by the Building Control Agency; provided that he shall not proceed with construction till the approval of the revised plan.

**9. Compliance of permission.**---Every person, who carries out building works, shall comply with the direction and conditions, specified in the permission.

**10. Verification of building at different construction stages or floor levels.**---Every person, who commences any building works, shall give notice to the Building Control Agency in the manner as specified in **Form-IV**, at the important stages of construction i.e. the foundation, plinth and pouring of all roof levels. It is the responsibility of the concerned staff of the Authority to verify the work at all stages and as per instruction issued by Government.

**11. Cancellation of permission.**---At any time after grant of permission to carry out building work has been accorded, the Building Control Agency is satisfied that such permission was granted due to any defective title of the applicant, material misrepresentation or fraudulent statement, fake, false or tempered documents contained in the application therewith, in respect of such building, such permission may be cancelled and any work done hereunder shall be deemed to have been done without permission. Any oversight in approved building plans does not entitle the owner to violate these building control bye-laws.

**12. Inspection of building.**---The Building Control Agency may, without giving previous notice, cause the premises to be inspected at any time before the sanction of a plan under these building control bye-laws, at any time during the construction, within thirty (30) days from the receipt of the notice.

**13. Inspection by the Building Control Agency.**---A person, appointed by the Authority, may inspect any building so as to determine whether any action is required to be taken in respect of such building or anything affixed thereof.

**14. Complication of work.**---The Architect and Structural Engineer, engaged to prepare the submission drawings, shall to submit the completion drawings by giving a notice of **discontinuance** as specified in **Form-V**. In case there is a change of architecture or structure, the following documents shall be required:

- (a) a certificate shall be submitted to the authorities by the owner from the first Architect or Structural Engineer to indicate the stage where he has completed the supervision;
- (b) a certificate shall be submitted to the authorities by the owner that he has made full payment upto that stage to the Architect or Structural Engineer and there is no outstanding amount due, which shall be signed by the Architect or Structural Engineer; and
- (c) a certificate shall be submitted to the authorities, indicating the name of the Architect or Structural Engineer that he has engaged to supervise the remaining portion of the construction.

### **Chapter-III** **Amenity Buildings**

**15. Criteria and conditions.**---For the purpose of these building control bye-laws, the following criteria and conditions are to be fulfilled in respect of the buildings mentioned below:



**(A) Clinics:**

- (i) for clinic the minimum space and specifications shall be according to the instructions of the Health Department of Government or Health Regulatory Authority, Khyber Pakhtunkhwa;
- (ii) the building foot print shall be maximum eighty percent (80%) of the plot area;
- (iii) maximum allowable floor area ratio = 1:3;
- (iv) maximum height of building = 46 ft;
- (v) one (1) parking space per five (5) beds and sixteen percent (16%) of the total parking area shall be reserved for the motorbikes; and
- (vi) set back from all sides shall be 5'-0";

**(B) Hospitals:**

- (i) minimum plot size, as specified by Pakistan Medical Council or Health Regulatory Authority Khyber Pakhtunkhwa;
- (ii) No Objection Certificate from Pakistan Medical Council or Health Regulatory Authority Khyber Pakhtunkhwa is mandatory for hospitals;
- (iii) the building foot print shall be maximum sixty percent (60%) of the plot area;
- (iv) the maximum allowable floor area ratio = 1:5;
- (v) maximum height of building = 170 ft. height shall be rationalized;
- (vi) one (1) parking space per five (5) beds and sixteen percent (16%) of the total parking area shall be reserved for the motorbikes;
- (vii) set back from all sides shall be 20'-0";
- (viii) an incinerator plant of appropriate size shall be provided in hospital buildings or clinics for burning of hazardous wastes;

- (ix) incinerator plants shall be installed at a distance from all the public areas in hospitals;
- (x) chemical grout shall be used in tile fixing of hospital buildings;
- (xi) all skirting and dado shall be flushed with plaster of the hospital to minimize dust, living spaces for germs;
- (xii) minimum one (1) garbage chute each shall be provided on each floor for organic, inorganic and hazardous waste separately;
- (xiii) minimum three (3) trash bin shall be provided in open lawns for two thousand (2000) sqft areas for organic, inorganic and hazardous waste; and
- (xiv) a collection point for all solid waste shall be provided in every hospital building for its easy disposal.

**.(C) Colleges and Universities:**

- (i) minimum plot size as specified by Higher Education Commission (HEC) for Universities;
- (ii) minimum plot size as specified by the Higher Education Department of Government for colleges;
- (iii) No Objection Certificate from concerned Department of Government or organization is mandatory.
- (iv) the front shall be 40'-0"; and
- (v) all other sides shall be 20' each;
  - (a) foot print (Max) shall be forty percent (40%) and floor area ratio shall be 1:1.6;
  - (b) ground floor: 9.5 Ft to 12 Ft;
  - (c) first floor and second floor, if applicable shall be 10.5 ft (each) 9.5 Ft the height (each);
  - (d) clear height of basement shall be 9 ft;
  - (e) plinth level, subject to contour of plot as defined, is 1.5 ft. to 4.5 ft; and
  - (f) height of lawn shall not be less than 9 inches from road level;

**(D) Schools:**

- (i) minimum plot size shall be as specified by Elementary and Secondary Education Department of Government or Authority;
- (ii) the setback shall be 10' each side;
- (iii) foot print shall be (Max) = 40 %;
- (iv) floor area ratio shall be = 1:1.6;
- (v) the height B+G+3 for plot sizes all types;
- (vi) ground floor shall be 9.5 ft to 12 ft;
- (vii) first floor and second floor, if applicable, shall be 10.5 ft (each) 9.5 ft (each);and
- (viii) clear height of basement shall be 9 ft;

**(E) Playground:**

minimum one playground of sufficient size shall be provided in the premises or adjacent area of college or university.

**Explanation:-** In addition to the above mentioned standards, the following standards shall also apply to all amenity buildings.

**(a) structure:**

structural design and vetting by a qualified Structural Engineer is compulsory for all types of amenity buildings;

**(b) connection to public sewer:**

where there is a public sewer all sludge water shall be connected thereof;

**(c) cesspools, septic tanks and soakage pits:**

- (i) where no public sewer is in existence, all sludge water shall be connected to soakage pit;
- (ii) where no public sewer is existing, all wastewater shall be connected through septic tank to soakage pits;
- (iii) soakage pits shall be so-constructed as to be impervious to liquid either from the out-side or

inside, and sited as not to render liable to pollution any spring of water or any well, the water of which is used or likely to be used for drinking or septic tanks and drainage mains within boundaries of the plot are so sited as not to render it liable for pollution of any water line; and

- (iv) there shall be a minimum distance of one meter between the two, and where this distance is to be reduced due to any unavoidable reason, then the water main be protected by encasing of concrete which shall be completely impervious to liquid from outside any settlement tank or septic tank shall be of suitable depth and adequate size covered or fenced and if covered, adequately be ventilated and shall be constructed with means of access for the purpose of inspection (including inspection of the inlet and outlet), emptying and cleaning;

**(d) Draining Roofs:**

the roofs of every building, abutting on the street or constructed over a street, shall be drained by means of gutters and down pipes to the satisfaction of the Authority;

**(e) Water Closet or Toilets:**

five water closet and five urinals per one hundred males, five water closet per one hundred females and one wash basin or equivalent washing trough space per twenty patients for ablution purposes shall be provided in a health unit;

**(f) Solid Waste Management:**

- (i) minimum three (3) trash bins shall be provided on each floor of the college or university for organic, inorganic and hazardous waste separately;
- (ii) minimum three (3) trash bin shall be provided in open lawns for ten thousand (10000) Sqft areas for organic, inorganic and hazardous waste; and
- (iii) one big trash bin shall be provided in every institute as a collection point and for its easy disposal;

**(g) Universal Access:**

adequate universal access, including parking and ramps etc, for disable persons shall be provided as per Accessibility Code of Pakistan, 2006;

**(h) Manholes and Inspection Chambers:**

- (i) at every change of alignment, gradient or diameter of a drain, there shall be a manhole or inspection chamber;
- (ii) bends and junctions in the drains shall be grouped together in manholes as far as possible; and
- (iii) the spacing of manholes in case of pipe having a diameter of six inches or eight inches shall be fifty feet or one hundred and ten feet respectively and in case of diameter more than eight inches it shall not be more than one hundred and fifty (150) feet;

**(i) Boundary Wall:**

boundary wall from crown of the road shall be 6 to 8 ft;

**(j) Height of Each Story:**

- (i) floor height shall be: 9.5 Ft to 16 Ft; and
- (ii) clear height of basement shall be 9 ft;

**(k) Plinth Level:**

plinth level subject to contour of plot as defined shall be 1.5 ft. to 4.5 ft;

**(l) Height of Lawn:**

height of lawn shall be 9 inches from road level;

**(m) Ramp:**

ramps shall have minimum slope of 1:12 for pedestrians and physically challenged persons with holding bars for all amenity buildings;

**(n) Doors, Windows and Ventilators:**

- (i) all doors, windows and ventilators provided for rooms in the proposed building shall not be less than the following;
- (ii) all doors shall open towards outwards of the buildings; and

- (iii) minimum sizes:
  - (a) for ventilators – 3 sqft;
  - (b) for doors – 2’6” X 6’6”; and
  - (c) for windows – 6’-0”;

**(o) Elevators:**

at least one elevator for a building of G+3 is compulsory and additional one elevator shall be required for every additional two floor. Provision of stretcher or cargo lifts shall also be provided in relation to the requirements of the building;

**(p) Parking:**

- (i) sufficient car parking space shall be provided within the plot area for faculty staff and visitors according to the standards;
- (ii) one car space for every 800 square ft. of floor area; and
- (iii) sixteen percent (16%) of parking space shall be reserved for cycles and motorcycles; and

**(q) Open Areas:**

fifty percent (50%) of the open area shall be reserved for parks, recreational spaces and car parking in amenity buildings.

**Chapter-IV**  
**Commercial-cum-Residential Multi-Stories Buildings**

**16. Standards for multi-stories buildings.---** (1) The following shall be the standards for the high rise or multi-stories buildings as given in the table below:

Standards for Commercial-Cum-Residential Multi Stories Building.										
S. No.	Category	FAR.	Foot Print Max.	Compulsory Open Space (COS).					Height Max.	Minimum Road Width.
				Arcade	Front Min beyond ROW	Rear min	Side 1 Min	Side 2 Min		
1.	Upto 5 Marlas.	1:4	95%	5ft.	COS at least on any side 5%				40 ft.	20 ft.

2.	Above 5-upto 10 Marlas.	1:5	90%	5 ft.	COS at least on any side 10%				50 ft.	20 ft.
3.	Above 10-Upto 20 Marlas.	1:6	85%	5 ft.	COS at least on any side 15%				60 ft.	25 ft.
4.	Above 20-Upto 40 Marlas.	1:7	80%	7 ft.	15 ft.	7 ft.	12 ft.	5 ft.	80 ft.	30 ft.
5.	Above 40-Upto 60 Marlas.	1:8	75%	7ft.	15 ft.	7 ft.	12 ft.	7 ft.	110 ft.	30 ft.
6.	Above 3- Upto 5 Kanals.	1:10	75%	7 ft.	20 ft.	10 ft.	15 ft.	10 ft.	140 ft.	40 ft.
7.	Above 5 Kanals.	1:11	70%	7 ft.	20 ft.	10 ft.	15 ft.	12 ft.	180 ft.	60 ft.
8.	Above 8 kanals.	1:12	65%	8 ft.	20 ft.	12 ft.	15 ft.	12 ft.	220 ft. and above .	70 ft.

**Explanation I:** The building control bye-laws for fixing the minimum setback at any site of building may vary from area to area as per specific conditions of infrastructure, traffic load, utilities or any other environmental and social condition to be evaluated and approved by the Authority. The narrow side of the two adjacent or parallel building shall not coincide i.e. side 1 of one building shall not coincide with the side 1 of the other adjacent or parallel building.

**Explanation II:** In case of any commercial construction, abutting any main road, it shall be necessary for owners or constructors of the building to leave a designated set back, as mentioned in this paragraph, from the maiden point of the road. Notwithstanding the setback, while approving the plan for any commercial construction, abutting a main road, the approving authority may require the owner or constructor to limit or restrict any direct ingress point or entry towards the main road; provided that in case the building situates on a main road where provision of service road abutting such main road is also available, any direct entry to main road shall be prohibited.

(2) In addition to the standards specified in sub-rule (1), the following requirements shall also be fulfilled:

**(a) Plinth level:**

from crown of the road: 1.33-4 ft;

**(b) Arcade:**

commercial buildings 3 ft. if basement is constructed, otherwise 2 ft;

**(c) Parapet:**

parapet wall: 7 ft;

**(d) Height of Storey:**

(i) ground floor: 9.5 ft; and

(ii) 1st floor and 2nd floor 9.5-14 ft (each) if applicable;

**(e) Height of Stair Tower:**

8'-0";

**(f) Height of Basement:**

9' without obstruction;

**(g) Shop Ceiling Height:**

height of ceiling of each floor shall not be less than 9 feet except mezzanine which shall not exceed 7 ft. from finished floor level;

**(h) Mezzanine:**

no mezzanine in a commercial building shall be permitted in any room or garages having clear height less than 16 ft. above the plinth level and the total mezzanine in any room shall not exceed one third (1/3) of the total floor area of room. Area of mezzanine in addition to 1/3 may be allowed by the Authority with additional development charges to be fixed by Authority from time to time. Maximum height of mezzanine floor shall not be more than 7 ft;

**(i) Standards:**

**(i) Minimum Space for Parking:**

(a) one motor car space for every 1400 fourteen hundred sq.ft of usable area for retail shopping areas, business offices, hotels, restaurants, conference rooms, indoor recreational areas and retail outlets shall be provided; and

(b) minimum one out of every fifty car parking stalls shall be dedicated for the special persons



at the most convenient location. In all places of worship and all buildings on plots of odd shapes and dimensions, where there is no physical possibility of designing car parking space within the premises, necessary exemption may be given by the Authority.

(ii) **Ramp, Parking and Ventilation:**

- (a) the lower ground floor or basement if used for car parking purposes can be constructed after leaving 4ft (1.22 m) space all around within the plot. This would apply in the case where only one basement is provided with a maximum excavation of 12 ft. (3.66 m). 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;
- (b) for the construction of basement beyond 12 ft. (3.66 m) depth from road level, the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot;
- (c) the lower ground floor/basement if used for purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these building control bye-laws;
- (d) no ramp shall start within 10 ft. clear space from the plot line for entry and exit purpose such ramp shall have a minimum slope of 1:7.5 with transition slopes minimum 8ft. long and maximum 1:10 gradient at both ends see Fig 1;
- (e) in the parking basement non-usable areas such as generator room, water tanks, pumping stations, engineering services and transformer may be permitted subject to the condition that the area does not exceed 10% of the particular floor area with proper enclosure;
- (f) the rooms for security or emergency staff may also be permitted in parking basement which shall not create any hindrance in parking; and
- (g) in case of provision of parking in basement, the parking space shall be provided for both

motor bikes and motor cars. Parking basement only for motor bikes shall not be approved.

(iii) **Façade:**

Building façade shall be well finished with natural stone work, masonry work or any other suitable design work. In case of commercial buildings, the space for sign board shall be of uniform size and at same level.

(j) **Projections:**

(i) **Commercial Building:**

(ii) **Projection from face of building:**

No bay window, porch or any other projection shall be constructed beyond the building line; provided that nothing contained in these building control bye-laws shall prevent the projection of

(a) a window sill at a distance of not more than 64 mm (2.5 inches) at a height of not less than 750 mm (2ft 6 inches) above plinth; and

(b) a sun shade or roof slab extension not projecting more than (3ft) in a building within the compound.

(ii) **Office Building:**

Projection of building into mandatory open spaces:

Roof slab or a sun shade project of 1-meter length shall be permissible on all sides of the office building.

(k) **Other Commercial Standards:**

(i) **Basement:**

Basement shall be permitted and allowed in all the cases provided that-

(a) the engineering instructions are given full regard, and that the foundations of the basement do not intrude in the adjoining plot;

(b) independent entrance as well as an emergency exit is provided;

(c) proper sanitary arrangements are made;

- (d) the drainage passing under the basement is gas tight;
  - (e) the minimum height is not less than 3.1 meters. Where ever basement is permissible, it shall be subject to the fulfilment of the following conditions;
  - (f) minimum area of basement shall be 9.3 sq. meter (100 sq. ft.); and
  - (g) basement in commercial plots exceeding 650 sq. yds. Shall be used for car parking only;
- (ii) **Shop:**

Minimum area of shops shall be 100 sq.ft; and

No shop shall be provided in basement. Fixing of hoarding over any building is prohibited, unless special permission has been authorized by the Authority. Minimum width of shop shall be 8 ft;

(iii) **Door Size, Window Size and Ventilator Size;**

All doors, windows and ventilators provided for rooms in the proposed building shall not be less than the following minimum sizes:

- (a) Ventilators – 2 sqft;
- (b) Doors – 2'-6"x6'-6"; and
- (c) Windows – 9Sqft.

(I) **Specifications:**

(i) **Arcades:**

- (a) the minimum width of arcade in main civic and commercial centers and division/district centers shall be 10 ft. In case of neighbourhood shops or centre the minimum width of arcade shall not be less than 5 ft. This shall also be applicable in all approved private commercial centers;
- (b) the level between arcade and shopping floor shall not exceed 1 ft. 6 inches whereas the level of arcade from the center of road crest shall not exceed 6 inches; and

- (c) arcade 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 arcade.

(ii) **Ramp and Toilet for Physically Challenged Persons:**

In all commercial buildings, public buildings and apartments a ramp of minimum 6 ft. width and having maximum gradient of 1:12 shall be provided. In case of non-provisions of lifts, each floor shall be accessible through the ramp. A toilet for physically challenged persons must also be provided.

(m) **Structure:**

Structural design and vetting by a Structural Engineer is compulsory for all types of health care buildings.

(n) **Universal Access:**

Adequate universal access, including parking and ramps etc, for differently abled persons shall be provided.

(o) **Connection to Public Sewer:**

Where there is a public sewer all sludge water shall be connected thereof.

(p) **Cesspools, Septic tanks and Soakage Pits:**

Where no public sewer is in existence, all sludge water shall be connected to soakage pit, where no public sewer is existing, all wastewater shall be connected through septic tank to soakage pits. Soakage pits shall be so-constructed as to be impervious to liquid either from the out-side or inside and sited as not to render liable to pollution any spring of water or any well, the water of which is used or likely to be used for drinking or septic tanks and drainage mains within boundaries of the plot are so sited as not to render it liable for pollution of any water line. There shall be a minimum distance of one meter between the two, and where this distance is to be reduced due to any unavoidable reason, then the water main be protected by encasing of concrete which shall be completely impervious to liquid from outside any settlement tank or septic tank shall be of suitable depth and adequate size covered or fenced and if covered, adequately be ventilated and shall be constructed with means of access for the purpose of inspection , including inspection of the inlet and outlet, emptying and cleaning.

(q) **Draining Roofs:**

The roofs of every building, abutting on the street or constructed over a street, shall be drained by means of gutters and down pipes to the satisfaction of Authority concerned.

**(r) Water Closet and Toilets:**

Five water closets and five urinals per one hundred males, five water closets per one hundred females and one wash basin or equivalent washing trough space per twenty patients for ablution purposes shall be provided in a health unit.

**(s) Physically Challenged Persons:**

One out of every two lavatories in hospital buildings shall be dedicated for physically challenged persons with grab bars of minimum width of 6 feet.

**(t) Manholes and Inspection Chambers:**

- (i) at every change of alignment, gradient or diameter of a drain, there shall be a manhole or inspection chamber;
- (ii) bends and junctions in the drains shall be grouped together in manholes as far as possible; and
- (iii) the spacing of manholes in case of pipe having a diameter of six inches or eight inches shall be fifty feet or one hundred and ten feet respectively and in case of diameter more than eight inches it shall be not more than one hundred and fifty feet.

**(u) Boundary Wall:**

Boundary wall from crown of the road shall be 6 to 8 ft.

**(v) Power Backup System:**

An emergency power backup system shall be provided in every hospital building.

**(w) Solid Waste Management:**

- (i) minimum 3 trash bins shall be provided on each floor of the college or university for organic, inorganic and hazardous waste separately;

- (ii) minimum 3 trash bin shall be provided in open lawns for 10000 Sqft areas for organic, inorganic and hazardous waste; and
- (iii) one big trash bin shall be provided in every institute as a collection point and for its easy disposal.

**17. Vehicle workshops.**---The following are the requirements for the vehicle workshops:

- (a) maximum allowable covered area is 25% of plot area;
- (b) height of building shall not exceed 30 ft. including parapet walls;
- (c) basement is not permitted;
- (d) premises shall not be used for residential purposes; and
- (e) toilet facilities shall be provided.

**18. Means of escape in case of emergency.**---All means of escape from a building, including extra corridors, shall permit unobstructed access to a street or to an open space or adjoining building or roof and from where access to the street is obtained. All building shall have windows on the street elevation.

**19. Stairs.**---Open stairs in setback (spiral or straight) shall be allowed; provided that-

- (a) these fall in the rear setbacks having a width of 10'-0" and above, and in side set back towards road or open space in case of corner plots;
- (b) the width of spiral stairs shall not be less than 5'-0" and not more than 6'-0" and in the straight stairs, not more than 3'-3" and not less than 2'-9", including railing;
- (c) these stairs are provided for servant room located at first floor;
- (d) in no case, open stairs in the setback, shall be used as main stairs for approach to first floor; and
- (e) suitable visual barrier of a height not more than 6'-0" shall be provided in front of servant rooms for the privacy of neighbouring houses.

**20. Pitch of stair cases.**---(1) There shall not be more than 15 risers between each landing. A landing shall not be less than 1.6 meters (3.5 ft.) in depth except in case of service stair case where the number of risers may be increased depending upon the situation and design.

(2) Winders may only be permitted in residential building other than apartment houses.

(3) All stair cases, in apartment houses, shall be of RCC or other non-inflammable material.

**21. Lifts.**---At least one lift for a building of G+3 is compulsory and additional one lift shall be required for every additional two floor. Provision of cargo lifts may also be advised by the Authority in relation to the requirements of the building;

**22. Stair cases passages, corridors.**---(1) Every building, other than apartments, houses up to three (3) storey shall have stair cases having a clear width of 1.06 meters (3 ft. 6 inch) and 4 ft. where it exceeds three story.

(2) In apartment houses, stair cases shall have the following minimum width for all the story:

(a) up to 5 storey, 1.22 meters (4 ft.) clear; and

(b) above 5 storey, 1.37meters (4ft 6 inches).

(3) Every block of apartment houses having, more than six (6) units, shall be provided with an additional stair case.

(4) In a block of apartment houses emergency stair cases shall be provided in addition to main stair case or stair cases.

(5) An emergency stair-case shall be sited at such a position that it shall be accessible to all the units without any hindrance or obstruction.

**23. Emergency exit.**---(1) An exit may be a door way or corridor, passageways to an internal stair case or external stair case or to a verandah or terraces which shall have access to the adjoining street. An exit may also include a horizontal exit leading to an adjoining of the same level but lift and escalators shall not consider as exists.

(2) The emergency escape shall conform to the following requirements:

(a) every building, meant for human habitation, shall be provided with exit sufficient to permit safe escape of occupants, in case of fire or other emergency;

(b) in every building exit shall comply with the minimum requirements of this part except the building not assessable for the general public use;

(c) all exits shall be free from obstructions;

- (d) no building shall be altered so as to reduce the number and provisions of exits to less than that of the requirement as by the approved Architect or Town Planner;
- (e) where necessary, adequate and reliable illumination shall be provided for exits;
- (f) exits shall be clearly visible and routes to reach exits clearly marked and sign posted to guide the inhabitants of the concerned;
- (g) fire fighting equipment shall be suitably located and clearly marked;
- (h) alarm devices shall be installed to ensure prompt evacuation of inhabitants concerned; and
- (i) fire resisting doors or roller shutters of approved specification shall be provided at appropriate places along the escapes routes to stop the spreading of fire and smoke and particularly at the entrances and stairs where a final effect may be created including upward spread of fire. It shall also be compulsory for residential buildings envisaging.

**24. Structures on roofs.**---Only the following structures of permanent nature may be constructed on roofs; provided these are designed and built as per architecture and engineering design and to the satisfaction of the Authority:

- (a) chimneys, air conditioning and other ducts, vents and wind catchers;
- (b) water tanks suitably designed or not visible from the road;
- (c) radio and television installations;
- (d) parapet walls of 3 feet high. In case of accessible roof, the provision of railing or parapet wall shall be compulsory;
- (e) stair tower as defined in paragraph 22 of these building control bye-laws;
- (f) lift rooms skylights, etc; and
- (g) other structure which the Authority may, by general or specific order, permit.

**25. Soil pipes, water pipes and ventilating pipes.**---(1) Every soil pipe, water pipe or ventilating pipe shall be of adequate size for its purpose but in no case shall the internal diameter of any soil pipe or waste pipe be less than the internal diameter of any pipe or the outlet of any application which discharges into it.



- (2) The internal diameter of a soil pipe shall not be less than-
  - (a) 50mm, if it exclusively serves one or more urinals;
  - (b) 32mm in the case of a waste pipe, if it serves a lavatory basin; and
  - (c) 75mm, in any other case.
- (3) Any soil pipe, waste pipe or ventilating pipe shall-
  - (a) be composed of suitable materials of adequate strength and durability;
  - (b) have all joints formed in a manner appropriate to the materials of which the pipe is composed and in such a way that the joints shall remain airtight, not cause electrolytic corrosion due to the association of dissimilar materials, and not form any obstruction in the interior of the pipe;
  - (c) if it is necessary to have a bend, be so constructed that the bend does not form an acute angle but has the largest practicable radius of curvature and that there is no change in the cross section of the pipe throughout the bend;
  - (d) be adequately supported through its length without restraining thermal movement, by fitting which gives such support being securely attached to the building;
  - (e) be so constructed as to be capable of withstanding as smoke or air test for minimum period of three minutes at a pressure equivalent to a head of not less than 38mm of water;
  - (f) be so placed as to be reasonably accessible for maintenance and repair through its length; and
  - (g) have such means as are necessary to permit internal cleaning.
- (4) Any soil pipe from a soil appliance and any waste pipe from a waste appliance shall have fitted close to such appliance a suitable and readily accessible trap of adequate diameter, having an adequate water seal and means of access for internal cleaning; provided that this clause shall not apply to-
  - (i) any soil pipe serving only soil appliances or any waste pipe serving only a waste appliance if the appliance has an internal trap;
  - (ii) any waste pipe serving a bath or lavatory basin is so fixed in a range that waste pipe discharged into a semi-circular and accessible open channel of glazed stone-ware or other

equally suitable materials, formed or fixed in, on or above the floor immediately beneath such baths or lavatory basins and discharging over, or into a suitable trap; and

- (iii) any waste pipe serving a lavatory, basin or shower trays or both are so fixed in a range that each such waste pipe discharges into a common waste pipe which does not exceed five meters in length, is fitted with a suitable trap, and has means of access suitable and adequate for the cleaning of the trap and of the whole length of the trap.

(5) No soil pipe or waste pipe shall be placed outside the external walls of a building so as to cause dampness in that building.

**26. Overflow pipes.**---An overflow pipe, connected to a waste appliance, shall, either, discharge into a waste pipe in such a way as to be disconnected from the drainage system by the trap, installed or otherwise, so discharged as not to cause dampness in, or to any part of any building.

**27. Ventilating pipe.**---Every ventilating pipe shall be carried upwards to such a height and so positioned as not to transmit foul air in such a manner as to become prejudiced to health or a nuisance and it shall be fitted at its topmost with a durable cowl or other cover which does not unduly restrict the flow of air.

**28. Rain water pipes.**---Every rain water, pipe which is on a building and intended for collecting rainwater, shall be-

- (a) of adequate size for its purpose;
- (b) composed of suitable materials of adequate strength and durability;
- (c) adequately supported through its length without restraining thermal movement and fitting, which gives such support being attached to the building;
- (d) so arranged as not to cause dampness in, or damage to, any part of a building;
- (e) jointed in a manner appropriate to the material or materials of which it is composed so as to remain watertight; and
- (f) fitted with an adequate outlet or outlets so placed as to drain the whole length of the pipe.

**29. Inlet to drains.**---Any inlet to a drain, other than a junction between the drain and a soil pipe, a waste pipe or a ventilating pipe, shall be effectively trapped by means of a suitable trap having a seal not less than fifty mm in depth.

**30. Trenches for drains and private sewers.**---(1) Where any drain or sewer is constructed adjacent to a load bearing part of a building, such precaution shall

be taken as may be necessary to ensure that the trench in which the drain of private sewer is laid in no way impairs the stability of the building.

(2) Except where the nature of the ground makes it unnecessary, where any drain or private sewer is adjacent to a wall and the bottom of the trench is lower than the foundation of the wall, the trench shall be filled in with concrete to a level which is not lower than the bottom of the foundation of the wall by more than the distance from that foundation to the near side of the trench less than one hundred and fifty millimetres; provided that where the trench is within one meter of the foundation of the wall, the trench shall be filled in with concrete to the level of the underside of the foundation.

**31. Shops and stalls.**---Communal sanitary facilities shall be provided at the discretion of the Authority for shops and stalls having a floor area of less than 37m<sup>2</sup>. The shops and stalls having a floor area of more than 37m<sup>2</sup> shall have a minimum of one W.C or latrine and one draw off tap at the premises.

**32. Refuse chutes (waste waterfalls).**---All buildings, which are three storied and above, shall be provided with compatible refuse chutes and shall conform to the following minimum requirements:

- (a) the number of refuse chutes for a building shall be in compatibility with the refuse load generated by a building;
- (b) the chutes shall be vertical for the whole length and shall be constructed with a smooth finished impervious inner surface and shall-
  - (i) have an internal diameter of not less than thirty-eight mm;
  - (ii) be adequately ventilated at the top and shall be provided with suitable arrangement for flushing with water for the full length of the chute;
  - (iii) discharge into a suitable movable receptacle of a compatible size and pattern;
  - (iv) be 1.2 meter above the roof and shall be covered with a ventilating sky light;
  - (v) be fitted with a self-closing hopper light fitting plank or hopper constructed of inflammable materials; and
  - (vi) be enclosed with walls of masonry of not less than two hours' fire resistance; and
- (c) refuse receptacles shall be housed in a chamber which shall-
  - (i) be provided with concrete curbs for the refuse receptacles to stand on;

- (ii) be adequately fly and vermin proofed;
- (iii) be connected to and drained by a foul water drain;
- (iv) be lined throughout with glazed tiles; and
- (v) open to the external air.

**33. Chimneys and flues.**---Wherever deemed required, a compatible sized chimney shall be included in a building with construction of non-combustion materials of such a nature, quality and thickness as not to be unduly affected by heat condensation or the products of combustion.

**34. Walls and floors of latrines, water closets and bathrooms.**---All walls of W.Cs and bathrooms shall be furnished in cement mortar or other impervious materials to a minimum height of 1.3m. All floors to W.Cs and bathrooms shall be paved in concrete with cement or other approved material rendering it impervious and laid in the case of bathrooms with proper falls to an approved outlet.

**35. Dangerous buildings.**---For the purposes of this chapter all such buildings, walls or structures, which are declared by the Authority as dangerous, shall lie in the following two categories, namely:

- (a) building or structure whose strength, stability, serviceability, robustness or durability has been impaired due to any reason, such as improper structural design and detailing, faulty or poor construction, decay, dilapidation, obsolescence, natural disasters or leading to abandonment due to all these reasons to a level, where it cannot be restored to its original status shall be classified as dangerous building category-1 by the Structural Engineer or a structural engineer as appointed by the Authority for said purpose and shall liable to be demolished; and
- (b) any building or structure or part thereof, whose strength, stability, robustness, serviceability or durability has been impaired due to all such reasons as cited in clause (a), to a level where it could by way of strengthening, appraisal and restoration be brought partially or wholly near to its original, shall be classified as dangerous building category-2, by the Structural Engineer, or structural engineer as appointed by the Authority, for the said purpose and shall be governed by the paragraph 37 of these building control bye-laws.

**36. Buildings unfit for human habitation and notice of prohibition.**---If for any reason it shall appear to the Building Control Agency that any building or part thereof, intended or used for human habitation or human occupation for any purpose, whatsoever, is unfit for such use, it shall signify its intention to prohibit the further use of such building or part of a building and call upon the owner or occupiers or tenants to state in writing their objections, if any, to such prohibition within fifteen days after the receipt of such notice. If no objection is raised by

such owner or occupier or tenant within the prescribed period or if any objection which is raised appears to the Authority to be invalid or insufficient, the Authority may prohibit by an order in writing the further use of such building or part thereof. The owner, occupier or tenant of the building shall be given an opportunity of appearing before the Authority in person or by an agent in support of the objection, if so desired.

**37. Alteration, modification, uplifts and repairs of dangerous buildings of category.**---(1) At any time if the Authority considers that a structure can be rendered fit for human habitation by the structural alterations, repairs, modifications or uplifts, the Authority may by notice in writing call upon the owner to commence the specified works within such time as may be specified but not less than thirty days and to complete within the period as specified but not more than ninety days from the date of receipt of such notice, if at the expiration of the aforesaid period such alterations, modification, uplifts or repairs have not been commenced or completed to the satisfaction of the Authority, it shall issue to the said owner a notice in writing ordering the demolition of the subject building within thirty days from the date of receipt of such notice.

(2) If the Authority considers it impracticable to render such building or part thereof fit for human habitation, the Authority may send a notice in writing call upon the owner to demolish it in a period not more than 30 days specified by the Authority.

**38. Demolition of dangerous building on expiration of notice period.**---(1) If at the expiration of the period specified in the notice and order to demolish a building or part of a building, issued under sub-paragraph (2) of paragraph 37 of these building control bye-laws, has not been complied with, the Authority may direct, by an order in writing, the demolition thereof through a contractor who has on his roll at least one Authority qualified engineer, responsible for undertaking all necessary safety measures during the process of demolition as per procedure laid down by the Authority.

(2) All expenses, incurred by the Authority for the demolition under sub-paragraph (1), shall be paid by the owner of the building.

**39. Extension of period for repairable building.**---The time, specified in sub-paragraph (1) of paragraph 37 of these building control bye-laws, may be extended by the Authority by providing genuine reasons for delay.

**40. Evacuation of dangerous buildings.**---(1) If, in the opinion of the Authority, any building wall or structure or anything affixed thereto, is in a hazardous or dangerous state, the Authority may, by notice in writing, require the owner or occupier thereof either to remove the same or cause to such repairs to be made thereto forthwith as the Authority may deem fit to avert such danger, including the evacuation without notice from such building of all the occupiers thereof.

(2) Any expense, incurred by the Authority under sub-paragraph (1), shall be paid by the owner of the building.

**41. Religious building.**---(1) Religious building shall only be permitted on plots, reserved with specific approval, from the concerned authority and concerned district administration.

(2) A maximum 5% of the size of the plot for generating income or funds for maintenance of mosque shall be allowed on a plot reserved for religious building.

(3) No religious building shall be built within 700 sft of any cinema house, theater or similar entertainment facility.

**42. Lighting and ventilation.**---For the purpose of proper lighting and ventilation system, a building shall be provided with the following requirements:

(a) **size of external openings:**

- (i) every room, other than rooms used predominantly for the storage of goods, shall be provided with natural light and natural ventilation by means of one or more openings in external walls. These openings shall have a combined area of not less than 10% for habitable rooms and 7.5% for other rooms of the floor space of such opening, and the whole of such openings shall be capable of allowing free and uninterrupted passage of air; and
- (ii) area for openings in case of warehouse, godown, storage places etc. shall not be less than 5% of the floor space unless the space is mechanically ventilated.

(b) **size of internal openings:**

unless the light and ventilation requirements are met by an air well or ventilation duct, all internal habitable rooms must have openings in internal air wells in addition to door openings not less than 7.5% of the floor area of such room. Access for maintenance of shaft shall be provided at level for where the shaft commences.

(c) **internal air wells:**

- (i) habitable rooms may receive daylight and natural ventilation from internal air wells which shall conform to the following minimum sizes:
  - (a) for buildings up to 2 storey, 50Sq.ft. (4.6Sq.m) with minimum width of well 5ft. (1.5m);

- (b) for buildings with 3 to 5 storey, 100Sq.ft. (9. 3Sq.m) with minimum width of well 8ft. (2.44m); and
  - (c) for buildings higher than 5 storey, 100Sq.ft. (9. 3Sq.m) plus 10Sq.ft. (0. 93Sq.m) for each additional floor over 5 storey and minimum width of well 10ft. (3.0m);
- (ii) where only kitchens, water closets and bathrooms receive daylight and ventilation from air-wells, their sizes shall conform with the following as minimum:
  - (a) for buildings up to 2 storey, 25Sq.ft. (2. 3Sq.m) with minimum width of well 3ft.(0.9m);
  - (b) for buildings with 3 to 5 storey, 50Sq.ft.(4. 6Sq.m) with minimum width of well 5ft.(1.5m); and
  - (c) for buildings higher than 5 storey, 50Sq.ft.(4. 64Sq.m) plus 5 Sq.ft. (0. 46Sq.m) for each additional floor with minimum width of well 5ft.(1.5m);
- (iii) access for maintenance of each such shaft shall be provided at lowest level of the shaft.
- (d) **Permanent openings in kitchen:**

Every kitchen shall have openings for permanent ventilation into the external air space not less than 15% of its floor area.
- (e) **Water closet, bathroom and ablution places:**

Every water closet, urinal stall and bath room and ablution area shall be provided with natural lighting and ventilation by means of one or more openings in external walls having a combined area of not less than 2Sq.ft.(0.2sq.m) per water closet, urinal or bathroom except where adequate and permanent mechanical ventilation is provided and which discharges into an open space.
- (f) **Garages:**

Every garage shall be provided with opening of not less than 5% of the floor area for ventilation and lighting incorporated in a wall or in the door.
- (g) **Staircases:**

All staircases which are enclosed shall be provided with adequate lighting and ventilation from openings not less than 7.5% of the staircase area.

(h) **Mechanical ventilation and central air-conditioning waiver and minimum requirement:**

- (i) where undertaking for central air-conditioning and permanent mechanical ventilation is provided, the relevant provisions of these building control bye-laws, dealing with natural ventilation, lighting and heights of rooms, may be waived;
- (ii) where permanent mechanical ventilation in respect of lavatories, water closets, bath rooms or corridors have been provided for and maintained in accordance with the following clauses, conditions relating to natural ventilation and natural lighting under these building control bye-laws shall not apply to such lavatories, water-closets, bathrooms or corridors;
- (iii) basement or underground car parks and other enclosures, below ground level, shall be provided with mechanical ventilation;
- (iv) cinemas or other projection rooms where photographic film is being used, processed or stored, which are situated in the internal portion of the building, and in respect of which no such external walls (or those overlooking verandahs, pavements or walkways) are present, shall be provided with mechanical ventilation or air conditioning; and
- (v) in case of mechanical ventilation and central air conditioning for all types of buildings and spaces HVAC relevant code of practice, as may be approved by the Authority, shall be followed.

**43. Installation of antenna tower.**---Certification regarding protection against lightening and proper earthing as applicable besides following documents to be submitted by the applicant to the Authority along with request for installation of antenna tower:

- (a) foundation design for tower to ensure safety of structure or tower;
- (b) undertaking of architect or structural engineer that design is safe and he shall supervise the installation of tower;
- (c) detail of equipment to be installed;



- (d) a drawing of front view of tower showing height of tower (maximum permissible height is above roof top);
- (e) NOC from all occupants (subleases or tenants) and builders shall be attached; and
- (f) a proposed agreement, between cellular company installing the tower and owner.

**44. Undertaking.**---(1) Construction work, except tower, is not allowed on roof top; provided it is approved by a Structural Engineer.

(2) Generator, if fixed for backup support, shall be placed in shop on ground floor or basement, with proper canopy for sound proofing and shocks for minimizing vibration.

(3) Maintenance staff shall be issued with proper cards to ensure security of building.

(4) Building light shall be fixed on top of the tower.

(5) Permission shall be valid for one year, which may be renewed every year with prescribed fee.

## **Chapter-V**

### **Industrial and Industrial Zones in Established Build up Schemes**

**45. Planning and zoning.**---For the purpose of planning and zoning in industrial and industrial zones, the following conditions shall be fulfilled:

- (a) availability of sufficient land for establishing industrial estate;
- (b) industrial estate shall be located away from the city or residential area;
- (c) ease and accessibility to industrial estate from the main artery roads;
- (d) industrial zoning to be carried out as per compatibility or nature of industries with one another;
- (e) provision of appropriate and independent space for labor colonies away from pollution areas;
- (f) provision of parks and green spaces in the industrial estate and labour colonies at a safe distance;
- (g) provision of civic amenities in the industrial estate and labour colonies;

- (h) creating buffer zones and green belts between the industrial estate and other settlements;
- (i) it is mandatory to establish the industrial estate on barren and non-cultivable land;
- (j) involvement of technical professionals or firms and other concerned stake holders in the planning, zoning and designing of industrial estate; and
- (k) mandatory sewerage treatment plant and safe disposal of the effluents free from all sorts of hazardous materials.

**46. Building bye laws and standards.**---The following shall be the standards for the industrial building as given in the table below:

Standards for Industrial Building.					
Plot Size.	No of Storey.	Front (Ft).	Side (Ft).	Rear (Ft).	Foot print %.
1 Kanal.		15.	05.	05.	60.
2 Kanals.		20.	10.	10.	60.
3 to 4 Kanals.	Single.	25.	10.	15.	60.
	Double.	30.	15.	20.	
	Multi.	35.	15.	25.	
1 to 3 Acres.	Single.	60.	20.	20.	60.
	Double.	65.	20.	30.	
	Multi.	65.	20.	30.	
4 Acres and Above.	Single.	80.	25.	30.	60.
	Double.	80.	25.	30.	
	Multi.	80.	25.	30.	

**47. Industrial estates and industrial areas in approved schemes.**---Mandatory open spaces, maximum coverage area and floor area ratio shall be provided as specified in the table below:

Standards for Industrial Estates and Industrial Areas in Approved Schemes.					
Plot Size.	Front Space.	Rear Space.	Side Space On both sides.	Max FAR.	Max Ground Coverage.
Upto 1 Kanal.	10ft (3.5 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).	13ft (3.96m).	1:2.	55%.
4 Kanals and above but Less than 1 Acre.	30 ft (9.15m).	13 ft (3.96m).	13 ft (3.96m).	1:2.	55%.
1 Acre and above but Less than 5	50 ft (15.24m).	20 ft (6.1m).	20 ft (6.1m).	1:2.	55%.

Acre.					
5 Acre and Above.	70 ft (21.34m).	20 ft (6.1m).	20 ft (6.1m).	1:2.	55%.

**48. 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 storeys.

**49. Industrial zones in established built-up areas.**---Mandatory open spaces, maximum coverage area and floor area ratio shall be provided as given in the table:

<b>Standards for Industrial Estates and Industrial Areas in Established Built-Up-Area.</b>					
<b>Plot Size.</b>	<b>Front Space.</b>	<b>Rear Space.</b>	<b>Side Space On both sides.</b>	<b>Max FAR.</b>	<b>Max Ground Coverage.</b>
Less than 10 Marlas.	5 ft (1.52m).	5 ft (1.52m).	5 ft (1.52m).	1:2.	65%.
10 Marlas and above but upto 1 Kanal.	10 ft (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).	13ft (3.96m).	1:2.	55%.
4 Kanals and above but less than 1 Acre.	30 ft (9.15m).	13 ft (3.96m).	13 ft (3.96m).	1:2.	55%.
1 Acre and 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%.

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

**51. Height of the storey.**---Minimum height for each story shall be 12 ft.

**52. Plinth level.**---Top of the plinth of the building shall not be less than 12 inches from the road level.

**53. Parapet.**---Parapet, where applicable, may be up to 3 ft. height from the roof level.

**54. Basement.**---Basement shall be provided with the-

- (a) minimum clear height to be maintained at 11 ft;
- (b) provision of adequate natural light and ventilation;
- (c) provision of emergency exits at multiple points; and
- (d) installation of fire fighting apparatus.

**55. Stairs.**---The following are the requirements for stairs:

- (a) minimum stairs width to be maintained at 4 ft;
- (b) maximum riser to be maintained at 7.0 inches;
- (c) minimum tread width to be maintained at 11 inches;
- (d) stairs surface to be of non-skid finish;
- (e) provision of continuous handrail along the stairs;
- (f) convenient location of access of the stairs within the building; and
- (g) provision of adequate natural light and ventilation in the stairs.

**56. General conditions.**---The following are the 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 or construction requirements of Industries Department of Government and the Khyber Pakhtunkhwa 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, Khyber Pakhtunkhwa Environmental Protection Agency and any other concerned agencies, if applicable to industrial setup, shall be complied with by the builder; and
- (d) structure, in any shape other than a guard room, not exceeding 40 sq ft. (12.19m), shall not be permitted in a mandatory open spaces.

**57. Environmental aspects.**---An industrial zone or estate shall be provided with the following prevention of air pollution:

- (a) plantation of trees and vegetation to be ensured in the industrial areas as per emissions of carbon footprints;
- (b) creation of green belts and buffer zones within the industrial estates;
- (c) control of stack emissions by incorporating end-of-pipe technology;
- (d) rules of the Khyber Pakhtunkhwa Environmental Protection Agency to be followed regarding environmental emission;
- (e) industrial waste water treatment must be provided in order to prevent water pollution, as per rules of the Khyber Pakhtunkhwa Environment Protection Agency; and
- (f) solid waste management facility to be provided, as per the Khyber Pakhtunkhwa Environment Protection Agency standards.

**58. Noise pollution and control.**---To control the noise pollution, the following measures are to be adopted:

- (a) adequate zoning and bifurcation from quite zones;
- (b) plantation of trees and vegetation to minimize noise pollution; and
- (c) adaptation of preventive measures to maintain noise level as per standard guidelines of World Health Organization and the Environment Protection Agency.

**59. Health and safety.**---To ensure and grantee the health and safety provision, the following steps are required to be taken:

- (a) provision of first- aid facility within each industry under the supervision of qualified health personnel;
- (b) training of labourers and employees on health and safety;
- (c) provision of necessary health and safety equipment to labourers and workers;
- (d) installation of warning signage, where necessary;
- (e) provision of emergency exists or escapes routes at appropriate points;

- (f) adequate system for disposal of hazardous waste, as per Khyber Pakhtunkhwa Environmental Protection Agency rules; and
- (g) fire fighting systems, as mentioned in the Building Code of Pakistan Fire Safety Provision, 2016.

**60. Parking.**---For the purpose of parking, in industrial zone, there shall be-

- (a) provision of adequate parking facility within the premises of the industrial unit;
- (b) parking for multi-axel trailers, cargo containers and cranes; and
- (c) provision for weigh-bridges.

**61. Roads and access.**---In order to make the roads, within the industrial zone, make accessible, the following shall be taken:

- (a) road networks within and around the industrial zone to be of international standards;
- (b) provision of adequate green belts alongwith main access and service roads; and
- (c) installation of street energy efficient street lights along the roads.

**62. Ease of access for physically challenged persons.**---An industrial zone shall be provided with ramps and lavatories for physically challenged persons.

**63. Light and ventilation.**---(1) Provision for fire fighting stations with facilities as per requirements of the estate. For light and ventilation in every building there shall be opening in the walls or roofs wherever applicable. The amount of these openings shall not be less than 1/12<sup>th</sup> of the floor area of the building or 5 sq. ft. (0.5 sq. m) for each person required to work in such room whichever is maximum.

(2) In all type of buildings cross ventilation shall be provided except in the case of buildings to be fully air conditioned.

(3) Every room or place where employees shall work shall be adequately ventilated either naturally or artificially, whichever the case me; so that no air stagnancy occurs.

(4) Whenever there is a possibility of such air stagnancy as mentioned in section 5.3, an exhaust fan shall be provided.

(5) All places, where any person shall work or attend time to time shall have sufficient light facilities so that persons working there shall not have eye strains.

(6) Window, fan-lights, or sky-lights wherever adopted for lighting shall be so located as not to give direct light to the eyes of workers.

(7) All bath rooms, lavatories, and water closets shall have ventilation, in or close to the ceiling opening direct to the outer air. Area of bath room and water closet shall not be less 20 sq ft. and 16 sq ft respectively.

**66. External aesthetics and architectural features.---**

- (a) involvement of engineering consultants to plan, design, and supervise the industrial construction as per these building bye- laws;
- (g) acquiring completion certificate from the consulting firm regarding completion as per approved design; and
- (h) the consultants to submit to the concerned approving authority for approval of as- built drawings of the industry showing amendments or changes in the design, if any, keeping in view these building control bye-laws.

**Chapter-VI**  
**Standards for Public Buildings**

The following shall be the standards for public building:

Standards for Public Building.					
Plot Size.	Building line.	Rear Space.	Side Space (on both sides).	Max. FAR.	Max. Ground Coverage.
Less than 1 Kanal.	10 ft.	5 ft.	5 ft.	1:3.	65%.
Above 1 Kanal but less than 2 Kanals.	20 ft.	10 ft.	10 ft.	1:3.	60%.
2-Kanals and Above.	30 ft.	15 ft.	15 ft.	1:3.	55%.

**Note:** Notwithstanding the provision under chapter 03, no mandatory open spaces shall be required in case of Masjid, except front building line or setback according to plot category or zone. However, proper parking space for major religious buildings shall be provided.

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

**67. 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 except chimney

stacks, lift heads and water tower and it shall consist of not more than six (6) storey.

**68. Other buildings.---**

- (a) bus/mini bus stands:
  - building line; and = 20 feet.
  - remaining three sides. = 10 feet.
- (b) theatre/concert hall/marriage hall/clubs/banquet hall:
  - minimum plot size; = 4 Kanal.
  - building line; = 40 feet.
  - remaining three sides; and = 10 feet.
  - minimum parking for cars to be 60% of occupancy.

**69. Central Business Districts.---**The relevant provisions of these building control bye-laws shall mutatis mutandis be applicable to the Central Business Districts.

**Explanation:** For the purposes of these building control bye-laws, “Central Business District” shall mean that part of the city which contains the principal commercial streets and main public buildings.

**70. Fire fighting.---**(1) For the purpose of fire fighting, a public building shall have-

- (a) emergency exits;
- (b) fire alarm system;
- (c) fire extinguisher;
- (d) fire sprinkler; and
- (e) fire route as defined in paragraph 23 of these building control bye-laws.

(2) The provisions of fire fighting, as specified in Chapter XIV of these building control bye-laws, shall be adopted mutatis mutandis.

**71. Elevators in public buildings.---**Public building of ground + 3 or more storey must have elevators.

**72. Approach ramps for physically challenged persons.---**A public building shall be accessible for physically challenged persons and it shall have compulsory-

- (a) ramps for physically challenged persons;
- (b) wash rooms for physically challenged; and



- (c) push bar doors for special persons.

**73. Roads.**---(1) The minimum width for any road, proposed, shall not be less than 24 feet, excluding central median and walkways or footpaths for pedestrians.

- (2) The roads shall be clearly marked for lanes.

- (3) The height of the road shall be at least 18 inches below the plot level.

- (4) Only speed breakers shall be allowed to be installed near health facilities or on minor roads intersections with major roads.

### **Chapter-VII** **Standards for Residential Buildings**

**74.** The following shall be the standards for the residential buildings as given in the table below:

<b>Standards For Residential Buildings.</b>						
S.No.	Category .	No of Stories.	Foot Print against the plot area.	Compulsory Open Space (COS).	Frontage.	Mumty including utility room/ C. Area.
1.	Upto 5 Marlas.	Basement GF + 1.	GF 95% FF 90%.	5% in total.		300 sft.
2.	Above 5- Upto 10 Marlas.	Basement GF + 1.	GF 90% FF 85%.	10% in total.	30% of the COS.	350 sft.
3.	Above 10 Marlas Upto 20 Marlas.	Basement GF + 1.	GF 85% FF 80%	15% in total.	30% of the COS.	400 sft.
4.	Above 1 Kanals Upto 2 Kanals.	Basement GF + 1.	GF 80% FF 70%.	20% in total.	30% of the COS.	450 sft.
5.	Above 2 Kanals Upto 4 Kanals.	Basement GF + 1.	GF 75% FF 70%.	25% in total.	30% of the COS.	450 sft.
6.	Above 4 Kanals.	Basement GF + 1.	GF 70% FF 65%.	30% in total.	30% of the COS.	500 sft.

**Explanation-I:** These building control bye-laws for fixing the minimum setback at any site of building may vary from area to area as per specific conditions of

infrastructure, traffic load, utilities or any other environmental and social condition to be evaluated and approved by the Authority.

**Explanation-II:** In addition to the standards, so specified under this paragraph, all other standards shall remain the same as prescribed in Chapter-IV of these building control bye-laws.

**Chapter-VIII**  
**Standards for Residential Apartment Buildings**

**75.** The following shall be the standards for the residential apartment buildings as given in the table below:

Standards For Residential Apartment Building.								
S.No.	Category.	FAR.	Foot Print.	Compulsory Open Space.				Height Max.
		(max)	(max)	Front (min)	Rear (min)	Sides 1(min)	Side 2 (min)	
1.	40- upto 60 Marlas.	1:8.	75%.	15 ft.	7 ft.	12 ft.	6 ft.	100 ft.
2.	Above 60-Upto 120 Marlas.	1:9.	75%.	20 ft.	8 ft.	15 ft.	7 ft.	120 ft.
3.	Above 6 Kanals.	1:16.	70%.	20 ft.	10 ft.	20 ft.	8 ft.	200 ft.

**Explanation-I:** The building control bye-laws for fixing the minimum setback at any site of building may vary from area to area as per specific conditions of infrastructure, traffic load, utilities or any other environmental and social condition to be evaluated and approved by the Authority.

**Explanation-II:** In addition to the standards so specified under this paragraph, all other standards shall remain the same as prescribed in Chapter-IV of these building control bye-laws.

**76. Basic provisions.**---The following basic provision shall be added:

- (a) lift provision is mandatory,
- (b) one car space is mandatory for every 1600 sft. of usable area;
- (c) parking be provided along the road within the plot, either in open or under sheds or in the basement of the building. Minimum of one car per flat;
- (d) minimum of one stair case for 8 numbers of apartments 8 ft. with a minimum width of 4 feet;

- (e) an overhead water tank of minimum 2500 gallons to be provided for a group of 8 flats. In addition, underground water tank for minimum of 2500 gallons of water also be provided;
- (f) garbage disposal chute accessible to 8 number flats and receptors shall be provided at ground floor;
- (g) in case of non-availability of sewerage, a septic tank and a soakage pit must be provided;
- (h) minimum of two numbers of fire fighting extinguishers shall be provided at each floor landing area; and
- (i) lighting conductor for a group of 8 apartments needs to be provided.

### **Chapter-IX** **Parking Rrequirement**

**77. Scope.**---Parking requirements for motor vehicles, specified in these building control bye-laws, shall apply whenever,-

- (a) a new building is constructed or a change of use of existing building is established; or
- (b) an existing building is altered and there is an increase in the floor area of the building, then additional parking requirement shall be totally applicable to the proposed addition only within the property limits as required under these building control bye-laws.

**78. General conditions.**---The following are the general conditions:

- (a) adequate car parking to be provided;
- (b) the parking space, including ramps, shall be exempted from Floor Area Ratio;
- (c) total parking space requirement of every building shall be determined as a sum of parking requirement for each type of use to which the building is subjected. The minimum being one car park for every shop, residential unit or office space;
- (d) minimum clear height of parking structure without obstruction shall be 7.5 feet;
- (e) detailed plan clearly showing entry, exit, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc, shall be submitted;

- (f) parking can be provided on any floor with the ramp as a mean of access;
- (g) mechanical ventilation to be provided for parking in the basement or closed areas;
- (h) multiple basements for parking is allowed;
- (i) minimum one out of every 50 car parking stalls shall be dedicated for the disabled person's at most convenient location; and
- (j) sixteen percent (16%) of the total car parking space shall be utilized to provide space for motorcycle parking @ 6 motorcycles and 8 bicycles for every one car. When units of measurement used in computing the number of parking spaces result in the requirement of a fractional space, the nearest whole number to next higher side of parking spaces shall be taken.

**79. Car lifts.**---(1) Where car lifts are provided there shall be a minimum of two car lifts with facilities of standby generators wherever so required.

(2) Minimum one car lift, wherever so required with standby generator, shall be provided for every 40 cars, if parking level is at more than 40ft (12m) in height from road level.

(3) One car lift, with standby generator, shall be provided for every 50 cars. If parking level is up to 40 ft in height.

**80. Application of parking requirements.**---Minimum one motor vehicle parking space shall be provided for-

- (a) every 6 bedrooms for a hotel of three star category and above. In addition to a per room requirement, parking space shall be provided for all other facilities e.g. restaurants, conference room etc;
- (b) every 10 beds or per consulting room of a clinical/medical service building;
- (c) every 100 Sq.ft.(9.29Sq.m) in places of all public assembly, unless specified as hereunder;
- (d) every 50 visitors who can be accommodated by an area or structure for sports activities;
- (e) every 2000 Sq.ft. (185.87Sq.m) of floor area of office space in an industrial building unit or wholesale use facilities;
- (f) every 1400Sq.ft (75Sq.m) of floor area of space for retail shopping;

- (g) every 8 seats/occupancy of restaurants or banquet halls;
- (h) every 1000 Sq.ft.(92Sq.m) of business office;
- (i) every 4000 Sq.ft. (371.7Sq.m) floor area of all educational institutions situated on a plot measuring 2000 Sq.yds and above;
- (j) every 60 Sq.yds. (50.4Sq.m) of plot area of 1000 Sq.yds. (840.33Sq.m) marriage lawn/hall;
- (k) apartment building, residential or residential-cum-commercial building, for every 1400 Sq. ft. floor area of only residential use, whereas commercial use area shall be governed as defined under sub-heading “Arcades”, under the heading “Specifications” of sub-paragraph (2) of paragraph 16 of these building control bye-laws; and
- (l) every 3000 Sq. ft. (27.88Sq.m) of floor area of cinema.

**81. Standards for parking spaces.**---The following shall be the parking spaces:

Description.	For car.	For Motorcycles
Bay width.	8 ft.	2.5 ft.
Bay length.	16 ft.	6.0 ft.
Gradient of ramp.	1:7.5.	1:8.5 ft.
Straight turning radius (outer).	24 ft.	-
Helical ramp turning radius.	32 ft.	-
Lot turning radius.	17.5 ft.	-
Minimum ramp and driveway width.		-
Two-way traffic.	18 ft.	-
One-way traffic.	10 ft.	-
Minimum space for parking one car.	8 ft. x 16 ft.	-

**82. Exemption from provision of parking space.**---The following types of buildings or plots shall be exempted from provision of car parking space within the premises:

- (a) plots up to 720 sq.yds. (600.Sq.m);
- (b) all buildings on plots of odd shapes and dimensions where there is no physical possibility of designing car parking space within the premises. The exemption in such case shall be given by Building Control Agency;

- (c) all places of worships;
- (d) educational buildings of low income area or groups with due vetting by Transport and Mass Transit Department of Government; and
- (e) orphanage houses or buildings for destitute or similar use after the vetting of Transport and Mass Transit Department of Government.

## **Chapter-X**

### **Temporary Works in Connection with Building Operations** **(Safety and Security Measures)**

**83. Site hoardings.**---No person shall start building works on a site, abutting on a street, without having first provided hoarding or barriers to the satisfaction of the Authority along the whole length of such site, so as to prevent danger or injury to the public or the persons employed in the work.

**84. Use of public streets.**---No street shall be used in connection with the construction, repair or demolition of any building, except with the written permission of the Authority. Any person, holding such permission, shall be responsible for restoring the street into its original condition. Necessary arrangements for the security of public to the satisfaction of the Building Control Agency shall be made. The materials shall not hinder with any public services, including but not limited to storm water drains, water supply lines, fire hydrants, electric poles or lines or piped gas lines etc.

**85. Obstructions to be illuminated.**---Any person, duly authorized by the Authority to commence construction and in the process causes any building material or other things to be deposited, any excavation to be made or any hoarding to be erected, shall, at his own expense provide sufficient and adequate warning lights to be fixed upon or near the same where such materials, hoardings, things or excavation remain. In addition to above, red flags of reflective material shall also be provided.

**86. Utility services not to be obstructed.**---All materials, hoarding, fences or other obstructions on any street shall be kept clear of any fire hydrants of any and other utility services installation or alternative arrangements shall be made and precautions shall be taken according to the laid down procedure of the utility agencies and to the satisfaction of the Authority to divert to keep clear of obstruction of any roadside or other drain during the period of temporary obstruction.

**87. Removal of obstruction after completion of works.**---All obstructions shall be removed within seven days of the completion of the work and the area including the street, all drains and public utility installation shall be left in clean, tidy and in serviceable conditions.

**88. Dangerous obstruction.**---If any material, hoarding, excavation or any other thing near or on any street shall be, in the opinion of the Building Control

Agency, dangerous to the passers-by along such street, the Building Control Agency shall cause the same to be removed, protected or enclosed as to prevent danger there-from and shall be entitled to recover the expenses thereof from the owner of such materials or from the person who made such hoarding, excavation or other thing to become dangerous.

**89. Stability of adjacent building.**---No excavation or dewatering or earthwork or demolition of a building which is likely to affect the stability of adjacent building shall be started or continued unless adequate steps are taken before, during and after the work to prevent the collapse or damage of any adjacent building.

**90. Filling of excavated site.**---A site once excavated shall not be kept open and idle for a period beyond the validity period of construction, failing which the Authority shall not revalidate the building plans and in case of any mishaps the owner shall be responsible for life and property of the person so affected.

**91. Adequate safety measures.**---(1) Adequate safety measures shall, where necessary, be provided and used to protect any persons from falling on earth, rock or other material of or adjacent to any excavation or earth work.

(2) Material shall not be placed or stocked near the edge of any excavation so as to endanger persons working below.

(3) Load shall not be placed or moved near the edge or any excavation where it is likely to cause a collapse of the side of the excavation and endanger any person.

(4) Where vehicles or machineries are used in close proximity to any excavation there shall be measures to prevent the vehicles or machineries from over-running and falling into the excavation or causing collapse of any side of the excavation.

(5) In all buildings of greater than 20 ft (6 m) height, temporary rails, scaffolding or barriers shall be installed during construction at the edge of slabs and around all openings such as lift, stairwell etc.

**92. Supervision of demolition work.**---The demolition of a building and the operations, incidental thereto, shall only be carried out under the direct supervision of a duly authorized officer of the Building Control Agency

**93. Safe loading.**---No roof, floor or other part of the building shall be so overloaded, during construction or demolition, with materials or debris so as to render it unsafe.

**94. Scaffolds.**---(1) Suitable and sufficient scaffolds shall be provided for all work that cannot safely be done from the ground or from part of the building or from a ladder or other available means support and sufficient safe means of access shall be provided to every place at which any person has to work at any time.

(2) Every scaffold and means of access and every part thereof shall be adequately fabricated with suitable and sound material and of required strength to ensure stability. All scaffolds, working platforms gangways, runs and stairs shall be maintained to ensure safety and security.

(3) All vertical members of scaffolds on ground level facing road side shall be adequately wrapped with material upto a height of at least 7ft (2.13m) and for any horizontal member if used, upto a height of 7ft (2.13m) from ground, shall be wrapped all along its length with such material.

(4) The contractor and owner of the building shall be liable for any injury caused by the failure of such scaffolding.

**95. Road side protection.**---(1) To ensure adequate safety of the pedestrian and other road users, all building shall have adequate arrangement by way of providing protective covering of suitable material.

(2) Adequate provision of safe passage for pedestrian shall be provided, in case the scaffolding covers part of the road or footpath.

**96. Working platform.**---(1) Every working platform from which a person is liable to fall which is more than 7ft. (2.13m) height shall be at least 2ft. (0.6m) wide; provided that the platform is used as a working platform only and not for the deposit of any material.

(2) A clear passage-way at least 1.5ft. (0.45m) wide shall be left between one side of any working platform and any fixed obstruction or deposited materials.

**97. Guard rails.**---Every side of a working platform, gangway and stair shall be provided with a suitable guard-rail of adequate strength, to a height of at least 3'-3'(1m) above the platform, gangway or steps.

**98. Ladders.**---(1) Every ladder shall be of good construction, sound material and adequate strength for the purpose for which it is used.

(2) Every ladder shall be securely fixed when in use and shall not have any missing or defective rungs.

**99. Work on sloping roofs.**---(1) Where work is to be done on the sloping surface of a roof, suitable precaution shall be taken to prevent persons employed from falling off.

(2) Where persons are employed in a position below the edge of sloping roof and where they are in position of being endangered by work done on the roof, suitable precaution shall be taken to prevent tools or materials falling from such roofs so as to endanger such persons or passer-by.

**100. Precautions for raising and lowering loads.**---For raising or lowering loads or for suspending them either hand or power operation, the following precautions shall be observed:



- (a) no damaged wire rope shall be used;
- (b) no chain shall be used which has been shortened or jointed to another chain, except by means of bolts and nuts of ample strength;
- (c) no chain or wire rope shall be used which a knot has tied in any part which is under direct tension;
- (d) provided with an efficient device to prevent the displacement of the sling or load from the hook or of such shape as to reduce as far as possible the risk of such displacement;
- (e) all debris and waste, material during construction, shall be disposed of through well designed chutes from each level of under construction building; and
- (f) the vertical hoist platform used shall be enclosed or protected by proper barrier. Every opening of lift, shaft or other such vertical voids or openings in slab etc., where a person is likely to fall, shall be protected by safety barrier and properly lit. Any area e.g. basement, where natural light is not available or which is dark shall be so illuminated as to eliminate any risk of life or hazard to users.

## **Chapter-XI**

### **Building Structure Design and Construction Requirements**

**101. Loads and design.**---Structure analysis, design, detailing and loading shall be in accordance with the requirements of current Uniform Building Code (UBC), the Pakistan Building Code-2007 and American Concrete Institute (ACI 318-14) and to be updated from time to time.

**102. Sub soil investigation.**---In view of the structural design in seismic hazard zone, high rise buildings type of sub-soil for foundation shall be thoroughly ascertained by geo-technical investigation under the direct supervision of qualified and experienced geo-technical engineers. The soil report shall correlate the sub-soil type with Uniform Building Code (UBC-97) or current sub-soil list. The cost of sub-soil investigation or any other soil testing shall be borne by the applicant.

**103. Wind load.**---Wind load shall be based on the velocity and gust factors data from local Meteorological Department.

**104. Erection on reclaimed site.**---(1) Building foundation shall not be erected upon a site, reclaimed by town sweepings or other refuse, except on recommendation of Geo-Technical and Structural Engineer.

(2) Building plans shall not be approved on open nullahs, water courses, public sewers and the like.

**105. Protection of existing services.**---During the making of an excavation in connection with a building works or services, adequate precautions shall be taken to secure the existing utility services.

**106. Foundation near drains.**---Where a building is to erect, adjacent to existing building, or near a drain or nullah, or an excavation at a distance less than depth of the said drain or nullah or such as to effect the stability of drains or nullah, the owner, through a Structural Engineer, shall satisfy the Authority that the foundations of the building have been carried down to a level safeguarding its stability.

**107. Specifications.**---Specifications of material quality control and workmanship shall be of high quality and in accordance with the requirements of American Concrete Institute (ACI 318-14) Building Codes, Uniform Building Code and American Society for Testing and Materials Standards.

**108. Testing of materials.**---Regular testing shall be carried out of materials such as aggregates, cement, concrete and reinforcing steel and all structural materials as per quality control and quality assurance criteria laid down in the project specification or the quality assurance program of the Architect or Structural Engineer.

**109. Supervision.**---Construction supervision and quality assurance shall be carried out by full time or top supervision by the Designer, Supervision Engineers, Architects, Inspectors etc. as required under these building control bye-laws. The full time supervisory staff of contractor, builder or developer shall carry out supervision and quality control for the category of buildings specified in No Objection Certificate issued by the Authority.

## **Chapter-XII**

### **Standards for Petrol Pump and CNG Station**

**110. Standards for petrol pump and CNG station.**---The following shall be the standards of petrol pumps and CNG stations:

- (a) plot size for establishing petrol pump or petrol pump cum CNG station shall be minimum 1000 Sq. Yards;
- (b) plot size for establishing CNG station shall be Minimum 1000 Sq. Yards;
- (c) distance between two adjacent petrol pumps or CNG stations shall be min.0.5 KM along the road;
- (d) frontage of petrol pump or CNG Stations shall be min 120 feet;

- (e) compulsory open spaces on sides and rear of the petrol pump or CNG stations shall be minimum 10 feet or according to standards of Oil and Gas Regulatory Authority;
- (f) distance between dispenser and road edge shall be as per specifications of Oil and Gas Regulatory Authority;
- (g) minimum area of offices, bathrooms and tuck shop etc. (single storey only) shall be 5% of plot area;
- (h) both ladies and gents toilets with sustainable water flow are compulsory; and
- (i) rules or regulations of Oil and Gas Regulatory Authority shall be followed and No Objection Certificate from Oil and Gas Regulatory Authority is mandatory.

**111. Exemption from floor area ratio.**---(1) A total of 2.5 % of permissible floor areas ratio or proposed covered area shall be provided for prayer area which shall not be allowed to be converted into any other purpose.

- (2) Parking space, including ramps and driveways, shall be provided.

### **Chapter-XIII** **Drainage and Sanitation**

**112. Drainage.**---(1) All drainage and sanitary installations shall be carried out in accordance with these building control bye-laws.

- (2) All drainage connection shall not directly fall into natural springs, rivers, canals and irrigation channels.

- (3) Where there is a public sewer, all sullage, sewerage water shall be connected thereto.

- (4) Where no public sewer in existence, all sullage water shall be connected to septic tank and then to a soak pit.

- (5) Septic tanks and soak pits shall-

- (a) be so connected as to be impervious to liquid either from the outside area or inside; and
- (b) be so sited as not to render pollution to any spring, stream or water-course or any well, the water from which is used for drinking or domestic purpose.

- (6) 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. The size of septic tanks for residential plots shall be as follows:

	<b>D</b>	<b>L</b>	<b>W</b>
up to 1-Kanal	4.25	8	4
1-Kanal to 2-Kanal	4.25	9	4.5
Above 2-Kanal	4.25	10	5

(7) Size of septic tanks for other commercial and public buildings shall be as per requirements of the Authority. However, where the public sewer does not exist, the owner shall provide soakage well in his own premises.

(8) In case of the commercialization of a residential building, the developer shall either pay the cost of revised usage of utilities or construct the same with his own resources.

(9) The roof of every building and floor of balcony, abutting a street or constructed over a street, shall be drained by means of down tank pipe.

**113. Sanitation.**---(1) Every dwelling or an independent residential unit shall have at least one water closet and one bathroom.

(2) For houses and apartments with more than 3 bed rooms, the provision of water closets and bathrooms shall be appropriately increased.

(3) Refuse chutes shall be provided in multi-story buildings.

(4) All buildings shall be provided with sanitary facilities appropriate to their use and occupancy.

**CHAPTER-XIV**  
**Fire Prevention**

**114. Classification of building based on occupancy.**---All buildings, whether existing or hereafter erected, shall be classified according to the use or the character of occupancy in one of the following groups:

S.No.	Groups.	Types.	Sub-Divisions.	
1.	Group A.	Residential.	Sub-division A-1 Lodging or rooming houses.	
			Sub-division A-2 one or two-family private dwellings.	
			Sub-division A-3 Dormitories.	
			Sub-division A-4 Apartment houses (flats).	
			Sub-division A-5 Hotels.	
			Sub-division A-6 Hotels (starred).	
2.	Group B.	Educational.	Sub-division B-1 Schools up to senior secondary level.	
			Sub-division B-2 all other/training institutions.	
3.	Group C.	Institutional.	Sub-division C-1 Hospitals and sanatoria.	
			Sub-division C-2 Custodial Institutions.	
			Sub-division C-3 Penal and mental institutions.	
4.	Group D.	Assembly.	Sub-division D-1 (fixed seats for over 1000 persons).	
			Sub-division D-2 (fixed seats up to 1000 persons).	

			Sub Division D-3 (No fixed seat/Capacity 300 or more)
			Sub Division D-4 (No fixed seat/Capacity less than 300)
			Sub Division D-5 (Assembly space other than D-1 to D-4)
			Sub Division D-6 (Multi-Purpose/Assembly + Commercial)
			Sub Division D-5 (Assembly space other than D-1 to D-4)
5.	Group E.	Business.	Sub- division E-1 (Offices, banks, professional establishments).
			Sub- division E-2 (Laboratories, libraries and test houses)
			Sub- division E-3 (Computers installations).
			Sub- division E-4 (Telephone exchanges).
			Sub- division E-5 (Broadcasting stations and T.V. stations)
6.	Group F.	Mercantile.	Sub- division F-1 (Shops, departmental stores etc with upto 500 sq m).
			Sub- division F-2 (Shops, departmental stores etc with more than 500 sq m).
			Sub- division F-3 (Underground shopping centers, storerooms)
7.	Group G.	Industrial.	Sub- division G-1 (Buildings used for low hazard industries)
			Sub- division G-2 (Buildings used for moderate hazard industries).
			Sub- division G-3 (Buildings used for high hazard industries)
8.	Group H.	Storage.	Storage Buildings.
9.	Group I.	Hazardous.	Hazardous Buildings.

**115. Fire Zones.**---The area, under the jurisdiction of the Authority, shall, for the purpose of the documents, be demarcated into distinct zones, based on fire hazard inherent in the buildings and structures according to occupancy, which shall be called as “Fire Zones”. Fire Zones and the allowable building occupancy, new construction and temporary building or structure are given in the table:

S.No.	Fire Zones.	Allowable Building Occupancy.	Allowable New Construction Type.	Allowable Temporary Buildings/Structure.
1.	Zone-01.	Group-A.	Type-01,Type 02, Type 03 or Type 04.	Allow.
		Group-B.		
		Group-C.		
		Group-D.		
		Sub-division E-1.		
		Group-F.		
2.	Zone-02.	Sub-division E-1 to E-5.	Type-01,Type 02 or Type 03.	Allow.
		Sub-division G-1 to G-2.		
3.	Zone-03.	Sub-division G-3.	Type-01 & Type 02.	Not Allow.
		Group-H.		
		Group-J.		

**116. Change in the fire zones boundaries.**---When the boundaries of any fire zone are changed, or when it is intended to include other areas or type of

occupancies in any fire zone, it shall be done by following the same procedure as mentioned in the Building Code of Pakistan Fire Safety Provision, 2016.

**117. Overlapping fire zones.**---When any building is so situated that it extended to more than one fire zone, it shall be deemed to be in the fire zone in which the major portion of the building or structure is situated. When any building is so situated that it extends equally to more than one fire zone, it shall be deemed to be in the fire zone having more hazardous occupancy buildings.

**118. Type of construction.**---The types of construction according to fire resistance shall be classified into four categories, namely, Type 1 Construction, Type 2 Construction, Type 3 Construction, and Type 4 Construction. The fire resistance ratings for various types of construction for structural and non-structural members shall be as given in table:

S. No	Structural Elements		Type of Construction			
			Type 1	Type 2	Type 3	Type 4
(1)	(2)		(3)	(4)	(5)	(6)
(i)	Exterior Walls:					
	a) Fire separating less than 3.7m	(a) Bearing	4	2	2	1
		(b) None- Bearing	2	1 ½	1	1
	b) Fire separation of 3.7m or more but less than 9m	(a) Bearing	4	2	2	1
		(b) None- Bearing	1 ½	1	1	1
	c) Fire separation of 9m or more	(a) Bearing	4	2	2	1
		(b) None- Bearing	1	1	1	1
(ii)	Fire Resistance walls		4	2	2	2
(iii)	Fire Separation assemblies (like fire check doors)		4	2	2	2
(iv)	Fire enclosures of exit ways, hallways and stairways		2	2	2	2
(v)	Shaft other than exit ways, elevators and hoist ways		2	2	2	2
(vi)	Exit way access corridors		1	1	1	1
(vii)	Vertical separation of tenant spaces		1	1	1	1
(viii)	Dwelling unit separation		1	1	1	1
	Non- Load bearing partitions		-At least half an hour-			
(ix)	Interior Bearing walls, bearing, partitions,	(a) Supporting more than one floor	4	2	2	2

	columns, girders, trusses (other than roof trusses) and framing	(b) Supporting one floor only	3	1 ½	1	1
		(c) Supporting a roof only	3	1 ½	1	1
(x)	Structural members support walls		3	1 ½	1	1
(xi)	Floor construction including walls		3	1 ½	1	1
(xii)	Roof Construction	5m or less in height to lowest member	2	1 ½	1	1
		More than 5m but less than 6.7m in height to lowest Member	1	1	1	1
		3.7m or more in height to lowest member	0	0	0	0

**119. Reinforced concrete columns.**---For the purpose of reinforced concert columns, the requirements, specified in the table below, shall be fulfilled:

S.No	Nature of Construction and Materials		Minimum Dimension(mm) Excluding any finish for Fire Resistance of					
			½ h	1 h	1½ h	2 h	3 h	4 h
1.	Fully Exposed	Width	150	200	250	300	400	450
		Cover	40	40	40	40	40	40
2.	50 Percent Exposed	Width	125	160	200	200	300	350
		Cover	40	40	40	40	40	40
3.	One Face Exposed	Thickness	100	120	140	160	200	240
		Cover	40	40	40	40	40	40

**120. Concrete beams.**---The concrete beams shall be provided as follows:

S.No (1)	Nature of Construction and Materials (2)		Minimum Dimension(mm) Excluding any finish for Fire Resistance of					
			1½ h (3)	1 h (4)	1½ h (5)	2 h (6)	3 h (7)	4 h (8)
1	Reinforced Concrete (Simply Supported)	Width	200	200	200	200	240	280
		Cover	20	20	20	40	60*	70*
2	Reinforced Concrete (Continuous)	Width	200	200	200	200	240	280
		Cover	20	20	20	30	40	50

3	Pre-stressed Concrete (Simply Supported)	Width	100	120	150	200	240	280
		Cover	25	40	55	70	80	90
4	Pre-stressed Concrete (Continuous)	Width	80	100	120	150	200	240
		Cover	20	30	40	55	70	80

**121. Concrete floors.**---(1) Minimum dimension (mm), excluding any finish for fire resistance of different nature of construction and material shall be as follows:

S. No.	Nature of Construction and Materials		Minimum Dimension(mm) Excluding any finish for Fire Resistance of					
			1½ h	1 h	1½ h	2 h	3 h	4 h
1	Reinforced Concrete (Simply Supported)	Thickness	75	95	110	125	150	170
		Cover	20	20	25	35	45*	55*
2	Reinforced Concrete (Continuous)	Thickness	75	95	110	125	150	170
		Cover	20	20	20	25	35	45*

(2) In addition to the above, provision mentioned in the Building Code of Pakistan Fire Safety Provision, 2016, shall be followed.

**Chapter-XV**  
**Life Safety**

**122. Exits and means of egress.**---(1) Every owner or occupier of premises must at all times ensure that all exits and means of egress required under these building control bye-laws, are properly maintained and remain unobstructed at all times.

(2) An owner or occupier shall not install or permit or allow the use of a smoke emitting security alarm system or other such system which upon activation may obstruct an exit or means of egress or potentially result in confusion to occupiers or to fire fighters.

(3) An owner or occupier shall ensure that every required exit door located in an open floor storage area shall be served by an aisle that-

- (a) is kept clear at all times of any materials or products;
- (b) has a clear width of not less than 1100 mm (44 inches);



- (c) extends from the exit door past the storage area and into the open floor area a minimum of 1800 mm (72 inches);
- (d) is provided with adequate emergency lighting coverage;
- (e) has a painted yellow boarder 100 mm (4 inches) in width with diagonal lines spaced 300 mm (12 inches) apart between the aisle borders; and
- (f) where the painted yellow border extends into the open floor area, has the word “EXIT” painted on the floor with an arrow directing occupants towards the exit.

(4) No locking devices other than locking devices permitted by the Building Code of Pakistan Fire Safety Provision, 2016, shall be installed on any required exit doors.

(5) An owner of a building which is equipped with a passenger elevator must ensure that a sign is displayed directly above the elevator call button on each floor reading: “IN CASE OF FIRE, USE EXIT STAIRWAY DO NOT USE ELEVATOR”.

(6) The dimensions of each sign required must be at least 75 mm by 130 mm in size and printed on permanent red and white, or white on red plastic laminate or equivalent material.

(7) The owner of every building having three or more storeys shall, conspicuously, display in all stairwells at each floor level, numbers or signs identifying each floor level. If numbers are used, the minimum height of those numbers shall be 150 mm. If wording is used, the dimensions and type shall not be less than 50 mm by 150 mm on permanent red on white, or white on red plastic laminate or equivalent material.

(8) A person shall not hinder or obstruct the self-closing operation of doors in fire separations or doors separating stair enclosures from the remainder of the building.

(9) A person shall not stand, loiter, sit in or otherwise obstruct the aisles, passages or stairways of any church, theatre, hall, skating rink or other place of amusement or public resort or assembly.

(10) An owner or occupier of premises shall ensure that exit signs are maintained in a clean and legible condition and shall be clearly illuminated from behind where such illumination is required by the Building Code of Pakistan Fire Safety Provision, 2016.

(11) An owner or occupier of premises shall ensure that self-contained emergency lighting unit equipment and emergency lights are inspected and tested at intervals not greater than one month to ensure that emergency lights shall function upon failure of the primary power supply, and at intervals not greater than 12 months to ensure the unit shall provide emergency lighting for a duration equal to the design criterion.

(12) In case of high rise buildings fire hydrant with high pressure is required on each floor for rescue operation.

**123. Storage in buildings, service rooms or areas.**---(1) Every owner or occupier of a building shall ensure that no materials or items are stored in storage locker room aisles, elevator rooms, boiler rooms, furnace rooms, rooms that accommodate air-conditioning or heating appliances, pumps, compressors or other building services, except that, the Fire Chief may permit limited or restricted storage of specific materials or items as part of a fire safety plan.

(2) Every electrical room and electrical vault shall conform to the Pakistan Electric and Telecommunication Safety Code (PETSAC-2014), as amended from time to time.

(3) Tampering with fire protection equipment.

(4) A person shall not tamper with, alter or damage any fire protection equipment or use or operate any fire extinguisher or other fire protection equipment except for the purpose of testing or for the purpose for which the extinguisher or equipment is intended.

**Chapter-XVI**  
**Regularization of Construction Violations, Penalties and Procedure**

**124. General instructions and guidance.**---The plot owners or investors and their architects are advised in their own interest to commence the physical construction work only after the plans have been approved by the Building Control Agency, as starting of construction without prior approval is a serious violation that is subject to imposition of penalty or removal of unauthorized construction or both. They shall also ensure that construction is carried out within the allotted property lines, leaving the mandatory or compulsory minimum required open spaces (setbacks) and the plinth levels have been kept in accordance with the approved plans and these building control bye-laws.

**125. General violation and penalties.**---In case of violations from the approved plans or construction, already carried out without any prior permission of the competent authority, the following list of penalties are prescribed as mentioned against each of the nature of violations as under:

Sr. No.	Nature of Violation.	Penalties.
1.	Violation In Space Regulations beyond property line.	Demolition
2.	Violation In Covered Area.	Rs. 1000/Sft.
3.	Internal Violation On any floor.	Rs. 500/Sft.
4.	Mumty Area Violation.	Rs. 500/Sft.
5.	Changes in approved drawings without prior permission.	Rs 10000 + Cancellation of NOC

6.	Unauthorized Construction that Violates Space Regulation But Does Not Form An Integral Part of Authorized Buildings.	Demolition
7.	Violation of Projections beyond permissible limits within property line.	Rs. 500 /Sft.
8.	Violation In Basement Height.	Rs. 1000/sft
9.	Balcony or Gallery That Violates Space Regulation.	Demolition
10.	Violation In Height of Building.	Rs. 1000/sft
11.	Encroachment in Service Areas of Roads.	Demolition
12.	Encroachment in Surrounding Plots.	Demolition
13.	Encroachment of projections beyond property line.	Demolition
14.	Wastage of water i.e. overflowing from underground water tank, car washing on ramp / porch / road and water tap opened freely (each time).	Rs.5,000
15.	Damages/Tempering to road / footpath/sewer line/water Supply line & services. Repair of damage shall be carried out at the defaulters risk and cost.	Rs.10,000 as fine + Actual cost of repair
16.	Damage to Neighbor's structure.	(Rs 50,000 + Actual cost of repair/ construction)
17.	Violation of Neighbor's privacy.	Rs 50,000+ ensuring privacy on risk & cost of violators.
18.	Dumping of material on road / shoulder and blockage of drain.	Rs.10,000 +Shifting charges
19.	Cutting of steel / mixing of mortar on road / street.	Rs.10,000 +Cost of repair
20.	Dumping of debris / material on un-authorised places.	Rs.10,000 +Shifting charges
21.	Construction not completed after 3 years from date of approval of submission drawings.	Rs 2500 Per/Month
22.	Unsupervised Digging of Plots.	Rs 50,000 + Cancellation of NOC
23.	Unattended excavated plot left for more than 4 days.	Rs 10,000/day + Cancellation of NOC
24.	Fencing of Green/Service area outside House.	Rs 50,000 + Cancellation of NOC till removal of Fence.
25.	Violation of Ramp height to service area.	Rs 20,000, Demolition
26.	Violations of Sign Boards (Commercial Buildings).	Rs 50,000 + Removal of Board(s)
27.	Any Serious Violation that can be compounded.	Rs 500,000

28	Unauthorized & Illegal Construction that forms an integral part of the authorized building but violates space regulations.	Complete Demolition of existing building before allowing any new work or alteration in existing building.
29	Unauthorized reduction in the width of a shop or shops in violation of the approved plan in order to increase the number of shops but without other space violation.	Revise approval is needed subject to the condition that minimum width of the shop is not compromised.
30	Unauthorized change in the character or use of a building or part thereof from residential use to Commercial or industrial or office use.	Complete Ban.
31	Penalty for starting construction beyond plinth level without getting the layout checked from the Building Inspector.	Complete ban on such construction.

**126. Procedure for regularization of buildings constructed without lawful permission.**---In case the building works are commenced or carried out contrary to the provisions of these building control bye-laws or any other rules, regulations, instructions, bye-laws issued by Government or the Authority, from time to time, the Authority may-

- (a) require the person, who is carrying out such building works, by written notice, to immediately stop all such work;
- (b) require the person, who is carrying out or has carried out such building works, by written notice, on or before such day as shall be specified in such notice, by a statement in writing subscribed by him or by an agent duly authorized by him and addressed to the Authority to show sufficient cause why such building works or such part thereof shall not be removed or altered to comply with these building control bye-laws;
- (c) require the said person on such day, at such time and place as shall be specified in such notice to attend personally or through an agent duly authorized by him and show sufficient cause, why such building works or part thereof shall not be removed or altered;
- (d) remove or alter the building works or any part thereof and the expenses, thus incurred, shall be paid by such person, if such person fail to show sufficient cause to the satisfaction of the Building Control Agency; and
- (e) demolish such unauthorized work with or without notice, if the building works are commenced contrary to the provisions of these building control bye-laws.

**127. Works not in accordance with approved plans or regularization of works carried out without permission.**---(1) If on making any inspection under these building control bye-laws, the Building Control Agency finds that the building works-

- (a) are otherwise not in accordance with the plans that have been approved; or
- (b) contravene any of the provisions of these building control bye-laws, it may, by written notice, require the person carrying building works, within period to be specified in such notice, either to make alterations or shall be specified in such notice with the object of bringing the work into conformity with the said plans or provisions of these building control bye-laws, to get amended plans approved after complying with the requirements of these building control bye-laws, through **Form-VII**.

(2) In the event of non-compliance with the requisition as made under sub-paragraph (1) above, it shall be competent for the Authority to order cessation of work or demolition of so much of the construction as contravenes any of the provisions of these building control bye-laws, referred to in sub-paragraph (1) above and the cost thereof shall be paid by the owner.

**128. Appeal.**---(1) Any, person aggrieved from the decision of the Building Control Agency, may prefer an appeal, before the Authority, within a period of fifteen (15) days of passing such order. The Authority may pass appropriate order within a period of thirty (30) days of filing of appeal.

(2) The appellate authority may summon the parties or record or inspect the site and pass such orders as deem appropriate. The order of Authority shall be final.

## **Chapter-XVII** **Special Provisions**

**129.** The following special provisions shall also be applicable:

- (a) the floor level of mandatory open spaces for all buildings shall not be more than 1.5 - 4 feet higher or lower than the adjoining road level;
- (b) no side or boundary wall between two adjoining commercial buildings to improve access of utility vehicles;
- (c) vehicular entry and exist shall be provided;
- (d) no window and other openings on the upper floors shall be allowed, which may adversely affect the privacy of adjoining properties except emergency exits;

- (e) parking shall be provided as laid down in these building control bye-laws;
- (f) no structural changes shall be allowed in the buildings after grant of temporary or 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 or water table in the particular area;
- (i) for mega projects, floor area ratio, ground coverage, height and similar architectural or planning aspect shall be decided by the Authority;
- (j) for energy efficiency, all new commercial buildings shall provide LED lights for lighting;
- (k) in all new commercial buildings shall provide solar energy systems at least for corridors lights;
- (l) for plots abutting on 60ft 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 No Objection Certificate 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;

(The Authority may look into it whether these provisions would be required or otherwise)

- (n) for determination of building completion date for issuance of completion certificate of residential buildings the utility bills of electricity and sui gas installation may be considered by the Authority;
- (o) for determination of building completion, date for issuance of completion certificate of commercial and industrial buildings, less than 3-Marlas, the utility bills of electricity and sui gas installation may be considered by the Authority. For plots of more than 3-Marlas, the property tax certificate, issued by the Excise, Taxation and Narcotics Control Department of Government, shall be considered by the Authority;
- (p) underground water tank and overhead 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 emergency efficiency;
- (r) in multi-storey buildings, the outer window glass shall be doubled glazed or 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 or 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 Provisions-2011) and LED lights shall be installed in commercial buildings in place of conventional incandescent bulbs;
- (w) for false ceiling and wooden panelling, fire rated building material shall be used with proper fire safety measures; and
- (x) no building plan shall be entertained in the area if the subdivision of land or private housing scheme is not approved by the Authority.

**130. Areas approved as general commercial and special commercial.---** Government may, by a notification, declare certain areas for categorization as general commercial and special commercial, which shall include all type of retail and wholesale commercial activities including offices, restaurants, showrooms, roads etc.

**131. Monitoring and inspection.-----**The Building Control Agency shall ensure the quality of material used for construction and the working standards at various levels such as foundation, plinth, lintel and each floor and completion. However, small single storied residential building, having area less than 1000 sft, shall be examined only at plinth level after completion.

**FORM-I**  
[see paragraphs 3 (1), 4 (1) & (3), Forms-II ,VI,VIII & IX]

**Application for Sanction of Building Plan**

The\_\_\_\_\_ (concerned officer of the Authority)

I/We \_\_\_\_\_ (Name of the applicant (s))

CNIC No\_\_\_\_\_

Telephone No\_\_\_\_\_

Permanent Address\_\_\_\_\_

hereby apply for permission to erect, re-erect or make additions to or alterations in the building on Plot No. \_\_\_\_\_, Plot size\_\_\_\_\_, situated at \_\_\_\_\_, for the purpose of\_\_\_\_\_ in accordance with the building plan, submitted herewith for sanction or approval.

2. Necessary particulars/enclosures, as per standard checklist, are attached to this application below:

Sr.No.	Description of Document.	Yes/No.	Remarks.
1	Application Form (Form-I).		
2	Copy of CNIC of owner (s).		
3	Ownership/title of property (duly attested).		
4	Architect and Structural Engineer Certificate (Forms-II and VI).		
5	Site Plan/Building Plan (in line with Form-VIII).		
6	Copy of prescribed fee challan/Receipt.		
7	NOCs from relevant department/organisation/authority.		
8	Affidavit on stamp paper (Form-IX).		

3 I/We undertake that I/we shall be personally responsible for any violation of these building control bye-laws and conditions, if any, accompanying the sanction of the plan(s).

Signature: \_\_\_\_\_

Owner/Lease/Allottee/Attorney Address: \_\_\_\_\_

Dated: \_\_\_\_\_



**FORM-II**  
(to be accompanied with Form-I)

**Architect's Certificate**

This is to certify that the building plan(s) submitted by \_\_\_\_\_ for Plot No \_\_\_\_\_ have been prepared by me/us and that I/we undertake to supervise the proposed construction as per specifications, submitted herewith in triplicate. I/we further undertake that if I/we discontinue supervision of the work, I/we shall give immediate intimation thereof, as required under the Special Purpose Kalash Valleys Development Authority Building Control Bye-Laws, 2024.

**SPECIFICATIONS ATTACHED:**

1. Specification of foundation.
2. Specification of plinth.
3. Specification of superstructure.
4. Specification of floor.
5. Specification of roof.
6. Method of drainage and sewerage.
7. Kind of slab;
8. Others as deemed necessary

Name, Signature and stamp of Architect /: \_\_\_\_\_

Registration No. of PCATP: \_\_\_\_\_

**FORM-III**  
**[see paragraph 7(1)]**

**Notice of Completion**

The \_\_\_\_\_(concerned officer of the Authority)  
date\_\_\_\_\_, I / we hereby give notice of completion of building/addition  
or alteration in the building on Plot No.\_\_\_\_\_, located at \_\_\_\_\_ ,  
and of drainage and water arrangement therein and apply for occupation for the  
said building.

The said work has been carried out in accordance with sanctioned building  
Plan(s), received vide letter No.\_\_\_\_\_ dated \_\_\_\_\_.

Owner's Signature,

Address and Telephone No.\_\_\_\_\_

Dated: \_\_\_\_\_

**Architect and Structure Engineer's Certificate**

I hereby certify that the building/additions or alteration of the building on Plot  
No.\_\_\_\_\_, located at \_\_\_\_\_, have been completed/partly completed  
under my supervision and to my satisfaction. I have been paid in full for my  
services for the design, supervision and monitoring of the building. The building  
has been constructed a per the plan(s), sanctioned vide letter No.  
\_\_\_\_\_dated\_\_\_\_\_ .

Signature \_\_\_\_\_

PEC/PCATP Registration No. \_\_\_\_\_

**FORM-IV**  
**[see paragraph 10]**

**Verification of Building at Plinth Level Stage**

The \_\_\_\_\_(concerned officer of the Authority)

I / we hereby inform that I/we have commenced the building works on Plot No\_\_\_\_\_, located at \_\_\_\_\_, and also to bring into your notice that the following important stage of construction of building has been completed i.e. the layout and plinth levels:

Name and Signature of Architect

Registration No of PCATP\_\_\_\_\_

You are, therefore, requested to depute a representative to verify the building line at the above mentioned layout and plinth level so as to enable me/us to carry out the building work.

Signature\_\_\_\_\_

Owner's Name\_\_\_\_\_

Address : \_\_\_\_\_

Date\_\_\_\_\_

\_\_\_\_\_

**FORM-V**  
**[see paragraph 14]**

**Notice of Discontinuance**

The \_\_\_\_\_ (concerned officer of the Authority),  
I hereby give notice of my discontinuance from the building works with effect  
from \_\_\_\_\_, as the Architect/Structural Engineer in respect of Plot  
No. \_\_\_\_\_, situate at \_\_\_\_\_.

It is certified that I have been paid in full and the following building work on the  
said plot has been carried out under my supervision and according to the Special  
Purpose Kalash Valleys Development Authority Building Control Bye-Laws,  
2024.

Name and Signature of Architect/ Structural Engineer : \_\_\_\_\_  
Registration No. of PCATP: \_\_\_\_\_  
Registration No. of PEC : \_\_\_\_\_  
Dated : \_\_\_\_\_

Description of the Work carried out till this stage

- |    |      |
|----|------|
| 1. | ---- |
| 2. | ---- |
| 3. | ---- |
| 4. | ---  |

Copy to:

- |    |                           |
|----|---------------------------|
| 1) | Owner _____ -             |
| 2) | Concerned Authority _____ |

**FORM-VI**  
**[to be accompanied with Form-I]**

**Structural Engineer's Certificate**

**(A) Structural Stability Certificate**

I/we certify that I/we have been appointed as Structural Engineer by Mr./Mrs./M/s \_\_\_\_\_ for the structural design \_\_\_\_\_ building on Plot No. \_\_\_\_\_, located at \_\_\_\_\_, in \_\_\_\_\_. The soil profile of site is class \_\_\_\_\_. The lateral load analysis is carried out as per static linear procedure of Pakistan Building Code 2007, for zone \_\_\_\_\_. The structure is stable for gravity and earthquake load as per Pakistan Building Code 2007, for zone \_\_\_\_\_. The material property shall meet ASTM Standards during execution.

Name of Structural Engineer: \_\_\_\_\_

Signature: \_\_\_\_\_

WCB License No: \_\_\_\_\_

**(B) Soil Investigation Certificate**

**(for only high rise building/structure)**

I/We certify that I/we \_\_\_\_\_ have been appointed by the Mr/Mrs/M/S \_\_\_\_\_ for the geotechnical study on Plot No. \_\_\_\_\_, located at \_\_\_\_\_. The sub soil investigation was carried out as per standard procedure.

The design bearing capacity of the soil is \_\_\_\_\_ .

Name of Geotechnical Engineer: \_\_\_\_\_

Registration No. Civil: \_\_\_\_\_

Signature & Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**FORM-VII**  
**[see paragraph 127(1)(b)]**

**Regularization of Works Carried Out Without Permission**

To  
The \_\_\_\_\_(concerned officer of the Authority)

Dear Sir,

Whereas I have constructed \_\_\_\_\_, on  
Plot/Khasra/Survey  
No: \_\_\_\_\_, as shown on the plan(s) attached  
herewith without your prior permission.

Whereas I have made deviations from the building plan(s),  
approved under your No. \_\_\_\_\_ dated:  
\_\_\_\_\_ in the course of construction of the building,  
alterations and additions to the building, on Plot/Khasra/Survey  
No. \_\_\_\_\_, as shown on the plan(s) attached  
herewith.

It is, therefore, requested that the unauthorized and offensive nature  
of the said structure may be compounded and the said plan(s) may be  
approved. I am willing to pay the composition fee that may be levied.

Yours faithfully,

Name: \_\_\_\_\_

—

Address:  
\_\_\_\_\_

Date: \_\_\_\_\_  
—

**FORM-VIII**  
**[to be accompanied with Form-I]**

**Technical Specification for Building/Site Plan**

Building plan shall be drawn on proper standard scale to include:

- (a) the direction of north point & the boundaries of site on which it is proposed;
- (b) the position of all adjacent streets, vacant lands and drains etc;
- (c) fixed distance from the center of the road(s);

- (d) the names and width of streets, adjoining houses or premises, if any;
- (e) the alignment of adjoining buildings;
- (f) the set-back areas duly provided;
- (g) car parking areas (where applicable);
- (h) ramp for disabled or special persons;
- (i) privacy provision and certificate (in case of high rise building);
- (j) fire extinguisher system, where required;
- (k) the alignment of drains showing the manner in which the roof/house/surface drainage shall be disposed-of;
- (l) the section elevation, the external dimension of the building and the ground floor, first floor and upper floors, if any, and the roof;
- (m) the thickness and composition of all the beams, and rafter supports;
- (n) the position and dimensions of all projections beyond the walls of building;
- (o) the position of all the proposed and existing drains, urinals, privies, fireplaces, kitchens, gutters and down pipes;
- (p) dimensions of all rooms, position of doors, windows and ventilators;
- (q) the materials to be used in the foundations, walls, floors and roofs;
- (r) the purpose for which it is intended to use the building;
- (s) the level and width of foundation and ground floor with reference to level of the center of the street on which the front of the proposed building is to abut;
- (t) boundary wall corners on roadside are rounded off by a 5'-0" arc properly and there shall be no blind corners;
- (u) complete soil investigation report in case of multi-story building(s);
- (v) three copies of building plans on ammonia sheet or white paper of A0 size;



- (w) NOC's from relevant Departments, i.e Irrigation, Communication and Works, Railways, Civil Aviation Authority, Urban AREA Development Authority, Water and Sanitation Services Company, etc, whichever is applicable;
- (x) certificates duly signed by Architect and Structural Engineer as per Form-I and Form-VI;
- (y) building plans to meet parameters provided in Kalash Special Purpose Building Bye-Laws-2024; and
- (z) new works shall be indicated on the site/building plans in a distinct color code as under-
  - (i) proposed work – RED;
  - (ii) existing work – BLUE;
  - (iii) demolished work/proposed to be demolished- YELLOW; and
  - (iv) unauthorized/deviated work – GREEN.

**FORM-IX**  
**[to be accompanied with Form-I]**

**Affidavit by the Owner**

*(Duly attested from Oath Commissioner on proper stamp Paper)*

I/we \_\_\_\_\_, on this day and date \_\_\_\_\_, hereby solemnly affirm to abide by all the relevant laws, rules and regulations, instructions and bye-laws in connection with and reference to grant of NOC/approval for the building plan on Plot No. \_\_\_\_\_, situated at \_\_\_\_\_, and title exist in the name of \_\_\_\_\_.

And I/we solemnly affirm that all the documents, title deed, ownership certificates, maps, plans and set of information attached to my/our application for the grant of NOC/approval are correct to the best of our knowledge and belief and in case of any of the documents or information, found to be false or untrue, at any stage of the work or after completion of the building, I/We shall be held responsible and in that case, the Authority shall have the legal authority to cancel/withdrawn such NOC/sanction already granted or reject the application with cost.

And I/We shall abide by all the privacy laws, as per standard requirements and shall not violate them at any stage of my/our construction and after completion of the construction work.

And I/we affirm that the Architect/Structural Engineer, engaged in the preparation of the site plan and supervision of the construction work, are duly qualified and registered with the relevant authorities.

And I/We undertake to implement any directions/instructions of the Building Control Agency or any officer or official deputed by it to remove any defect or rectify any violation in the manner and timelines specified by him.

And I/We undertake to dispose of the debris (Malba) at designated points and shall cause no public nuisance or inconvenience while storing the building materials during the construction work.

And I/we undertake to take due care of all the permission and NOC's and the terms and conditions set there in those NOCs or permission so granted by the relevant authorities and shall be held responsible for any violation.

And I/We hereby undertake that after the completion of the building, the intended purpose, as indicated in the application form and site plan, shall not be violated and in case, such violation is proved, the Authority shall have the power to cancel or withdraw the NOC/approval, so granted, or seal or close the building or order the demolition on the risk and cost of the owner(s).

And I/we hereby nominate Mr. \_\_\_\_\_, CNIC: \_\_\_\_\_ to represent me/us in the Authority and to sign and execute any document or agreement or to receive or submit any notice or reply on my/our behalf for this purpose.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witnessed: \_\_\_\_\_

**DIRECTOR GENERAL  
SPECIAL PURPOSE KALASH  
DEVELOPMENT AUTHORITY.**