REGISTERED No. M - 302
L.-7646

The Gazette of Pakistan

EXTRAORDINARY
PUBLISHED BY AUTHORITY

ISLAMABAD, TUESDAY, NOVEMBER 7, 2023

PART II

Statutory Notifications (S.R.O.)

GOVERNMENT OF GILGIT-BALTISTAN

GILGIT-BALTISTAN CABINET
NOTIFICATION

Gilgit, the 16th February, 2023

THE GILGIT-BALTISTAN TOWN PLANNING AND BUILDING CONRTOL REGULATIONS, 2023

Local Government and Rural Development Department, Gilgit-Baltistan

S. R. O. 1520(I)/2023.—Preamble: Whereas, it is expedient to provide for a uniform framework for regulating development of areas under the control of the urban & rural of Gilgit Baltistan.

AND WHEREAS, it is necessary to provide for appropriate urban design and the protection of public safety.

AND WHEREAS, in exercise of powers granted under section 139 of Local Government Act 2014:

Price: Rs. 150.00

[2056(2023)/Ex. Gaz.]

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CHAPTER-1

INTRODUCTION

1.1 Short Title And Commencement:—

(i) These Regulations may be called the Gilgit-Baltistan Town Planning & Building Control Regulations, 2023.

(ii) They shall come into force with effect from date of publication in the official gazette.

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

ACRE: means a size of land equal to 43560 sq. ft (4047 sq. m) or 8 Kanals.

ALTERATION: means any structural or land use change brought about, after the approval of Building plan without affecting or violating any provision of these Regulations.

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

ANCILLARY BUILDING: Means a building subservient to the principal building on the same plot *e.g.,* servant quarters, garages and guardroom etc.

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

APARTMENT BUILDING: means a multi-storey building containing more than two Apartments sharing a common staircase, lifts or access spaces.

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ARCHITECTURAL PLAN: Means a plan showing the arrangements of proposed building works, including floor plans, elevations and section, in accordance with the requirements of the rules and regulations.

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

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

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

BASEMENT: Means the lowest part of a building, partly or completely below ground level.

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

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

BUILDING HEIGHT: Means total height of the building measured from the crown of the road to the roof top (finished floor level of roof) excluding structures such as chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank.

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

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

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

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BUILDING REGULATIONS: means the Gilgit-Baltistan Town Planning & Building Control Regulations 2020.

BUILDING WORKS: mean site excavation, erection or re-erection of a building or making additions and alterations to an existing building.

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

CENTRAL BUSINESS DISTRICT: means the central business/commercial area as prescribed in the relevant Master Plan.

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

CLEAR STOREY HEIGHT: Means the clear height from finished floor to bottom of roof slab.

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

COMMERCIALIZATION COMMITTEE: shall mean Commercialization Committee as constituted under the respective section of the commercialization rules notified by the government from time to time.

COMPETENT AUTHORITY: means the authority competent to approve building plans under these regulations.

COMPLETION CERTIFICATE: means the certificate issued by the Competent Authority on the completion of building works.

COMPLETION PLAN: means a building plan submitted to the local government for the purpose of obtaining approval after construction.

COMPOUNDABLE VIOLATIONS: means the violations where the violator is relieved from charge by paying fine for the violations done against the building bylaws.

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

CONTROLLED AREA: means an area declared as such by the notification of competent Authorities under the local government Act.

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

CONVERTED PLOT: means a plot converted to commercial use after the approval from the government from time to time.

CORNER PLOT: means a plot facing two or more intersecting streets / roads.

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

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

DAMP PROOF COURSE: means a layer of material impervious to moisture.

DANGEROUS/ HAZARDOUS BUILDINGS: means a building or structure or a part thereof which is declared as structurally unsafe by competent authority.

DEAD LOADS: mean the load due to the weight of all walls, permanent partitions, floors, roofs and finishes including services, and all other permanent construction.

DECLARED COMMERCIAL AREAS: These are the roads or area predominantly used for commercial purposes in the established built-up areas that have been declared as commercial area.

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

DISTRICT CENTRE/DIVISIONAL CENTRE: means other than CBD, business/commercial areas as prescribed in the Master Plan District Centre/Divisional Centre.

DRAINAGE: Any system of natural and artificial removal of surface and sub-surface water (liquid, sewage etc.) from any area.

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

EDUCATIONAL INSTITUTIONS: Means a School, College, University, Library, Madrassa, Research& Training Centre, and Testing Laboratory etc.

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

ESTABLISHED BUILT UP AREAS: mean old unplanned areas where the buildings have been in existence for a minimum period of 25 years.

FARMHOUSE: means a dwelling place attached to a farm on a plot not less than 4 Kanal.

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

FIELD STAFF: means Building Inspectors, Demolition Inspectors, Assistant Directors, and Deputy Directors.

FIRE FIGHTING SYSTEM: The properly placed equipment to extinguished fire.

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FLOOR AREA: Means the horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projections allowed under these regulations

FLOOR AREA RATIO (FAR): means the aggregate covered area of a building or buildings (excluding the area under covered parking) on a plot divided by the total area of the plot,
FLOOR HEIGHT: means the vertical distance from the top of the floor finish to the top of the ceiling.

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

FVP (FREQUENTLY VISITED PREMISES): It means that all the land uses where commuters visited the premises very frequently such as display center, branded stores, bakeries, food chain, and Banquet halls etc.

GALLERY: means an open or a covered walkway or a long passage.

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

GOVERNING BODY: means the Authority as defined in the Act.

GOVERNMENT: means the Government of the Gilgit-Baltistan

GROUND COVERAGE: means the percentage of the plot area that can be covered at the ground floor.

HEALTH INSTITUTIONS: means hospital, dispensary, health center, nursing home, testing laboratories, MRI and CT scan centers and medical training institutes.

HOUSING SCHEMES: A scheme launched by a private company or public department or an individual developer in the designated zones of private housing on an area measuring 100 kanals or more.

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

HORTICULTURE: The art or practice of garden cultivation and management.

HOUSING / DWELLING UNIT: means a part or whole of a residential building capable of being used independently for human habitation.

INDUSTRIAL ZONE: means an industrial zone defined by the Government of Gilgit Baltistan

INDUSTRY: means factories, workshops, ware-houses, industrial godowns and also includes the cottage, service, medium & heavy industries as defined by the Industries Department, Government of the Gilgit-Baltistan.

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

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

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KANAL: Means a size of land equal to 20 marlas or 605 sq.yard/ 5445 square feet.

LAND SUB-DIVISION: mean sub-division of a plot into two or more plots in approved housing scheme, or sub-division of land into two or more plots in other area. This is allowed up to area less than 100 kanals.

LAYOUT PLAN (LOP): Means the plan showing layout of the area showing detail of plots in the scheme, plot numbers, sizes of plots, schedule of plots and land use analysis.

LICENSED ARCHITECTURAL AND TOWN PLANNING FIRM/COMPANY: Means a firm/company registered with P.C.A.T.P (Pakistan Council of Architects and Town Planners) in relevant category.

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

LIVE LOADS: mean those loads produced by the use and occupancy of building or other structure and do not include the construction or environmental loads such as wind load, snow load, rain load, earthquake load, flood load or dead load.

LOCAL DEVELOPMENT PLAN: A plan for any specific area for specific type of urban development for which specific Building and Zoning Regulations may be prepared and notified by the Authority.

MAIN CIVIC AND COMMERCIAL CENTRES: the main civic / commercial centres of the approved government / private housing schemes including Divisional, and District Centres as defined in the Master Plan

MAJOR REPAIR: means all repairs other than the minor repair.

MANDATORY OPEN SPACES: mean the spaces required by these Regulations to be left open on ground floor around the building.

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

MARLA: Means the size of land equal to 272.25 sq.ft.

MARQUEE: A large tent used for social or commercial functions.

MASTER PLAN: means the latest approved Land use Plan of a city and shall deem to include Structure Plan, Outline Development Plan, Development Plan and Spatial Plan etc.

MEGA PROJECTS: A mega project is an extremely large-scale investment project that's include bridges, tunnels highways, railways, airports, power plants and wastewater projects.

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

MULTI-STOREY BUILDING: Means a building having more than three storey's or more than 38 ft. height, which is less excluding basement subjected to approval of certified structural engineer after its pre-requisites studies including soil investigation and finding of seismic micro-zonation studies of Gilgit City.

NEIGHBORHOOD COMMERCIAL AREAS: these include plots/ units reserved for commercial /office use in Mohallah or neighborhoods in an approved housing scheme.

NON-COMPOUNDABLE VIOLATIONS: Means the violations which are not compounded.

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OPEN SPACE: Area of protected or conserved land on which development is indefinitely set aside.

ODD SHAPED PLOTS: Odd shaped plot means the plot which does not have a regular shape or odd in terms of implementation of specified bylaws.

OTHER COMMERCIAL AREAS: these are roads or areas predominantly used for commercial purposes in the established built-up areas that have not been declared as commercial area.

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

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

PERIOD OF VALIDITY OF SANCTIONED PLAN: means the period specified at the time of sanctioning of building plan for the completion of the said building.

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

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

PLOT SIZE CATEGORY: Plot size category means, the plot size defined in the layout plan of scheme.

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

PREDOMINANTLY OPEN AREAS: means areas which may be unplanned / undeveloped or predominantly used for agriculture purpose or lying vacant.

PRESCRIBED FORM: means a form prescribed for various purposes by the local government and rural development under these Regulations.

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

PROPERTY LINE: means the boundary wall of the plot.

PUBLIC BUILDING: means a building designed for public use and includes Dispensaries, Post Offices, Police Stations, Bus/Wagon Stands, Railway Station, Airport Terminals, Town Halls, Libraries, And Premises Of Social Agencies such as Hostels, Local Government Offices and Educational Institutions, Hospital And Clinics, Mosques, Religious Buildings, Fire Stations and Rescue Centers etc.

RAMP: mean a driveway that has a running slope steeper than one unit vertical in 20 unit's horizontal (5-percent slope).

REGISTERED ARCHITECT: means a person holding valid registration / enlistment with the Pakistan Council of Architects & Town Planners (PCATP).

RELIGIOUS BUILDINGS: means mosques, churches, shrines etc.

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

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

RIGHT OF WAY: means width of road/street between two opposite property lines.

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

SETBACK: means an area to be surrendered as open space as per defined in these regulations.

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

SOAKAGE PIT: means a pit filled with aggregate, boulders or broken brick and intended for the reception of wastewater or effluent discharged from a Septic Tank.

STEEL STRUCTURE: A structure which is made from organized combination of structural steel members designed to carry loads and provide adequate rigidity.

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

STRUCTURAL CALCULATIONS: means detailed calculations showing sufficiency of the strength of every load bearing part of the proposed structures.

STRUCTURAL ENGINEER: means a consulting engineer registered with PEC with 5 years of professional experience as structural engineer.

STAGES OF APPROVAL: Every building shall be visited during approval of building plan as follows:

(i) Before construction
(ii) During construction
(iii) After construction

STAGES OF CONSTRUCTION: Every building shall be visited during construction as follows:

(i) Construction up to plinth level
(ii) Construction up to roof or complete gray structure
(iii) Complete building including fixture and finishing

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

SUN-SHADE: means an outside projection from a building over a minimum Building Height of 7 ft. (2.13 m) from the plinth level meant to provide protection from weather.

SEISMIC ZONES: The seismic zones prepared by the NESPAK in 2007

TIMBERING: means the setting of timber supports in mine workings or shafts for protection against falls from roof, face, or rib.

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TRAFFIC IMPACT ASSESSMENT STUDY: means a comprehensive exercise to indicate the potential traffic impacts of any new Development and provide operation analysis of the adjacent and surrounding roads ways, traffic signals, sidewalks, general traffic and public transport etc. It also suggests the various measures to mitigate / reduce the potential traffic impacts. The study can be conducted by registered Town Planner or Transportation Planner, and Transportation Engineer.

URBAN DEVELOPMENT PROJECT: means multi-storey building(s) on a converted plot of more than 2 kanals.

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

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

WINDER: mean a tread with nonparallel edges.

ZONE: means an area / areas earmarked for a particular use / building height / density in approved Master Plan or approved schemes.

1.2 Zoning

These Regulations shall be applicable to the following different Zones;

1.2.1 Residential Zone

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

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

1.2.2 Commercial Zone

The commercial zone consists of Business, financial and professional offices; buildings of public assembly, hotels, motels, show rooms, boutiques; and social welfare institutions. Following are categories of commercial zone:

a. **Notified Commercial Road:** These are the notified commercial roads by competent authority with specific right of way.
b. **Central Business District:** commercial units, offices and buildings of public assembly within CBD areas.
c. **Main Civic and Commercial Centres:** consists of commercial units, offices and buildings of public assembly including District and Divisional Centres.
d. **Neighborhood Commercial Areas:** consists of commercial units, offices and buildings of public assembly in the neighborhood of approved schemes.
e. **Other Commercial Areas:** consists of commercial units, offices, and buildings of public assembly in areas used for commercial purposes
g. **Predominantly Open Areas:** commercial units, offices and buildings of public assembly in predominantly open areas.

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1.2.3 Industrial Zone

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

a. **Industrial Estate and Industrial Areas in Approved Schemes:** industrial units as prescribed in approved Master Plan and schemes of a city.
b. **Industrial Zones in Established Built up Areas**: Already existing industrial areas in established built up area.
c. **Industrial Zones in Predominantly Open Areas:** industrial units in predominantly open areas

1.2.4 Environmentally Sensitive Areas

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

Chapter-2

2 SITE REQUIREMENTS: RESIDENTIAL

2.1 Established Built Up Areas

2.1.1 Mandatory Open Spaces:

a) For the buildings newly constructed in an established built-up area, the mandatory open spaces shall be as follows:-

Plot size Category	Building line	Rear space	Side space
Less than 5 Marlas	5 ft	Not required	Not required
5 Marlas & above but less than 10 Marlas	5 ft	3 ft	Not required
10 Marlas & above but less than 1 kanal	10 ft	5 ft	3 ft on one side
1 kanal & above but less than 2 kanals	10 ft	7 ft	5 ft on both side
2 kanals & above	20 ft	7 ft	5 ft on both sides
Apartment building*on 2.5 kanals and Above	25 ft	10 ft	10 ft on both sides

* The Apartment project is allowed subject to conduct study of Transportation Impact Assessment (TIA) and Environmental Impact Assessment (EIA) and have no adverse impact on traffic flow and environment of the area.
* The number of story's of apartment building is G+2 subject to approval of certified structural engineer.

b) A guard room measuring not more than 100sq.ft. (9.3 sq.m) in area is permissible near the gate in case of apartment building and residential building having area 2 kanal and above.

c) The construction of drain, sewer, septic tank, cesspool, filter or other structure in connection with disposal of waste liquid or open garden tank or private swimming pool is permissible, provided that no roofed building are attached to any of them.

d) In case of odd shaped plots, the size of mandatory open spaces shall be determined by the competent authority.

2.1.2 Building Height

(a). The height of any residential building got other than Apartment Buildings measured from the crown of the road to the roof top (finished floor level of roof) shall not exceed 30 ft (G+1 and Mumty of 8 ft) and the minimum clear height of each storey, other than the basement, shall not

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be less than 9 ft 6 inches (2.9m), measured from finished floor level up to underneath of the roof slab above.

(b). Maximum height of any apartment building allowed on residential plots in approved schemes/ controlled area measured from the crown of the road to the roof top (finished floor level of roof) shall not exceed 40-ft. (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank)

(c). The total number of storeys permissible in an apartment building allowed on residential plots in controlled area/approved schemes, excluding basements, shall not be more than G+2.

2.1.3 Ground Coverage and Floor Area Ratio (FAR)

The FAR shall be as applicable in established built up areas as follows:

Plot size	Max. No. of Storeys	Max. Height	Max. FAR	Max. Parking
Less than 5 Marlas	2	30'	1:1.6	1
5 Marlas & above but less than 10 Marlas	2	30'	1:1.6	1
10 Marlas &above but less than 1 kanal	2	30'	1:1.6	1
1 kanal & above but less than 2 kanals	2	30'	1:1.6	2
2 kanals & above	2	30'	1:1.6	2
Apartment building* on 2.5 kanals and above	3	40'	1:2.3	1.5 per Unit

2.1.4 Porch

Car porch not exceeding 20-ft (6.1m) in length shall be permissible in the side space. While the minimum length of the car porch shall not be less than 12ft. In case of corner plots car porch shall be permissible along longer side. In case of sites having a requirement of minimum 5-ft (1.5m) side space, construction over the car porch is permissible provided that shall not extend from the building line.

2.1.5 Toilet / Bathroom

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

2.2 Approved Schemes

2.2.1 Mandatory Open Spaces

Plot Size	Building Line	Rear Space	Side Space
Less than 5 Marlas	5ft (1.52 m)	3 ft (.91 m)	Not required
5 Marlas & above but less than 10 Marlas	5ft (1.52 m)	5ft (1.52 m)	Not required
10 Marlas and above but less than 1 kanal	10ft (3.05 m)	5ft (1.52 m)	5 ft (1.52 m) (on one side)
1 kanal and above but less than 2 kanal	10ft (3.05 m)	7ft (1.52 m)	5 ft (1.52 m) (on both sides)
2 kanal & above	20ft (6.1m)	10ft (3.05 m)	10ft (3.05 m) (on both sides)
Apartment building* (Minimum 2.5 kanal and above)	25ft (7.65m)	10ft (3.05 m)	10ft (3.05 m) (on both sides)

• The number of storeys of apartment building is G+2 subject to approval of certified structural engineer.

• The Apartment project is allowed subject to conduct study of Transportation Impact Assessment (TIA) and Environmental Impact Assessment (EIA) and have no adverse impact on traffic flow and environment of the area.

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2.2.2 Building Height

(a). The height of any building other than Apartment Buildings measured from the crown of the road to the roof top (finished floor level of roof) shall not exceed 30 ft. (G+1 and Mumty 8') (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank).

(b). Height of any residential building other than Apartment Building shall not exceed as applicable in approved schemes (clause 2.2.3) and the minimum height of each storey shall not be less than 9-ft 6-inches (2.9 m).

(c). The total number of storeys permissible in an apartment building allowed on residential plots in approved schemes/controlled areas excluding basements, shall not be more than G+2 and each storey shall have a minimum building height of 9ft 6 inches (2.9m) other than basement.

(d). Maximum height of any Apartment Building allowed on residential plots in approved Schemes measured from the crown of the road to the roof top (finished floor level of roof) shall not exceed 40ft. (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank).

(e). In case of approved Apartments sites the maximum height of any Apartment Building measured from the crown of the road shall not exceed 1.5 times the width of the right of way plus the width of building line in front of the plot (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank).

2.2.3 Ground Coverage and Floor Area Ratio (FAR)

Plot size	Max. No. of Storeys	Max. Height	Max. FAR	Max. Parking
Less than 5 Marlas	2	30'	1:1.6	1
5 Marlas & above but less than 10 Marlas	2	30'	1:1.6	1
10 Marlas &above but less than 1 kanal	2	30'	1:1.6	1
1 kanal & above but less than 2 kanals	2	30'	1:1.6	2
2 kanals & above	2	30'	1:1.6	2
Apartment building* on 2.5 kanals and above	3	40'	1:2.3	1.5 per Unit

2.2.4 Porch

As provided in section 2.1.4.

2.2.5 Toilet/Bathroom

As provided in section 2.1.5

2.2.6 Farm house

(a). The number of storeys permissible in a farmhouse shall not be more than two with a maximum building height of 30ft (9.15m)

(b). Maximum ground coverage shall be 40%.

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2.3 Predominantly Open Areas

2.3.1 Mandatory Open Spaces:

Plot size Category	Building line	Rear space	Side space
Less than 5 Marlas	5 ft	5 ft	Not required
5 Marlas & above but less than 10 Marlas	5 ft	5 ft	Not required
10 Marla and above but less than 1 Kanal	10 ft	7 ft	5 ft on one side
1 kanal &above but less than 2 Kanals	10 ft	7 ft	5 ft on both sides
2 kanals & above	20 ft	10 ft	10 ft on both sides
Apartment building* (2.5 kanals and above	25ft	10 ft	10 ft on both sides

* The Apartment project is allowed subject to conduct study of Transportation Impact Assessment (TIA) and Environmental Impact Assessment (EIA) and have no adverse impact on traffic flow and environment of the area.

* The number of storeys of apartment building is G+2 subject to approval of certified structural engineer.

2.3.2 Building Height

(a). The height of any building other than Apartment Buildings measured from the crown of the road to the roof top (finished floor level of roof) shall not exceed 30 ft. (G+1 and Mumty 8') (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank).

(b). Height of any residential building other than Apartment Building shall not exceed as applicable in approved schemes (clause 2.2.3) and the minimum height of each storey shall not be less than 9-ft 6-inches (2.9 m).

(c). The total number of storeys permissible in an apartment building allowed on residential plots in approved schemes/controlled areas excluding basements, shall not be more than G+2 and each storey shall have a minimum building height of 9ft 6 inches (2.9m) other than basement.

(d). Maximum height of any Apartment Building allowed on residential plots in approved Schemes measured from the crown of the road to the roof top (finished floor level of roof) shall not exceed 40ft. (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank).

(e). In case of approved Apartments sites, the maximum height of any Apartment Building measured from the crown of the road shall not exceed 1.5 times the width of the right of way plus the width of building line in front of the plot (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank).

2.3.3 Ground Coverage and Floor Area Ratio (FAR)

As provided in section 2.2.3.

2.3.4 Porch

As provided in section 2.1.4.

2.3.5 Toilet/Bathroom

As provided in section 2.1.5.

2.3.6 Farm house

As provided in section 2.2.6

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2.4 Professional Activities Allowed in a Residential Units

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

2.5 Apartment Buildings

The apartment building can be allowed on sites:-

a) On approved apartment sites with height 1.5 times of the width of right of way plus the width of the setback in front of the plot (Exclusive of chimney stacks, lift heads and water tower). Building height = (R.O.W x 1.5) + setback
b) In areas other than (a) apartment building may be permitted on sites measuring 2.5 kanal and above with 40 ft height (Exclusive of chimney stacks, lift heads and water tower).
c) On amalgamation of plots with resultant plot size of 3-kanal and above, apartment building may be permitted with maximum height up to 40-ft height.
d) Parking requirement for Apartment Building shall be as follows:
   1-car/ 1000 sq-ft. of covered area or 1.5 Car per Apartment Unit
e) Mandatory Open Space for Apartment Building shall be as follows-

Plot size/zone	Building Line	Rear space	Side space
*All Apartment building	25-ft	10-ft	10-ft (on both sides)

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

Whereas FAR and ground coverage shall be as follows:

Site	Max. Ground Coverage	FAR
Approved Apartment Sites	55 %	1:2.3
Residential Plots	55 %	1:2.3

i. Structure stability Drawing/Calculations are compulsory above 30-ft.
ii. Plots can be amalgamated side by side and/or back-to-back, considering the same plot size category
iii. Multiple ownership for amalgamation is allowed
iv. Extra above height charges above 40 ft
v. Augmentation charges for converted plots

2.6 Additional Requirements

1. No billboards and hoarding shall be allowed on residential buildings.
2. For determination of building completion date for issuance of completion certificate of residential buildings the utility bills of electricity installation may be considered by the Authority.
3. Rainwater invert well for houses having area of more than 1 kanal shall be provided to increase water aquifer level and less disposal activity (less consumption of electricity / diesel at disposal station).
4. Underground water tank and overhead water tank shall be provided in all types of residential buildings having area of 3-marlas and above.
5. P-trap Septic tank shall be provided for sewage and drainage system of any building.

Note: In residential building insulation of outer walls, roofs and windows may be provided for energy efficiency specially walls facing sun may be insulated in residential buildings.

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Chapter-3

3 SITE REQUIREMENTS: COMMERCIAL

3.1 Declared Commercial Area:

Plots of 4 kanals and Above Located on Roads with Minimum 60-80 ft Right of Way (For plots less than 4 kanal respective Building Regulations under section 3.2, 3.5 and 3.6 shall be applicable depending on its location).

3.1.1 Building Height, FAR and Ground Coverage

Height	FAR	Ground Coverage
Up to 60 ft	1:3	65%

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

3.1.2 Mandatory Open Spaces

Height	Building Line	Rear Space	Both Side Spaces
Unlimited	25 ft	10 ft (3.96 m)	10 ft

3.1.3 Setback on Upper Floors

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

3.2 Central Business District

Excluding the areas under 3.1

3.2.1 Mandatory Open Spaces

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

3.2.2 Building Height

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

3.2.3 Ground Coverage and Floor Area Ratio (FAR)

(a) The maximum coverage of the plot area shall be $7/8^{th}$ on the ground floor and 3/4th on the subsequent floors with maximum FAR of 1:3.

(b) Only one basement is allowed with a maximum depth of 12ft from the road level for plot area upto 1 kanal. However, plots having area more than one kanal may have more than one basement subject to requirement and approval from competent authority considering the seismic zones.

3.3 Main Civic and Commercial Centres

3.3.1 Mandatory Open Spaces

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

3.3.2 Building Height

The height of any building including parapet wall shall not exceed 60ft

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3.3.3 Ground Coverage and Floor Area Ratio (FAR)

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

b. Only one basement is allowed with a maximum depth of 12ft (3.66m) from the road level for plot area upto 1 kanal. However, plots having area more than one kanal may have more than one basement subject to requirement and approval from competent authority considering the seismic zones.

3.4 Neighborhood Commercial Areas

3.4.1 Mandatory Open Spaces

No mandatory open spaces are required for commercial / office buildings to be erected in these areas if the authority or government has provided parking, otherwise front space should be left as per standards.

3.4.2 Building Height

The maximum height of the building shall be as follows:

Plot size	Maximum Building Height
Less than 3 marlas	2 floors
3 marlas & above but less than 10 marlas	2 floors
10 marlas & above	3 floor

3.4.3 Ground Coverage and Floor Area Ratio (FAR)

The maximum ground coverage and FAR shall be as follows:

Plot size	Ground floor coverage including Arcade	Subsequent Floors Coverage	FAR
Less than 7 marlas	100 %	100 %	1:1.6
7 marlas to up to 10 marlas	100 %	80 %	1:1.6
Above 10 marlas	7/8th of plot area	3/4th of plot area	1:2

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

b. The arcade shall be minimum of 1ft above the road level.

c. The finished floor level of the shop in case of basement shall be 3ft above from the finished floor level of arcade with minimum 1ft 6 inches high ventilator.

3.5 Declared Commercial Roads

In order to apply commercialization building regulation standards along the main roads of the urban area, the relevant council/authority or government body should conduct a study and notify the commercial roads based on right of way, existing land use of the roads, traffic flow etc.

3.5.1 Mandatory Open Spaces

The mandatory open spaces, height of building and covered area shall be as follows:

Plot size	Front space	Rear space	Side space	Max. height allowed
Less than 5 marlas	5 ft.	Not required	Not required	26 ft (2 Storeys)
5 marlas to less than 10 marlas	5 ft.	Not required	Not required	38 ft (3 Storeys)
10 marlas to upto 1 kanal	10 ft.	7ft	5 ft on one side*	38 ft (3 Storeys)
1 kanal upto 2-kanal	10 ft.	7 ft	5 ft on both sides	38 ft (3 Storeys)
Above 2 kanal	20 ft.	10 ft	10 ft on both sides	38 ft (3 Storeys)

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i. Provision of setback shall be as defined/ prescribed in the gazette notification of controlled roads.
ii. Parking shall be allowed in setback.
iii. The side space of two properties shall be at their adjoining side
iv. Authority will decide for Mandatory spaces in case of irregular plots.

3.5.2 Additional Regulations

Following additional Regulations shall also be applicable:

a. The floor level of mandatory open spaces for all buildings shall not be more than 6 inches higher or lower than the adjoining road level.
b. No side walls between two adjoining commercial buildings to improve access of utility vehicles.
c. Vehicular entry and exit shall be provided.
d. No window and other openings on the upper floors shall be allowed, which may adversely affect the privacy of adjoining residential properties except emergency exits.
e. Parking shall be provided as laid down in these Building Regulations.
f. No structural changes shall be allowed in the buildings after grant of temporary / annual commercialization.
g. The side spaces between two commercial buildings shall be kept at the same level for common use.
h. Parking Basements can be constructed according to the soil conditions/water table in the particular area.
i. For Mega projects, FAR, Ground coverage, Height and similar architectural/planning aspects shall be decided by the Authority (Governing Body).
j. A separate space for loading and unloading of goods shall be provided in design (master plan and building plan) and no such activity shall be allowed on adjoining road.
k. U and L shaped buildings (not applicable on corner plots):
    i. For U and L shaped building plans, the side and rare mandatory open spaces can accumulatively be provided at the center or side of the building.
    ii. Parking may be allowed at open spaces.
    iii. Maximum 25% area of open spaces may be covered at first and subsequent upper floors.
    iv. Minimum 6ft Arcade shall be mandatory on each storey.
    v. Maximum 3 Storeys are allowed in this case.

3.6 Predominantly Open Areas

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

3.7 Regulations for Bus Stands and Filling Stations

3.7.1 Bus/Mini Bus/Stands

a. The minimum plot area shall be as per requirements of Government.
b. Maximum building height of any structure at the Bus Stand shall not exceed 30ft (9.15m) or 2 floors.
c. Covered area excluding parking sheds shall not exceed 20% of the plot area.
d. Minimum building line shall be 20ft (6.1m) and a minimum of 10ft (3.05m) space shall be left on remaining three sides.
e. Access shall be limited to only one exit and one entry

Note:

i. All requirements of Motor Vehicle laws shall be complied with.

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3.7.2 Petrol Filling Stations

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

a. Minimum of 20 ft (6.1m) building line shall be provided.
b. All the structures shall be single story.
c. A clear space of 5ft (1.52m) shall be provided on both sides and at the rear.
d. Turning angle for Entry / Exit points from the adjoining road shall be less than 45 degree.
e. Access shall be limited to only one exit and one entry.
f. The minimum width, depth and area of the plot shall be in accordance with the notification of the government.

The other minimum requirements will be as follows:

Pump	Min. Area	Min. ROW	Min. Front
Petrol	1-1/2 K	50'	70'

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

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

1. Notwithstanding the provisions under chapter 2 and 3 above, the above uses shall be permitted at a minimum plot size of 4 kanals with a building line of 30 ft and each of the rear and side spaces of 15 ft.
2. A separate space for loading and unloading of goods shall be provided and services shall not be catered on road area.

3.7.4 Temporary Marquee

1. Temporary Marquee of steel structure with fire ratted material sheet can be allowed on commercial/converted plots of 4 kanal and above subject to provision of NOC / certification from civil Defense/ Rescue-1122 and structure stability certificates. The building line of 30 ft and 15 ft mandatory spaces shall be kept clear on both sides and rear of the plot and parking shall be provided as prescribed for marriage halls.
2. A separate space for loading and unloading of goods shall be provided and services shall not be catered on road area.

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

3.8.1 Mandatory Open Spaces, FAR and maximum Ground Coverage

The provisions shall be as follows:

Plot Size	Building Line	Rear Space	Side Space on both sides	Max FAR	Max Ground Coverage
Less than 1 kanal	10 ft (3.05 m)	5 ft (1.52 m)	5 ft (1.52 m)	1:1.6	65%
Above 1 kanal but less than 2 Kanals	20 ft (6.1m)	10 ft (3.05 m)	10 ft (3.05 m)	1:1.6	60%
2 kanal and above	30 ft (9.15m)	15 ft (4.57 m)	15 ft (4.57 m)	1:1.6	55%

Note:

a) In case of educational institutions situated in approved schemes as well as on controlled roads a 15ft separate lane for pick up and drop purposes shall be provided in addition to setback area outside the boundary wall.

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b) In case of health institute/hospital, a separate pick & drop lane shall be provided in addition to the setback area as following:

less than 2 kanal	15ft
more than 2 kanal	20ft

3.8.2 Building Height

The height of any building measured from the crown of the road to the roof top shall not exceed 30 ft except chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank and it shall consist of not more than 2-storeys.

Chapter-4

4 SITE REQUIREMENTS: INDUSTRIAL

4.1 Industrial Estates and Industrial Areas in Approved Schemes

4.1.1 Mandatory Open Spaces, Maximum Coverage Area & FAR

Plot Size	Front Space	Rear Space	Side Space On both sides	Max FAR	Max Ground Coverage
Upto 1 kanal	10ft (3.05 m)	5 ft (1.52m)	5 ft (1.52m)	1:1.6	55%
Above 1 kanal but less than 4 kanals	20 ft (6.1m)	13ft (3.96m)	13 ft (3.96m)	1:1.6	55%
4 kanals & above but less than 1 acre	30 ft (9.15m)	13 ft (3.96m)	13 ft (3.96m)	1:1.6	55%
1 acre & above but less than 5 acre	50 ft (15.24m)	20 ft (6.1m)	20 ft (6.1m)	1:1.6	55%
5 acre and above	70 ft (21.34m)	20 ft (6.1m)	20 ft (6.1m)	1:1.6	55%

4.1.2 Building Height

The height of any building measured from the crown of the road to the top of parapet wall (except chimney stacks, lift heads and water tower) shall not exceed 30ft and it shall consist of not more than two storeys.

4.2 Industrial Zones in Established Built-Up Areas

4.2.1 Mandatory Open Spaces, Maximum Coverage Area & FAR

Plot Size	Front Space	Rear Space	Side Space On both sides	Max FAR	Max Ground Coverage
Above 1 kanal but upto 2 kanals	15ft (4.57 m)	7ft (2.13 m)	7ft (2.13 m)	1:1.6	55%
Above 2 kanals but less than 4 kanals	20 ft (6.1m)	13ft (3.96m)	13 ft (3.96m)	1:1.6	55%
4 kanals & above but less than 1 acre	30 ft (9.15m)	13 ft (3.96m)	13 ft (3.96m)	1:1.6	55%
1 acre & above but less than 5 acre	50 ft (15.24m)	20 ft (6.1m)	20 ft (6.1m)	1:1.6	55%
5 acre and above	70 ft (21.34m)	20 ft (6.1m)	20 ft (6.1m)	1:1.6	55%

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4.2.2 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 30ft and it shall consist of not more than 2 storeys.

4.3 Industrial Zones in Predominantly Open Areas

4.3.1 Mandatory Open Spaces, Maximum Coverage Area & FAR

As provided under section 4.1.1

4.3.2 Building Height

As provided under section 4.1.2

4.4 General Conditions

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

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Chapter-5

5 PARKING REQUIREMENTS

5.1 General

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

5.2 Parking Space Standards

5.2.1 Apartment buildings

The following minimum parking space provisions shall be made:
One car space for every 1200 sq ft. (111.52 sq m) of covered area subject to a minimum of one car space for every housing unit; and

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

5.2.2 Hotels

a. One car space for every 6 rooms, provided that in case of family suites, each room will be counted separately as one room for calculation of parking spaces.
b. One car space for every 800 sq ft (75 sq m) of shopping area.
c. One car space for every 1000 sq ft (92.95 sq m) of office area.
d. One car space for every 500 sq ft (46.47 sq m) of floor area under restaurant, café and banquet hall.
e. One Car space for every 5 Rooms and 1 Motorcycle for each Room.

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

One car space for every **800 sq.f** (74.36 Sq.m) of floor are

5.2.4 Restaurants, Clubs & Cafes

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

5.2.5 Marriage Halls, Banquet Halls & Community Centres

One car space every 300 sq ft (27.87 sq.m) of floor area.

5.2.6 Cultural Institutions (Parks & Monuments) Post Offices & Police Stations:

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

5.2.7 Industrial Buildings, Warehouses & Godowns

a. One car space for every 500 sq ft (46.47 sq m) of floor area of the administrative block of the building for the staff.
b. One car space for every 2000 sq ft (185.9 sq m) of floor area for the workers; and

5.2.8 Schools, Colleges, and Educational Institutions

a. One car space for every 2000 sq ft (185.9 sq m) of floor area.
b. 40% of car parking space shall be reserved for motorcycles and buses

5.2.9 Motor Cycles

16% of the total car parking area shall be reserved for motorcycle.

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5.3 Parking Spaces Specifications

5.3.1 Calculating the Parking Requirements

a. For the purpose of calculating parking requirements, the gross floor area shall not include the area of mechanical plant rooms, air conditioning plants, electric sub-station, space provided for prayer **which shall not increase by 5% of total covered area of the building excluding the area under the use of** ducts, service shafts, public toilets for common use, lifts, escalators, stairs, covered parking and circulation of vehicles.
b. If corridors and arcades provided are more than 10 ft in width then additional area under corridors and arcades shall be excluded for calculating the car parking requirements.
c. In case of additions/alterations additional parking will have to be provided for the additional floor area according to the standards given in these Regulations.

5.3.2 Floor Height

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

5.3.3 Parking Geometry

Configuration of parking spaces and driveway etc. shall conform to the following minimum standards:

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

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5.3.4 Ventilation & fire protection in parking area

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

5.3.5 Lighting Arrangement

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

5.3.6 Basement, Ramp, Parking

a. The lower ground floor/basement if used for car parking purposes 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, 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. The owner has to surrender the cost of the structure in the setback area for road widening in future if needed without any compensation.
c. For the construction of basement, the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot. The owner will have to surrender the setback area for road widening in future if needed without any compensation.
d. No ramp is allowed inside and rear spaces at ground level if these spaces are not abutting a road.
e. However, the level of the roof of the basement in the mandatory open spaces required to be provided under these Regulations shall not exceed 6 inches above the crown of the road.
f. 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 Regulations.
g. No Ramp shall start within 10ft clear space from the plot line for entry and exit purposes. Such ramp should have a maximum slope of 1:5, with transition slopes minimum 8ft long and maximum 1:10 gradient at both ends. (see fig. 5.1)
h. Where entry/exit to the basement is from the rear mandatory open space, a minimum chamfer of 6x6 ft. shall be provided at the rear two corners of the building at the ground floor level (see fig. 5.2).
i. In case, a commercial building is proposed to be used for multi-purposes like hotel, banquet hall or apartments etc. the parking requirements for these uses shall be calculated separately on the basis of proposed uses as per these Regulations.
j. In the parking basement non-usable areas such as generator room/water tanks/ pumping stations/engineering services/ transformer may be permitted subject to the condition that the area does not increase 10% of the particular floor area with proper enclosure.
k. The rooms for security/emergency staff may also be permitted in parking basement which will not create any hindrance in parking.
l. In case of provision of parking in basement, the parking space should be provided for both Motor Bikes and Motor Cars. Parking Basement only for Motor Bikes will not be approved.

5.3.6 Signage

a. The building plans should clearly show entry, exits, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc.
b. Proper parking signage such as entry and exit, directional arrows and road marking must be provided.

5.3.7 Construction of partition walls

No partition walls shall be constructed in parking areas.

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5.3.8 Incentive for provision of additional Parking

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

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

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

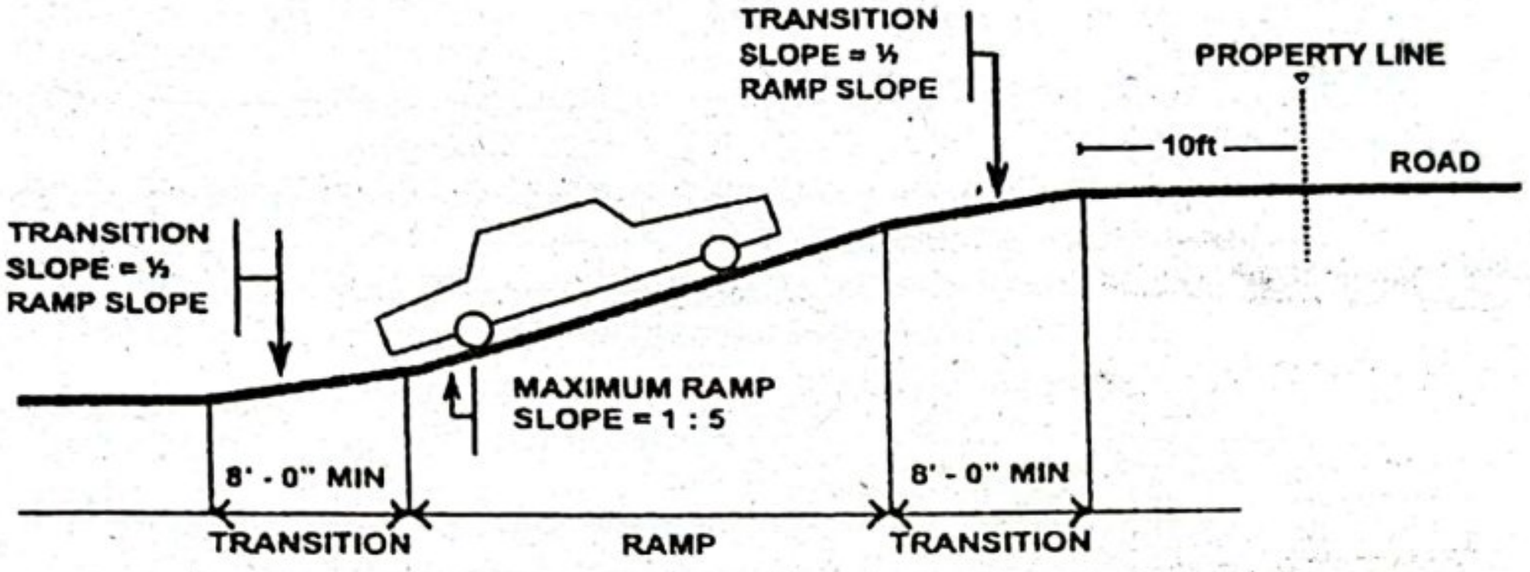


FIG. a
RAMP SLOPES TRANSITIONS ARE REQUIRED
ONLY IF RAMP SLOPE EXCEEDS 1 : 10

Fig-5.1 Ramp

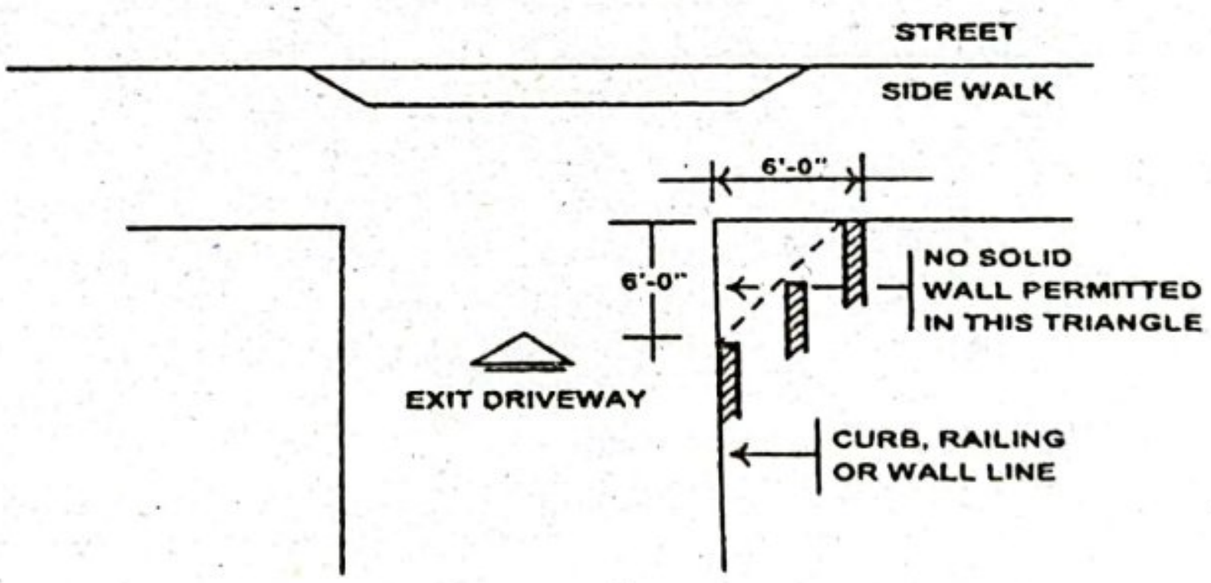


FIG. b

Fig-5.2 Chamfering at Driveway

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Chapter-6

6 SPACE AND SAFETY REQUIREMENTS

6.1 External Building Requirements

6.1.1 Right of Way

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

a. For roads where minimum right of way is not prescribed in the Master Plan / Approved Schemes, the right of way and widening of roads shall be:-
   i. As provided in the revenue record or in absence of such record as established at site in existing built-up areas.
   ii. Including set back as prescribed by the respective Authority
   iii. As fixed by the Competent Authority.
   iv. Not less than 30 ft. (9.15 m) in all other cases.
b. No gate, boundary wall, fence or hedge shall be erected or grown within the right of way.
c. No ramp will be provided within the right of way.
d. The earth filling on the road berms shall have outward gradient of 4% from the edge of road berm up to a distance of 5 ft. (1.52 m) from the property line from where it will go up to the property line at the same level.
e. All corner plots shall be splayed on both sides from the corner. Plots of 10 marlas or less shall be splayed by 5 ft (1.52 m) and more than 10 marlas plots shall be splayed by 10ft.

6.1.2 Buildings of Public Assembly

In case of buildings of public assembly special space provisions under the relevant laws, if any, shall be applicable in addition to the provisions under Chapter 1 & 3 and section 6.1.1of this document.

6.1.3 Amalgamation of Plots

Two or more plots of the same uses may be combined for the purposes of constructing one or more buildings considering that the plots are owned by the same owners. If at any later stage the sub-division is again done, then the building period charges will have to be paid for the sub-divided plots from its original date of expiry of building period of approved plans.

Note: Constructed buildings can be amalgamated.

Whereas for commercial/converted plots building regulations will be applicable as per policy of Commercialization.

6.1.4 Subdivision of Plots

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

a. Subdivision shall not be allowed for a plot of less than one kanal.
b. Subdivision of one kanal and above but less than two kanals plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Director Town Planning. The resultant subdivided plot shall not be less than 10 marlas (209.14 sq. m)

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c. Subdivision of 2 kanals (836.55 sq. m) and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Director Town Planning. The resultant subdivided plot shall not be less than 1 kanal (418.28 sq.m)

6.1.5 Neon Sign/Signage/Hoarding

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

6.1.6 Building Elevation

Where the elevation of a building is required to be controlled, the outline design of facade approved by the Director Town Planning shall be adopted.

6.1.7 Projections from the Face of Building

Note: Notwithstanding the above provisions, sunshade shall have a minimum clear height of 7 ft. above the plinth of the structure-Subject to the condition that any type of construction is not allowed above the sunshade. Neither any kind of usage of the projection can be made.

6.1.8 Pergola

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

6.1.9 Boundary Wall

1. The plan for construction of Boundary wall in the public/ private housing schemes, land sub-division and private housing in the Area as defined in
2. The rules given by the competent authority, shall be got approved from the Authority on payment of prescribed fee (provided that no structural plan road or access to adjoining properties will be blocked by constructing such boundary walls).
3. No boundary wall where permitted shall exceed 7ft in height from the crown of the road and 9ft in case of educational buildings. Provided that no structural plan road or any access to adjoining abadies will be blocked.

6.1.10 For residential buildings in commercial areas

Boundary wall will be allowed 10 ft after the building line.

6.1.11 Chamfer

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

6.2 Internal Building Requirements

6.2.1 Basement

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

a. that a basement shall be served with an independent entrance and in addition it shall have an emergency exit except for houses.
b. that the level of the main sewer permits gravity flow at a gradient of not less than 1:40 or if this may not be possible, pumping arrangement shall be installed;
c. that the sewer passing under the basement is gas tight;

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d. that the minimum height of any basement room shall be 8 feet (2.44m) other than habitual room.
e. In case of residential/commercial, the minimum area of the basement shall be 100 Sq. ft. and shall be constructed after leaving the mandatory open spaces required under these Regulations.
f. that basement in other buildings shall be as prescribed in chapter 3&5
g. that the foundations of the basement shall not intrude into the adjoining properties.

6.2.2 Specifications

6.2.2.1 Residential Room

i. The minimum area of a room meant for human habitation shall be 100 sq ft (9.29 sq m) having a minimum width of 8 ft. (2.44m).
ii. The minimum floor area of a kitchen shall be 50 sq ft (4.65 sq m) having a minimum width of 6 ft (1.83 m).
iii. The minimum height of any habitable room from finished floor level to the roof ceiling shall not be less than 9 ft 6in (2.89m).
iv. Inter floor shall only be permitted in rooms other than those meant for habitation purposes, such as bath rooms, stores, pantries, passage and garages etc., if combined with the main building.
v. A minimum clear height of all the rooms referred in iv above shall be 7 ft 6 in (2.29 m) and the inter floor shall have a minimum clear height of 5 ft 6 in (1.70 m).

6.2.2.2 Shops

a. The minimum floor area of a shop shall be 100 sq ft (9.29 sq m) having a minimum floor width of 8 ft (2.44m).
b. Minimum height of any shop shall not be less than 9 ft-6 inches (2.9 m) without any gallery (storage space) or 15 ft 6 inches (4.73m) with gallery (storage space).
c. The minimum height of inter-floor or room shall conform with the prescribed height applicable to the buildings in which they are being provided, with the exception of shops where the height may be reduced to 7 ft (2.13 m) provided that:
   - the total area of any inter-floor or loft in any shop shall not exceed 1/3rd of the total area of the shop.
   - Every inter-floor or loft shall be open except a protection wall or railing not exceeding 3 feet (0.91 m) in Building Height.
   - Minimum height of parapet wall shall be 2 ft-9 inches (0.84 m).

6.2.2.3 Arcades

a. The minimum width of arcade in the city shall be 10 ft. In case of neighborhood shops/mohallah shops the minimum width of arcade shall not be less than 5 ft (1.52m) up to plot area of 7 marla. For plots of above 7 marla the width of arcade shall be 10 ft. This will also be applicable in all approved private housing schemes.
b. For declared commercial roads the arcade will be 6ft wide for all size of plots and no step shall be allowed in that space.

6.2.3 Ramp & Toilet for Disabled Persons

In all buildings other than residential buildings, a ramp of minimum 4-feet width and having maximum gradient of 1:6 should be provided for disable persons. In case of non-provisions of lifts,

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each floor should be accessible through this ramp. A toilet for disabled must also be provided. Whereas no ramp is required on buildings on plot size less 7 Marla.

6.2.4 Incentives for Additional Facilities

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

6.2.5 Fire Drills

NOTE: All firefighting arrangements shall comply with the requirements under Rule 9 of Civil Defense (Special Powers) Rules 1951.

6.2.6 The recommendations of fire safety

Commission regarding following components shall be fulfilled:

i. Fire Door
a. Hydrant System
b. Installation of Fire Extinguishers
c. Fire Alarm System
d. Clear access and removal of obstructions.
e. Evacuation plans and emergency lighting system.
f. Emergency response team.
g. Water Pump.
h. Smoke Detectors.

6.3 Internal Lighting and Ventilation Specifications

6.3.1 Size of External Openings

Every room other than rooms used predominantly for the storage of goods shall, except where mechanical arrangement is provided, shall have a combined glazed area of not less than 8% of the floor space of such room, and 80-100% of such openings shall be capable of allowing free un-interrupted passage of air. If opening size exceeds from 12% of the room size than the opening shall be provided by appropriate shading device according to the size and orientation of the opening while being in the limits of mandatory open spaces.

6.3.2 Toilet, Water Closet and Bathrooms

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

6.3.3 Internal Air Wells/patio/wind catcher

a) Kitchens, toilet, water closets and bathrooms may have sources of daylight and ventilation like room internal air wells/patios/wind catchers. In such cases, the following minimum sizes:-

i. For building up to 2 storeys in Building Height :50 sq. ft. (4.65 sq. m) minimum width of air well 6 ft. (1.83 m)
ii. For building from 3 to 7 storeys: 100 sq. ft. (9.29 sq. m) minimum width of air well: 8ft (2.44 m)
iii. For building higher than 8 storeys: 200 sq. ft. (18.59 sq. m) minimum width of air well: 10 ft. (3.05 m)

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b) The floor of each air well shall be adequately drained.
c) Reasonable access shall be provided at the bottom of each air well.
d) No internal air well or portion thereof shall be roofed over except in case of design following the rules of wind catcher (top can be covered with roof at 7ft height from finished floor level of roof, where each wall shall have clear open space of 80% of the total wall area.)

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

6.4 Fire Resistance and Fire Precautions

6.4.1 General

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

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

6.4.2 Special Buildings

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

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

6.4.3 Fire Precautions in Air-conditioning System

a. Except in residential buildings, all air conditioning or ventilation ducts including framing, shall be constructed entirely of non-inflammable materials, and shall be adequately supported throughout their length.
b. Where ducts pass through floors or walls, the space around the duct shall be sealed with rope asbestos, mineral wool, or other non-inflammable material to prevent the passage of flames and smoke.
c. The air intake of any air-conditioning apparatus shall be so situated that air does not re-circulate from any space in which objectionable quantities of inflammable vapours or dust are given off and shall be so situated as to minimize the drawing of inflammable material or other fire hazards.
d. Where the duct systems serve two or more floor of a building or pass-through walls, approved fire dampers with fusible links and access doors shall be located at the duct opening and such dampers shall be so arranged that the disruption of the duct will not cause failure to protect the opening.

6.4.4 Extinguishment of Fires

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

a.

i. All buildings shall have one multipurpose (A, B, C) dry chemical powder 6 Kg fire extinguisher for each 2000 sq. ft. of floor area. At least two fire extinguishers of 6 Kg each shall be placed on each floor (if floor size is less than 2000 sq. ft.).

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ii. The maximum travel distance to a fire extinguisher shall not exceed 75 ft. but for kitchen areas this distance is 30 ft.

b. Firefighting buckets

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

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

e.

i. The pressurized internal fire hydrant system shall be independent and separate from the normal water supply system and shall be maintained at 3-5 bar pressure at all floors through an electric pump of suitable capacity for firefighting, which remains operational even if the power supply of main building is shut off.

ii. The hydrant system shall have two compatible standard inlets at ground level for connecting with the emergency fire vehicles.

iii. The pressurized internal fire hydrant system shall have a water hydrant outlet (with shutoff valve and pressure gauge) connected to a 1.5 inch x 100 ft fire hose stored in a metallic hose cabinet at or near an emergency staircase.

iv. All firefighting pumps shall be placed in such a manner that their base is at least two ft below the bottom of the water tank.

f.

i. For external fire hydrants all buildings shall have engine operated standby external fire-fighting pump connected to an adequate water source and supplying water to an external pipeline serving to external fire hydrants.

ii. The external fire hydrant shall be located at least six ft away and not more than fifty ft from the building. The distance between any two hydrants shall not exceed more than 100 ft.

g. Separate fire exit stairs.

h. Fire Alarm System

i. First Aid Box

j. Smoke masks

k. Breathing apparatus

l. A plan showing the firefighting provisions in the building shall be displayed at the site.

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6.4.5 Fire Drills

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

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

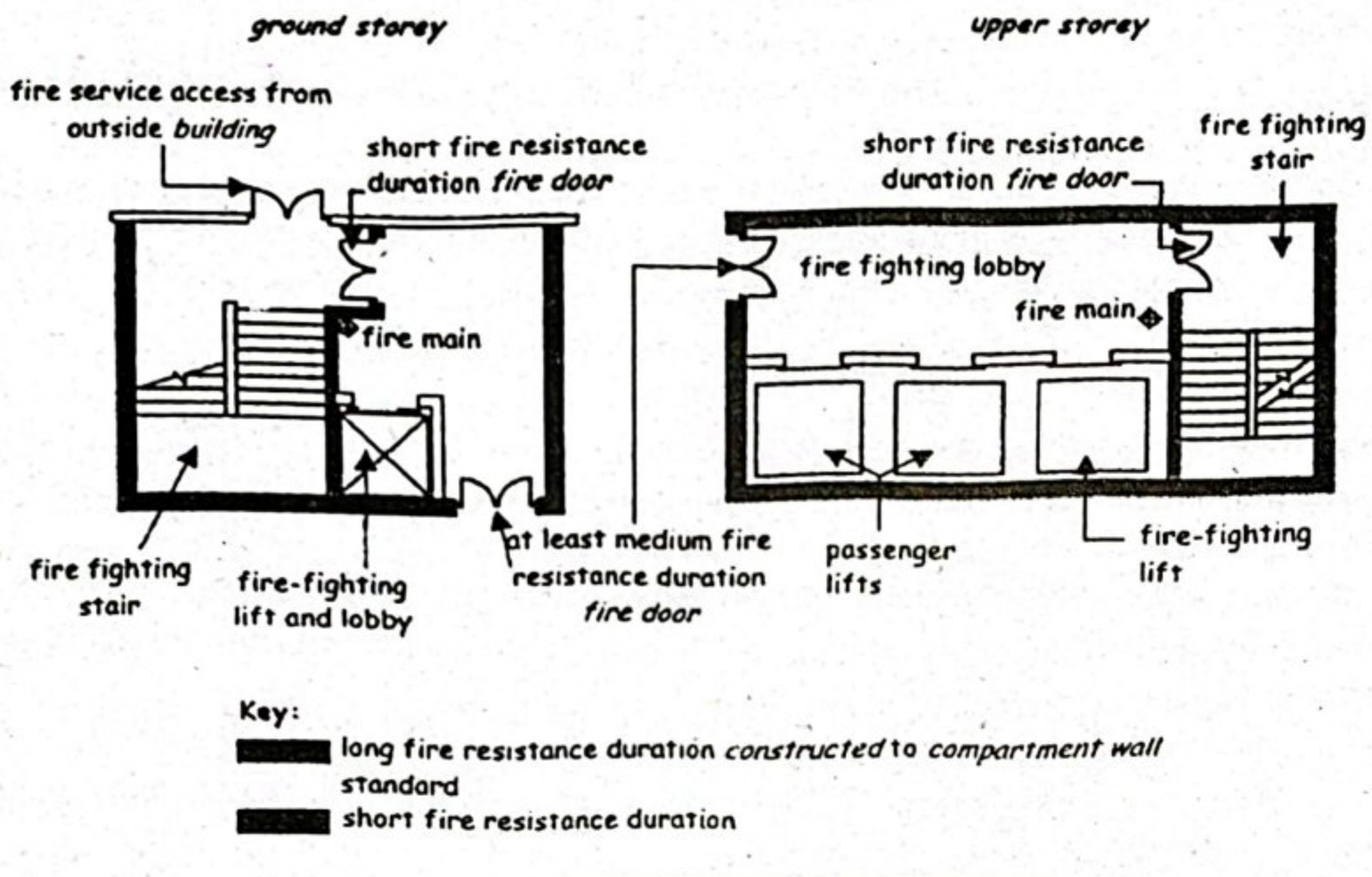


Fig-6.1 Firewall

6.5 Emergency Exit Specifications

6.5.1 Means of escape in case of emergency

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

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

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

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

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

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f. Every multi storey building shall be provided with emergency staircase / staircases as the case may be in addition to the main staircase/staircases in the manner that building having over 10,000 square feet area per floor shall have staircase designed in a way that the maximum travel distance to a staircase shall not exceed over 100 feet.

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

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

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

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

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

6.6 Utility Services Specifications

6.6.1 Water Supply

a. An Overhead and Underground water tank is mandatory for commercial and public buildings of plot size mentioned in the table below.

Following are the minimum sizes for an underground water tank:

6.6.1.1 UNDERGROUND WATER TANK

Plot size upto 3 storeys	L	W	H	Cubic feet
Above 1 kanal	10'-0"	5'-0"	4'-0"	200 C. ft.

b. The design of internal water supply network, underground shall be in accordance with NRM standards /WASA or Public Health Engineering Department requirements.

6.6.1.2 OVERHEAD WATER TANK

Plot size upto	**Width**	**Length**	**Height**	Cubic feet	Gallon
Upto 7 Marla	3'-0"	4'.0"	2'-6"	30 C. ft.	200
7 Marla to 1 kanal	5'-0"	5'.0"	2'-6"	62 C. ft.	400
Above 1 kanal	5'-0"	5'-0"	4'-0"	100 C. ft.	600

c. The capacity of the overhead water tanks (mandatory in each building) for multi storey buildings shall be as per the Building Code of Pakistan/NRM, in accordance with size, Building Height and use of the building.

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

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6.6.2 Drainage

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

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

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

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

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

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

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

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

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

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

3.1.1. Sanitation

a. Houses and Apartments

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

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

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

3.1.2. Solid Waste Management

a. Refuse chutes shall be provided in multistory building for disposal of solid waste

b. All buildings other than houses shall provide adequate storage space for storing of solid waste equal to at least 24 hours generation.

3.1.3. Electricity

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

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Chapter-7

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

7.1 Design

7.1.1 Earthquake Resistant Design

a. The structural design of buildings and its individual elements shall conform to the requirements of the applicable codes such as UBC 1997, for resisting earthquake forces.

b. The seismic zone factor for buildings shall be based on the Seismic Zone Map of Pakistan.

7.1.2 Structural/Engineering Design

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

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

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

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

7.1.3 Compliance to Design Codes

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

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

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

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7.1.4 Structural Drawings

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

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

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

d. The structural drawings/documents shall also show the following information:
   i. Specific values of the various geotechnical parameters adopted.
   ii. Specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed.
   iii. Specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.
   iv. Design live loads adopted for each floor.
   v. Uniformly distributed and other dead loads adopted for each floor.
   vi. A description of partitions at each floor and the loading adopted to account for them.

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

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

7.2 Sites

7.2.1 Building Site

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

7.2.2 Boundary Wall

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

7.3 Foundations

7.3.1 Ground Test

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

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7.3.2 Foundation near Drain

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

7.3.3 Structural Calculations

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

7.3.4 Damp Proof Course

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

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

7.3.5 Basement

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

7.4 Staircases and Lifts

7.4.1 Staircase Specifications

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

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

i.	Upto 5 storeys	4 ft. (1.22 m) clear
ii.	Above 5 storeys	4 ft-6 inches (1.37 m) clear

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

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

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

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

g. Steel spiral staircase of 5ft diameter for servants is allowed in the rare mandatory open space and straight steel stair case of 2.5ft width is allowed in rare and side mandatory open space.
In case of circular stair case landing is not compulsory.

7.5 Design Requirements for BTS / Towers / Antennas

a. Mobile companies will design towers keeping in view the following aspects:

i. Using towers which occupy less space.
ii. Using eye suiting colors on the towers.
iii. Utilization of high-rise buildings/water tanks, wherever possible.

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iv. Usage of maximum monopoles walls mounts/masts in cities.
v. Indoor solutions in big cities must be encouraged.
vi.
vii. Mobile companies will try to share the towers wherever possible keeping in view all the technical aspects.

b. Mandatory spaces of plots shall not be violated whenever towers are installed.
c. All towers/BTS will comply with all applicable standards laid down by Federal Regulatory Authorities in addition to these conditions.
d. In case of operations of BTS sites on generators, initially when electricity is not available, noise level of the generators set shall be kept up to 65-75DB (Decibel) and vibration level will not exceed over 1.1 M, at one meter distance from the generators. All generators shall be housed in brick walled room/soundproof canopies to ensure that the above two parameters, don not exceed the given limits.

Chapter-8

8 BUILDER'S OBLIGATIONS

8.1 Obligations of Builder at Construction Sites

8.1.1 Air Pollution

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

8.1.2 Site Hoardings

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

8.1.3 Written Permission for Use of Street

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

8.1.4 Utility Departments to be informed for Excavation of Public Street

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

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8.1.5 Utility Services not to be obstructed

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

8.1.6 Obstructions to be Lit and Marked

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

8.1.7 Removal of Obstructions and debris After Completion of Works

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

8.1.8 Timbering

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

8.1.9 Stability of Adjacent Buildings

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

8.1.10 Filling of Excavated Site.

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

8.1.11 Loading edges of Excavation

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

8.1.12 Permit to Demolish Building

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

8.1.13 Scaffolds and Shuttering

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

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

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

8.1.14 Work on Sloping Roofs

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

8.1.15 Precautions for Raising or Lowering Loads

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

8.1.16 Security of Loads

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

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

8.2 Obligations of Competent Authority

8.2.1 Cancellation of Permission

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

8.2.2 Power to Seal

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

a. If the building has become structurally dangerous.

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

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

d. If the electricity network has become dangerous.

e. If the facade of the building has deteriorated.

8.2.3 Maintenance of Building

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

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

8.2.4 Dangerous Obstructions

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

8.3 Dangerous Buildings

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

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

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

Chapter-9

9 ROLES AND RESPONSIBILITIES

9.1 General

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

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

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

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

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

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iv. **Local Government and Rural Development Department or Municipal Administration:** responsible for performance of its functions and duties in accordance with the provisions of the these Building Regulations.

9.2 Builder- Responsibilities

9.2.1

a. Builder shall engage the services of following qualified professionals like Town Planners, Architects and Engineers etc, for the various stages of the project:

9.2.1.1 Consultants

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

9.2.1.2 Resident Engineer

(for multi storey & buildings of public assembly)

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9.2.1.3 Contractor

(for multi storey & buildings of public assembly).

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

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

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

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

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

g. The builder shall be responsible to restore the area in front of his/her plot after construction

h. The builder shall be responsible to display the sanctioned plan at the site.

9.2.2 Builders responsibility for BTS / Towers / Antennas

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

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

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

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

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

9.3 Consultants - Qualification and Responsibilities

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

9.3.1 Town Planner

i. The Town Planner registered with the PCATP and having a registration with the local government or municipal authority to prepare building plans.

ii. The registered town planner can design architectural drawings to be submitted to the regulatory authority.

iii. The Town Planner shall ensure that all architectural designs are in accordance with the Building Regulations.

iv. The Town Planner shall be responsible for ensuring the implementation of design according to the approved plan. In case of the design supervising Town Planner is changed than it shall be informed to the authority in writing.

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9.3.2 Architect

i. The architect registered with the PCATP and having a registration with the local government and municipal council to prepare building plans.

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

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

iv. The architect shall be responsible for ensuring the implementation of design according to the approved plan. In case of the design supervising architect is changed than it shall be informed to the authority in writing.

9.3.3 Structural Engineer / Vetting Structural Engineer

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

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

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

iv. The review of structural drawings & designs, required under these Regulations, shall be undertaken by a vetting Structural Engineer.

9.3.4 Electrical Engineer

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

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

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

9.3.5 HVAC and Mechanical Engineer

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

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

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

9.3.6 Public Health Engineer

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

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

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

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

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

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

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

9.4 Resident Engineer - Qualification and Responsibilities

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

b. The Resident Engineer shall:

i. Render full-time on-site supervision of the project.
ii. Develop and implement a construction-site safety program
iii. Take all reasonable measures to adhere to all good engineering construction practices.
iv. Cause to employ reasonably trained staff, in respective fields, as and when required, for undertaking the supervision.
v. Cause such testing and inspections to be carried out as are required, in his opinion, but such testing shall in no case be less than that prescribed by the Uniform Building Code, 1997, USA.
vi. Hold conferences with the contractor, builder and concerned consultants at suitable intervals, reviewing progress, quality and safety. Minutes of the said conferences shall be duly maintained.
vii. To maintain a complete set of all approved plans, designs, drawings and specifications at site.
viii. Promptly inform the Development Authority on BR-13 and builder if in his/her view construction/works is taking place in violation of the approved designs, drawings and specifications.
ix. Maintain all the construction/works records at site during construction and handover the same to the builder after completion of construction
x. The construction/works records shall comprise of the following:

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

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10. Record of all correspondence made.
11. Record of visits of the Authority officials and the consultants and copies of written instructions issued by them
12. Reports of all failures if any including a technical evaluation of the facts and the action taken
13. Reports of all accidents including a technical evaluation of the causes of accidents and the action taken.

14. **For residential buildings in commercial areas Boundary** wall will be allowed 10 ft after the building line.

9.5 Contractor- Qualification and Responsibilities

a. Every contractor hired by the builder must be registered with PEC having valid license for undertaking the particular category of work.
b. The contractor shall carry out his/her duties in a professional manner ensuring safety at the construction site and conformity to designs, drawings, specifications in accordance with Building Regulations and good engineering construction practices.

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

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

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

9.6 Local Government - Responsibilities

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

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

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

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

9.7 General Obligations/Responsibilities

9.7.1 Soil/Material Testing

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

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

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9.7.2 Substitution of Building Professional

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

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Chapter-10

10 BUILDING PLAN SANCTIONING & CONTROLLING AUTHORITY

10.1 General

a. Every builder including the Federal Government[88], Provincial Government, Autonomous, Semi-Autonomous and Local Bodies of Provincial Government and Provincial Government Agencies intending to carry out building works within the area under the jurisdiction of the respective Gilgit-Baltistan Local Government Department shall comply with the requirements of these Building Regulations.

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

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

i. Any structure erected or used or intended to be erected and used exclusively for the purpose of plant-house or bird-cage having maximum height of 4 ft (1.22m).
ii. Any structure intended to stand for a period of not more than 6 months, provided that prior permission of the competent Authority has been obtained in writing and an undertaking is given to remove such structure within six months.
iii. No permission is required for *minor repairs* as defined in chapter-1.

10.2 Application for Building Works

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

For making any addition or alteration in a building the builder shall submit a plan showing:

i. Additions/Alteration in Red
ii. Existing work in Black
iii. Structures to be demolished in yellow

10.3 Submission of Plans and Documents

10.3.1 Plans

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

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

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

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10.3.2 Documents

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

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

i. Site Photographs.
The builder shall provide photographs of the site and its adjacent property. (In panoramic form).

b. **Site Plan**

i. A site plan drawn to a scale of 100 ft (30.49m) to an inch (0.03m) (1:1250) to show the site to which it refers, unless its address is a number in a regular sequence of numbers in an Approved Scheme or complete address.
ii. A block plan of the site drawn to a scale of not less than 32 ft (9.76m) to an inch (0.03m) (1:400) showing the position of the proposed building and existing buildings, if any; the width and level of the streets on which the plot abuts and the adjoining plot numbers together with cardinal points.

c. **Building Plan**

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

i. Plans, sections, and elevations of every floor including basement, inter floor, mezzanine, cellar, if any, graphically describing the building intended to be erected
ii. Purpose for which the building or parts thereof are intended to be used
iii. Accesses to and from several parts of the building and its appurtenances
iv. Ventilation details (position, form, dimensions and means)
v. Depth and the nature of foundations
vi. Proposed height of plinth and super structure at the level of each floor
vii. Dimensions and description of all the walls, floors, roofs, columns, beams, joists and girders to be used in the walls, floors and roof of such buildings

d. **Drainage Plan**

i. A plan showing the intended line of drainage of such building and the details of the arrangement proposed for the aeration of the drains.
ii. Plan and section of the area between building line and edge of adjacent metalled road having levels with reference to road level showing drainage line.

e. **Landscape Plan**

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

f. **Evacuation Plan**

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

g. **Undertaking**

An undertaking on prescribed form in favor of government authority on stamp paper of value Rs.100 according to which the builder shall pay damages to the satisfaction of the local council if any damage is caused to the adjoining properties and infrastructure due to excavation / construction activities.

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h. Religious building

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

10.3.3 Multi Storey Buildings and Buildings of Public Assembly

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

a. Structure Stability Certificate

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

b. Structural Design Drawings

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

i. Design criteria, specifying design loads, reference standards and codes, and the methods of analysis and design adopted.
ii. Design computations
iii. Design drawings
iv. Relevant technical specifications
v. Soil investigation report.

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

For development projects having site area more than 20 kanals, partial plans (excavation for basement/s and design of pile work / retaining structures) in conformity with these Building Regulations for permission to execute digging, pile work, retaining structure for basement/s prior to approval of building plans.

d. Certificate from firefighting department

In case of commercial, educational, hospital, industrial and apartment buildings as well as multi-storey buildings and buildings of public assembly, a certificate from the firefighting department regarding provision and adequacy of firefighting arrangements prior to issuance of completion certificate.

e. Certificate of Architect, Resident Engineer and Structure Engineer

For multi-storey buildings and buildings of public assembly, joint Certificate from the builder, the Architect, the Resident Engineer and the Structure Engineer as specified at Appendix-B, at the following stages:

i. when construction up to plinth level is completed (see BR-7)
ii. when construction up to 30ft level is completed (see BR-8)
iii. upon completion of the building (see BR-9)

f. Details of Building Materials

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

g. NOC from EPA

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

i. Industrial Buildings
ii. Hospitals
iii. Hotels

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iv. Urban Development Projects
v. Complex of buildings on a plot of 2.5 Kanal or above

h. **Traffic Impact Assessment (TIA)**
The TIA study should be conducted for high rise buildings by qualified Town Planner, Transport planner or Transportation Engineer to investigate about the impact of newly project on the flow of traffic. The prospective builder shall conduct a Traffic Impact Assessment study for the construction project if the project falls within any of the following conditions. The builder shall acquire a NOC on Traffic flow:

i. Non –residential building having plot area of 2.5 kanals or above.
ii. Non –residential building having 3 storeys and above
iii. All apartments buildings

10.3.4 Vetting of Structural Drawing of Multi Storey and Buildings of Public Assembly

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

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

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

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

10.3.5 Documents for installation of BTS / Towers / Antennas

a. All cellular companies desirous to install BTS towers/ antennas etc. in the city / rural areas of Gilgit-Baltistan shall make an application to this effect to the Local Government/Development Authority.

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

i. Site plan of the proposed site
ii. Site details, whether to be installed on roof top / building premises or open plot.
iii. A copy of approved building plan in case the antenna / tower is to be installed on roof-top of the building.
iv. Structural stability certificate from a qualified Structural Engineer / Engineering Company registered with the Pakistan Engineering Council and countersigned by the Director concerned of the Mobile Telephone Company.
v. NOC from Civil Aviation Authority wherever required.
vi. Affidavit from the concerned owner of the property.
vii. Detailed design of the tower.
viii. Ownership proof.
ix. NIC copy of the owner.
x. NOC from EPA for that particular location for generator set only.

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xi. Director concerned of Mobile Company to furnish an affidavit stating the following:
"In case of any loss to life or property the concerned cellular company will be bound to pay Rs. 0.2 million (2 lacs) to each victim and make good any damage to any property." A proper indemnity bond in favor of the approving authority will be provided by the concerned cellular company.

10.3.6 Location of Installation of BTS / Towers / Antennas

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

i. Roof tops of private / Government / Semi Government etc.
ii. Water tanks.
iii. Disposal Works.
iv. Nook / Corners of other properties, which can not ordinarily be put to any productive use by local government authorities.
v. Redundant parts of parks. (Only after permission from the concerned authorities and areas which cannot be used for other activity).

10.4 Sanction/ Rejection of Building Plans

10.4.1 Sanction of Plan

Within 45 days of the receipt of an application for residential buildings along with required plans and documents as under section 10.2 and 10.3 and payment of scrutiny fee for permission to carry out building works, the local government shall:-

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

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

c. If the competent Authority does not inform about objections or does not pass orders granting or refusing permission specifying:
- ☐ the provision of the Building Regulations violated within 45 days or
- ☐ if any additional particulars required by the Authority have not☐been submitted for within the required 45 days from the receipt of notice / application.

The applicant shall give in writing through registered post to the Council pointing out the neglect of the local government. If such neglect continues for further fifteen 15 days from the date of such written communication, the plans shall be deemed to have been sanctioned to the extent to which it does not contravene the provisions of these Regulations and any other provisions specified by the government.

d. Approved building shall be released at the following three stages.
i. Basement up to plinth level.
ii. Up to 30ft Building Height
iii. Above 30 ft Building Height.

The sanction / approval letter shall be issued as per BR-16. The builder shall comply with all the conditions contained in the sanctioned letter as per building plans in addition to Building Regulations.
Whereas in case of Mega Projects, plans for upper stages may be released considering the completion of work up to at least 25 % of released plans

10.4.2 Revoke of Sanction of Plans

The Local Government permission to carry out building work or sanction of plan may be revoked/cancelled at any time after the grant of sanction. This shall only when Council finds:
i. Defective title of the applicant,
ii. Material misrepresentation, or

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iii. Fraudulent or negligent statement contained in the application made under these.

If the builder fails to satisfy the local government within 07 days after having been served a show cause notice, any work done there under shall be deemed to have been done without permission. However, the applicant shall have a right to appeal to the relevant directorate within 15 days of the orders of cancellation.

10.4.3 Appeals against Rejection and Revocation of Plan

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

10.4.4 Commencement of Works of Multi Storey and Building of Public Assembly

In case of multi storey and buildings of public assembly, the construction works shall not commence even if the building plan is sanctioned, until structural drawings are vetted and approved by the registered Structural Engineer working as a Consultant to the Local Government

10.4.5 Competent Authority for Sanction / Rejection of Building Plans

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

The Competent Authority

Land Use	Plan Sanctioning	Rejection Authority	Completion Certificate Issuing Authority
Residential			
up to 10 Marlas	Town Planner	Town Planner	Town Planner
up to 1 Kanal	Chief Officer	Town Planner	Chief Officer
above 1 Kanal and Apartment Buildings	Chairman	Town Planner	Chief Officer
Commercial, Institutional and Public Buildings up to 30-ft			
up to 10 Marlas	Chief Officer	Town Planner	Chief Officer
above 10 Marlas	Chairman	Town Planner	Chairman
Multi-storey Buildings, Buildings of Public Assembly and Public Buildings height above 30 ft.			
All sizes	High Level Design Committee (HLDC)	High Level Design Committee (HLDC)	High Level Design Committee (HLDC)
Industrial/ Godowns			
Upto 1 Kanal	Chief Officer	Town Planner	Chairman
Upto 3 Kanal	Chairman	Town Planner	Chairman
Above 3 Kanals	High Level Design . Committee (HLDC)	High Level Design Committee (HLDC)	Chairman

10.5 Building Plan Scrutiny Committee

10.5.1

a. Notwithstanding the provisions under 10.4.5 all the building plans for apartment buildings, multi-storey buildings, buildings of public assembly, commercial buildings on more than two kanals plots and industrial on more than 3 kanal plots shall be scrutinized by a committee consisting of the following before sanction of the plans:

   a Chairman or his representative
   b Chief Officer
   c Town Planner

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d Municipal Engineer

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

10.5.2 Plan Scrutiny Committee for BTS / Towers / Antennas

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

1. Deputy Commissioner
2. Chairman or his representative
3. Chief Officer
4. An Engineer of the rank of SE / XEN (W&P
5. Town Planner
6. Municipal Engineer

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

Notwithstanding the provisions under 10.4.5 and 10.5, wherever High Level Design Committee/ Any Other Committee is functioning all the building plans along the notified roads shall also be scrutinized by the HLDC/ Any Other Committee before sanction of Building plan. The composition of HLDC members are as follow:

Sr.#	Name of Members	Role
1	Concerned Deputy Commissioner	Chairman
2	Chairman or Administrator	Member
3	Concerned Assistant Commissioner	Member
4	Chief Officer	Member
5	Director General of Concerned Development Authority or representative	Member
6	Concerned District In-charge of Traffic Police	Member
7	Concerned Executive Engineer Building	Member
8	Concerned Executive Engineer Roads	Member
9	Concerned District Emergency Officer (Rescue 1122)	Member
10	Town Planner of Concerned Local Government	Member/Secretary

10.7 Validity of Sanctioned Plan

10.7.1

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

10.7.2 Validity of Permission for BTS / Towers / Antennas

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

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10.8 Building Inspection During Construction

10.8.1 Inspection of Buildings

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

a. Before approval of an application received under Building Regulations.
b. During execution of the building works; and
c. Before and after the receipt of the notice of completion or request for the certificate of completion with respect to any such buildings; inspect such premises, without giving previous notice.
d. All inspections carried out shall be duly recorded with dates and detailed observations in respective files with stamp and signatures.

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

Authorized Officer/Official	Residential	Commercial	Multi-storey	Controlled Road
Building inspector/ draftsman or any officer upto BPS-16	Once during every stage of construction and approval	Once during every stage of construction and approval	Once during every stage of construction and approval	Twice a week
Town Planner	Twice a week	Weekly	Weekly	Weekly
Municipal Engineer	Fortnightly	Weekly	Weekly	Weekly

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

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

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

10.8.2 Violation of Approved Plans

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

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

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

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

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

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

10.8.3 Construction in phases

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

a. **Residential**

Size/Zone of Plot	Minimum Floor Area
2-Kanals (840 sq. m) and above	1250 sq. ft. (116.19 sq. m)
1-Kanal (420 sq. m)	750 sq. ft. (69.71 sq. m)
12-Marlas (250 sq. m)	450 sq. ft. (41.83 sq. m)
10-Marlas (210 sq. m)	375 sq. ft. (34.86 sq. m)
07-Marlas (160 sq. m)	350 sq. ft. (32.53 sq. m)
05-Marlas (105 sq. m)	300 sq. ft. (27.88 sq. m)
03-Marlas (72 sq. m)	250 sq. ft. (23.24 sq. m)

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

b. **Commercial** Two floors excluding basement

10.8.4 Concrete mixing at site

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

10.8.5 Safety Glass for Buildings

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

10.8.6 Dumping of Construction Material

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

10.8.7 Disconnection of Services

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

10.8.8 Rain Water

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

10.8.9 Certificate During Construction for Multi Storey and Building of Public Assembly

a. For multi-storey buildings and building of public assembly, the builder, the Architect/ Town Planner, the Resident Engineer and the Structure Engineer shall jointly submit certificates as specified at Appendix-B at the following stages:

i. when construction up to plinth level is completed (BR-7)
ii. when construction up to 30-ft level is completed (BR-8)
iii. upon completion of the building (BR-9)

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10.8.10 Inspection Committee

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

1 Chairman
2. Chief Officer
3. Town Planner
4. Municipal Engineer

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

10.9 Completion Certificate

10.9.1 Work Completion Notice

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

10.9.2 Inspection of Building Works

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

10.9.3 Issuance of Completion Certificate

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

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

Note: Regulation 10.9.3 shall be applicable to all sort of individual buildings in Private Housing Scheme & Land Sub-divisions.

10.10 Fees and Penalties

10.10.1 Scrutiny and Building Plan Approval Fee

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

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

10.10.2 Fee for NOC of BTS / Tower / Authority

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The cellular companies will be charged one time NOC fee @ Rs. 40,000/- by the concerned Local Government in addition to prescribed building approval fee and no other fees will be charged in the name of approvals / NOCs / renewals. Government, however, may revise these rates as and when required.

10.10.3 Penalties and composition of offences

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

10.11 Special Conditions

10.11.1 Non-compoundable Violations

Following violations of the sanctioned building plans shall be non-compoundable:

a. Conversion of an approved parking area into any other use.

b. Construction of Additional floors in declared commercial roads.

c. Any construction in the setback to be left open at ground level.

d. Shortage of car parking provisions.

e. Building Height and basement violations in Main Civic and Commercial Centers including Divisional and District Centers.

f. Conversion of areas provided under section 5.3.1

10.11.2 Safety and Stability of Buildings

Every builder who carries out building works shall use sound building material, of good quality and properly put together so as to ensure safety and stability of the building and in accordance with Uniform Building Code, 1997, USA & International Building Code, 2006 or Building Code of Pakistan, 1986 till the revised Building Code are notified.

10.12 Relaxation Interpretation and Delegation

10.12.1 Relaxation

No relaxation in Building Regulations/Byelaws should be allowed.

10.12.2 Interpretation

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

10.12.3 Delegation

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

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Chapter-11

11 TOWN PLANNING BYELAWS (LAND SUB DIVISION RULES) 2023

11.1 Land sub-division.–

The land sub-division mean sub-division of a plot into two or more plots in approved housing scheme, or sub-division of land into two or more plots in other area. This is allowed up to area less than 100 kanals. A Local Government/Local Councils or a Development Authority shall allow sub-division of:

(a) a plot in an approved scheme; and

(b) a parcel of land which is less than one hundred kanal.

11.2 Sub-division of a land in area other than an approved scheme.–

A Local Government/Local Councils or a Development Authority shall, after verification of ownership documents, entertain an application for sub-division of land which is less than one hundred kanals subject to following requirements:

(a) width of access road to land is not less than thirty feet;

(b) Green area in such land sub-division shall be minimum 20%; including the share of an amenity plot.

(c) land is not prone to flooding;

(d) land is not notified by the Government for acquisition for any public purpose;

(e) land is locked due to the following::

(i) surrounded by an existing built up area or an approved housing scheme;

(ii) Separated from the built up area by physical barriers.:

(e) a developer does not own additional land in continuation of the land proposed for sub-division;

(f) road width in a proposed subdivision plan shall not be less than twenty feet;

(g) A developer shall transfer area under road through transfer deed to a Local Government/Local Councils or a Development Authority

(h) a developer shall provide internal infrastructure and services; and

(i) a developer shall ensure provision of septic tank in each plot in case public sewerage system is not available.

11.3 Sub-division of a plot in an approved scheme.–

(1) A Local Government/Local Councils or a Development Authority shall, after verification of ownership documents, entertain an application for sub-division of a plot subject to following requirements:

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(a) a developer shall be owner of the plot;

(b) a plot shall not be less than one kanal;

(c) a one kanal plot in accordance with approved scheme shall only be divided into two plots of ten marla each;

(d) a plot of two kanal and above shall only be divided into plots of one kanal or above;

(e) if a sub-divided plot is not abutting a road, then a sixteen feet wide access road shall be provided within the original plot; and

(f) if more than one sub-divided plots are not abutting a road, than a twenty feet wide access road shall be provided within the original plot.

(2) A developer shall provide internal infrastructure and services for additional plots.

11.4 Additional requirements for sub-division of a land of forty to less than hundred kanal in area other than an approved scheme.–

A Local Government/Local Councils or a Development Authority where shall, after verification of ownership documents, entertain an application for sub-division of land of forty to less than one hundred kanal subject to following requirements in addition to the provisions under rule

(b) a developer shall provide:

(i) five percent of total area for open space;

(ii) not more than two percent of total area for corner shops and or mosque;

(iii) No Objection Certificate from the Environmental Protection Department:

(c) A developer shall get approval of design and specifications of water supply, sewerage and drainage system, electricity and street light network, road network, solid waste management system, in accordance with these rules from agencies responsible for approval of the same; and

(d) A developer shall transfer area under road and open space through transfer deed to a Local Government/Local Councils or a Development Authority.

11.5 Submission of application for sub-division.

A developer shall submit an application for sub-division of a plot or a land to a Local Councils (Municipal Corporation or District Council) or a Development Authority along with the following:

(a) rupees one thousand as a scrutiny fee;

(b) a copy of national identity card of a developer;

(c) title documents;

(d) non encumbrance certificate (NEC) issued by a competent authority;

(e) sub-division plan, indicating location of existing buildings;

(f) location plan in accordance with these rules;

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(g) three sets of sub-division and location plan signed by a developer and a town planner; and

(h) No Objection Certificate from the Environmental Protection Department for land forty kanals and above.

11.6 Approval of sub-division of a plot in an approved scheme.–

1. A Local Government/Local Councils or a Development Authority shall not entertain an incomplete application and a developer shall be informed accordingly within five days of submission of an application.

2. The Administrator of Local Councils or a Director General of a Development Authority shall, after scrutiny and clearance of ownership documents, approve sub-division after deposit of sub-division fee.

3. A Local Government/Local Councils or a Development Authority shall prescribe appropriate sub-division fees determined from the approved list of fees.

11.7 Approval of sub-division for less than hundred Kanal land.–

(1) A Local Government/Local Councils or a Development Authority shall not entertain an incomplete application and a developer shall be informed accordingly within five days of submission of an application.

(2) A Local Government/Local Councils or a Development Authority considers an application complete, then for scrutiny of ownership documents:

i. The Administrator or Chief Officer shall, within five days of receipt, forward the application with comments to a District Officer (Spatial Planning); a registered Town Planner from PCATP by degree in CRP.;

ii. The District Officer (Spatial Planning), within five days of receipt, submit the case to the District Officer (Revenue) for scrutiny of the ownership documents;

iii. after the scrutiny a District Officer (Revenue) shall, within ten days, forward any objections to a District Officer (Spatial Planning);

iv. A District Officer (Spatial Planning) shall, within five days, forward the objections to the Administrator or Chief Officer; and

v. Administrator or Chief Officer shall, within five days, forward the objections to a developer for resubmission:

(3) If a Development Authority considers an application complete, then:

(a) a Director Town Planning dealing with processing of private housing schemes shall, within five days, forward the application to its revenue staff for scrutiny of ownership documents;

(b) revenue staff of a Development Authority with assistance of a District Officer (Revenue) shall, within ten days, scrutinize the ownership documents;

(c) after the scrutiny revenue staff of a Development Authority shall forward any objections to a Director dealing with processing of private housing schemes; and

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(d) a Director dealing with processing of private housing schemes shall, within five days, forward the objections to a developer for resubmission:

(4) After the scrutiny of the ownership documents:

(a) a Town Planner shall, within ten days, scrutinize a subdivision plan;

(b) in case of objection a Town Planner shall, within five days, forward the objections to a developer for resubmission; and

(c) after the scrutiny a Town Planner shall, within five days, submit a subdivision plan to a District Chairman or Administrator for approval or passing appropriate orders:

(5) In a Development Authority, after the scrutiny of the ownership documents:

(a) a Director Town Planning dealing with processing of private housing schemes shall, within ten days, scrutinize a sub-division plan; and forward the objections, if any, to a developer for resubmission;

(b) in case of clearance a Director dealing with processing of private housing schemes shall, within five days, submit a sub-division plan to a Director General; and

(c) a Director General shall, within five days, technically clear the subdivision plan or pass appropriate orders:

(6) A Local Government/ Local Councils (Municipal Corporation or District Council) or a Development Authority shall, prior to issuance of approval for sub-division, require a developer to:

(a) submit transparency of technically cleared sub-division plan;

(b) deposit sub-division fee;

(c) deposit the land use conversion fee if applicable; and

(d) Submit a transfer deed for free of cost transfer to a Local Government/ Local Councils (Municipal Corporation or District Council) or a Development Authority area reserved for road /open space.

(7) A Town Planner in Local Government/ Local Councils (Municipal Corporation or District Council) or a Director dealing with processing of private housing schemes of a Development Authority shall, convey the approval of sub-division to a developer on the basis of the technically cleared sub-division plan.

(8) A Local Government/ Local Councils (Municipal Corporation or District Council) or a Development Authority shall prescribe appropriate subdivision fee.

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Chapter-12

12 FEES AND PANELTIES

12.1 Fees for Gilgit-Baltistan Town Planning and Building Control Regulations 2020

The Local Government and Rural Development Department shall charge fee for the scrutiny of building plan required to be submitted under the Gilgit-Baltistan Town Planning and Building Control Regulations 2020 at rates specified as follow subject to revision from time to time.

DESCRIPITION/SERVICE		GB Local Government and Rural Development
1	**BUILDING PLAN APPROVAL**	
	a) Residential	Rs.5 per sft
	b) Commercial	Rs.10 per sft.
	c) Industrial	Rs.15 per sft
2	Addition and Alteration plan	Rs.300/-per Marla
3	Completion certificate fee	Rs.250/-per Marla
4	Addition Construction of Gate & boundary wall	Rs.200/- Marla (Red) Rs.450/- Marla (Comm)
5	Material stacking charge (per Marla)	Rs.5/- sft
6	Plan coping fee	Rs.50/-per sft
7	Certificate fee regarding area	Rs.15,000/-
8	NOC fee for petrol pumps etc.	Rs.40,000/-
9	**PRIVATE HOUSING SCHEME > 100 Kanal**	
	Planning permission fee	Rs.500/-per kanal
	Sanction fee	Rs.2500/-per kanal
10.a	**LAND SUB-DIVISION < 100 Kanal (Approved Housing Scheme)**	
	Planning permission fee	Rs.500/-per Kanal
	Sanction fee	Rs.30000/-per unit /plot
10.b	**LAND SUB-DIVISION < 100 kanals**	
	Planning permission fee	Rs.500/-per Kanal
	Sanction fee	Rs.3000/-per Kanal
11	**COMBINATION**	
	Residential Plots (for both side)	Rs.1000/-per Marla
	Commercial Plots / Shop	Rs.1500/-per Marla
12	Processing fee for case of commercialization (Non-Refundable)	1. Rs.10,000/ up-to 04 Kanal 2. Rs.20,000 above 04 Kanals
13	Commercialization Fees (Plots on main Urban roads with ROW 60'-80'	Rs. 150/- sft
14	Late application fee for issuance of completion certificate	Rs.2,000/- P/ Year (Res) Rs.10,000 P/Year (Comm)
	FINE & PENALTIES	
1	**The construction that violates space regulations:**	
	RESIDENTIAL a) On ground floor b) On first and subsequent floors	Rs.300/-sft (Rs 3225/-sft)
	COMMERCIAL a) On ground floor b) On first and subsequent floors	Rs.400/-sft Rs.500/-sft

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2	**THE CONSTRUCTION THAT DOES NOT VIOLATE SPACE REGULATIONS BUT IS IN EXCESS OF THE LIMITS PRESCRIBED FOR COVERED AREA**	
	A) GROUND Coverage	Rs.175/-sft
	B) Floor Area Ratio (FAR)	Rs.180/-sqft
3	Construction of storeys or part of storeys in excess of the authorized number of storeys	Rs.350 per Sft
4	Construction of inter- floor in living rooms that reduces in whole or part of the minimum height prescribed for living rooms	Rs.150/- per Sft
5	Construction of inter floor or balconies in rooms meant for ancillary use that reduces in whole or part of minimum height prescribed for such rooms	Rs.50/- per Sft
6	construction of iner-floor or balconies at galleries in shops that reduces whole or part of the minimum height prescribed for the shops	Rs.200/-sft
7	Construction of a projection sunshades, cantilever or in excess of the prescribed limit for such projection.	Rs.110/-sft
8	Construction of basement, with a height less than prescribed limit	Rs. 100/ per sft
9	Reduction in width of shops in violation of the approved plan in order to incorporate the number of shops but without other inner violation	Rs. 200/ per sft
	Coping Fee	Rs. 20 /per sft

Note:

(a) Demolition of un-authorized and illegal construction that violates space regulations and does not form and integral part of the authorized building i.e. a construction may be attached to an authorized building and yet does not form and can be removed / demolished without any material effect on the authorized building. if the answer to this question is in the affirmative then the construction does not form an integral part of the authorized building.

(b) All composition for commercial / institutional building shall subject to fulfillment of proportionate parking availability and submission of structural stability certificate.

(c) In case where the owner does not apply for compounding the violation committed by him/ her or fails to pay penalty at the prescribed rates plus composition fee, it shall be open to Authority, or any person authorized by it on its behalf to demolish the offending structure

(d) In case where unauthorized construction is underway, it shall be demolished and if construction is continued / pending such decision after services of notices, a daily fine of Rs. 1000/- for residential building and Rs. 5000/- shall be imposed in addition to any other penalty / Charge

(e) For composition of deviation a departmental fee of Rs. 2000/- will be chargeable by the competent Authority

(f) for the Construction / Commencement work in the commercial building / Plots prior to approval all penalty rates shall be applied.

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Appendix-A

FORMS FOR BUILDING APPLICATIONS

BR-1
(Under Section 10.3.1-a)

APPLICATION FORM FOR NOTICE/PERMISSION TO BUILD

For Office Use Only
Application No.....
Date: _____/_____/_____

To
The Administrator/District Town Planner

Sir,

I / We hereby apply for permission to execute the work of erecting / re- erecting a building of the following description on **Mouza**.....
Khata No. ....
.....**Address**.....
.....

The following papers accompany this application:

1. Title Documents: ☐
2. Site Plan (four copies): ☐
3. Block plan of the site (four copies): ☐
4. Building plan (four copies): ☐
5. Specifications (in duplicate): ☐

I/We undertake that construction will be done as per approved plans and in accordance with Building Regulation.

.....
Signature of applicant / builder

Son of/Daughter of/ Wife of / Widow of: .....

Correspondence Address:	
Phone:	
Date:	

Signature of Registered Architect or Town Planner:

.....

Name of Registered Architect or Town Planner:	
PCATP Registration No.	
Address:	
Phone:	

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BR-2

(Under Section 10.3.1-a)

APPLICATION FORM FOR NOTICE/PERMISSION TO BUILD MULTI-STOREYED BUILDINGS & BUILDINGS OF PUBLIC ASSEMBLY

To

The Administrator/District Town Planner

Sir/Madam,

I/We hereby apply for permission to execute the work of erecting / re-erecting a building of the following description on **Mouza**. ..... **Khata No**.....
Address.....
.....
.....

The following papers accompany this application:

1. Site Plan	Sheets (in triplicate)	☐
2. Building Plan	Sheets (in triplicate)	☐
3. Specifications	Sheets (in duplicate)	☐
4. Title Documents		☐
5. Structure Stability Certificate		☐
6. An Undertaking regarding damages.		

We, the undersigned, hereby undertake that the design, construction and supervision shall be in accordance with the provisions of the Building Regulations.

.....	.....	.....
Owner	**Consulting Engineer**	**Registered Architect/ Town Planner**
	PEC Registration No:	**PCATP Registration**
.....	.....	**No:** .....
Address:	**Address:**	**Address:** .....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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BR-3

(to be submitted in duplicate with application BR-1 or BR-2)

FORM OF SPECIFICATIONS

The materials and methods of construction to be used for external walls, party walls, foundations, roofs, staircases, bath rooms, fire places, chimneys, and damp proof course shall be as per requirements of building code.	(A)	
The purpose or purposes for which the building is intended to be used	(B)	
The number of Toilets, privies and urinals to be provided.	(C)	
The manner in which the drainage of the premises will be disposed of	(D)	
The number of persons likely to occupy the building.	(E)	
The number of storeys, the building will consist of.	(F)	
Whether the site has been built upon before or not. If so the date when the previous building ceased to be fit for occupation and the date when sanction was previously given for erection or re-erection of the building & the property number.		
A description of the alterations or additions proposed.	(ii)	
The date of sanction of the previous application, the plans and specifications of which are relied upon for obviating the need to submit full plans and specifications of whole building.		

.....

Signature of the Applicant/ Builder
Date: / /

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BR-4

(to be submitted in duplicate with application BR-1 or BR-2)

DETAILS OF BUILDING SPECIFICATIONS

1. The material & methods of construction to be used for foundations, damp proof course, external walls, internal walls, roof, staircase and floors, etc.

Foundations

.....

.....

DPC

.....

.....

External and Internal Walls

.....

Roof

- ☐ RCC slab .....
- ☐ RCB roof

.....

.....

.....

- ☐ Steel girder

.....

- ☐ Pre-cast slabs and pre-stressed girders.
- ☐ Second class roof consisting of bullies, rafters and tiles.

Staircase

.....

.....

Floors

.....

.....

Joinery Work

- ☐ Wooden doors, windows and CSW.
- ☐ Steel doors, windows and CSW.
- ☐

Beams/Columns

☐

2. The purpose for which the building is intended to be used. — Residential / Commercial / Industrial / Other.

3. The number of latrine, bath and urinals to be provided.

4. The manner in which drainage / sewerage of premises shall be disposed off.

5. The total area of openings.

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6.	The number of stories of the building.	
7.	Whether the site has been built upon before or not? If yes then give the date when sanction was previously given for erection / re-erection of building.	Building Plan No. ..... Dated: ..... Approving Authority: ..... (attested copy of sanctioned plan enclosed).
8.	Other	

.....	.....
Signature of Designer	**Signature of Builder**

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BR-5
(Under Section 10.3.2.g)

UNDERTAKING ON STAMP PAPER OF PKR. 100 TO THE ADMINISTRATOR/DISTRICT TOWN PLANNER FOR PAYMENT OF DAMAGES

(To be submitted along with Plans and Documents)

To
The Administrator/District Town Planner

PROPOSED BUILDING:

_____

(Title of the work)

KHATA NO.: _____ **AREA OF THE PLOT:** _____

ADDRESS AND LOCATION OF PROPOSED BUILDING:

_____

_____

Sir,

I _____ D/S/O _____ the Owner / Builder do hereby declare and affirm that I would solely be responsible and I undertake to pay damages or make good if any damage is caused to life or limb of any person, adjoining properties or municipal and other services such as water supply and sewerage system, roads and foot paths, Horticulture and trees, gas lines, telecommunication lines (telephone, cables etc.), Electricity Supply system etc. during the course of excavation for foundation or basements and construction of the building. I also undertake to completely indemnify the Development Authority and its employees in case of any such eventuality as mentioned above.

Name of the Owner/
Prospective Builder: _____
NIC No. _____
Address: _____
_____
Tel. No.: _____
Signature:
Date: _____

Witness 1: _____
Designation with BS _____
NIC No. _____
Address: _____
_____
Tel. No.: _____
Signature:
Date: _____

Witness 2: _____
Designation with BS _____
NIC No. _____
Address: _____
_____
Tel. No.: _____
Signature:
Date: _____

Witness 3: _____
Designation with BS _____
NIC No. _____
Address: _____
_____
Tel. No.: _____
Signature:
Date: _____

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Appendix-B

BR FORMS/
FORMS FOR CERTIFICATES

BR-6

(Under Section 10.3.3-e)

STRUCTURAL STABILITY CERTIFICATE

(Certificate to be submitted with building application BR1&2)

I Mr. /Ms. ..... (Structure Engineer) hereby undertake as follows:

1. The structure of proposed building shall be designed by me in accordance with the provisions in the Building Regulations.

2. I shall carry out regular site inspections to see the quality of the material especially of steel and concrete to be used in this building.

3. I shall ensure testing of the structure during the course of construction through Resident Engineer and shall ensure the stability of the adjoining buildings / utility services / roads during digging for basement.

4. I shall submit the required certificates at the following stages along with consulting Architect and Resident Engineer.

   a) Construction upto Plinth Level
   b) Construction upto 40-ft Building Height
   c) On completion of the construction

.....
Signature of Structure Engineer

Name of Structure Engineer:	
Address	
PEC Registration License No.	

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BR-7

(Under Section 10.3.3-e)

STRUCTURAL STABILITY CERTIFICATE

(Certificate to be submitted upon completion of the Building upto plinth level)

I / we .....

.....

hereby certify as following:

a) That the structure of the building has been constructed upto plinth level as per sanctioned building plans.

b) That the structure of the building has been completed upto plinth level as per approved structural designs & technical specifications.

c) That testing of materials has been carried out in accordance with the provisions of the applicable codes.

d) The construction has been done under our supervision as provided in the Regulations

Builder's Signature with date:	
Name:	
License No:	
Address:	

Architect's/Town Planner Signature	
with date:	
Name:	
License No:	

Address:

Structural Engineer's Signature with date:	
Name:	
PEC Registration No:	
Address:	

Resident Engineer's Signature with date:	
Name:	
PEC Registration No:	
Address:	

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BR-8
(Under Section 10.3.3-e)

STRUCTURAL STABILITY CERTIFICATE

(Certificate to be submitted upon completion of the Building upto 40-feet Building Height)

I / We .....
.....
hereby certify as following:

a) That the structure of the building bass been constructed upto 40-ft height as per sanctioned building plans.

b) That the structure of the building has been completed upto 40-ft height as per approved structural designs & technical specifications.

c) That testing of materials has been carried out in accordance with the provisions of the applicable codes and Regulations.

d) The construction has been done under our supervision as provided in the Regulations.

Builder's Signature with date:	
Name:	
License No:	
Address:	

Architect's Signature with date:	
Name:	
License No:	
Address:	

Structural Engineer's Signature with date:	
Name:	
PEC Registration No:	
Address:	

Resident Engineer's Signature with date: **Name:**	
PEC Registration No:	
Address:	

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BR-9
(Under Section 10.3.3-e&10.9)

STRUCTURAL STABILITY CERTIFICATE /COMPLETION NOTICES FOR MULTI-STOREY AND BUILDING OF PUBLIC ASSEMBLY

(Certificate to be submitted upon completion of the Building)

We hereby certify as follows:

a) That the construction of the building(s) at .....
..... has been supervised by us & has been completed on .....as per sanctioned plans.

b) That the construction works have been completed to our satisfaction & that the workmanship & all the materials have been used strictly in accordance with the approved structural design & technical specifications.

c) That the construction has been done under our supervision & guidance & that the records of the supervision have been maintained.

d) That no provision of the Regulations has been violated.

e) That the building is fit for the purpose(s) for which it has been constructed.

Builder's Signature with date:	
Name:	
License No:	
Address:	

Architect's/ Town Planner Signature with date:	
Name:	
License No:	
Address:	

Structural Engineer's Signature with date:	
Name:	
PEC Registration No:	
Address:	

Resident Engineer's Signature with date:	
Name: **PEC Registration No:**	
Address:	

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BR-10
(Under Section 9.3-a-i)

CERTIFICATE FOR UNDERTAKING BY THE ARCHITECT/TOWN PLANNER ON RECORD

To
The Administrator/District Town Planner

Proposed building:

_____
(Title of the work)

Plot No.: **Area of the Plot:**

_____

Address and location of proposed building:

_____

_____

Sir,

I am currently register as Architect/Town Planner on Record with the Pakistan Council of Architects and Town Planners (PCATP) and am fully conversant with the Gilgit-Baltistan Town Planning and Building Control Regulations 2020.

I hereby certify that I have been appointed as the Architect on Record of the proposed building.

I have verified the architectural design and specifications of the proposed building and certify that they comply with the Gilgit-Baltistan Town Planning and Building Control Regulations 2020.

I fully understand that in case my certificate is found to be false, or if it is found that the architectural design and specifications of the proposed building is inconsistent with the Building Regulations or that I have not fulfilled my responsibilities as prescribed therein, the Authority shall be at liberty to penalize me as per the provisions of the Gilgit-Baltistan Town Planning and Building Control Regulations 2020.

Name of the AOR:	
License No.	
Address:	
Tele. No.:	
Signature:	
Date:	

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BR-11
(Under Section 9.3-a-ii)

CERTIFICATE FOR UNDERTAKING BY THE STRUCTURAL ENGINEER ON RECORD

To
The Administrator/District Town Planner

Proposed building:

_____
(Title of the work)

Plot No.: **Area of the Plot:**

_____

Address and location of proposed building:

_____

_____

Sir,

I am currently listed as Structural Engineer on Record with the Authority and am fully conversant with the Gilgit-Baltistan Town Planning and Building Control Regulations 2020.

I hereby certify that I have been appointed as the Structural Engineer on Record of the proposed building.

I have verified the structural design and specifications of the proposed building and certify that they comply with the Gilgit-Baltistan Town Planning and Building Control Regulations 2020.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed in the Gilgit-Baltistan Town Planning and Building Control Regulations 2020, the Authority shall be at liberty to penalize me as per the provisions of the Gilgit-Baltistan Town Planning and Building Control Regulations 2020

Name of the SEOR:	
License No:	
Address:	
Tele. No.:	
Signature:	
Date:	

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BR-12
(Under Section 9.4)

CERTIFICATE FOR UNDERTAKING BY THE RESIDENT ENGINER ON RECORD

The Administrator/District Town Planner

Proposed building:

_____

(Title of the work)

Plot No.: **Area of the Plot:**

_____

Address and location of proposed building:

_____

_____

Sir,

I am currently listed as Resident Engineer on Record with the Authority. I am fully conversant with the provisions of the Building and Zoning Regulations for Development Authorities in City Districts of Gilgit-Baltistan.

I hereby certify that I have been appointed as the Resident Engineer on Record for the proposed building. I shall undertake all necessary measures, including but not limited to adequate inspection during construction, to ensure that the construction of the building is undertaken in accordance with the detailed design and specifications provided by _____ (name of the Architect on Record) and _____ (name of the Structural Engineer on Record), and, with the sanctioned design and specifications.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed in the Building and Zoning Regulations for Development Authorities in City Districts of Gilgit-Baltistan, the Authority shall be at liberty to penalize me as per the provisions of the Building and Zoning Regulations for Development Authorities in City Districts of Gilgit-Baltistan.

Name of the CEOR:	
PEC Reg. No.	
Address:	
Tele. No.:	
Signature:	
Date:	

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Appendix-C

FORMS FOR NOTICES

BR-13
(Under Section 9.3- d, 9.4-b-viii and 9.5-e)

NOTICE TO THE ADMINSTRATOR/DISTRICT TOWN PLANNER OF NON COMPLIANCE OF BUILDING TO SANCTIONED DESIGN AND SPECIFICATIONS

To
The Administrator/District Town Planner

Proposed building:

_____
(Title of the work)

Plot No.: **Area of the Plot:**

_____

Address and location of proposed building:

_____

_____

Sir,

I am currently listed as _____ (Builder's Consultants, Resident Engineer and Contractor) on Record with the Authority. I have been appointed as _____ (Builder's Consultants, Resident Engineer and Contractor) on Record for the proposed building.

This is to bring to your notice that construction of the building is not being undertaken in accordance with the sanctioned design and specifications and/or with the following Gilgit-Baltistan Town Planning and Building Control Regulations 2020. Details of non-compliance are as follows:

1. _____
2. _____

Name of the _____ on Record:	
License No. / Reg. No.	
Address:	
Tele. No.:	
Signature:	
Date:	

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BR-14

(Under Section 9.2-d)

NOTICE TO THE ADMINISTRATOR/DISTRICT TOWN PLANNER OF DISCONTINUATION OF PERSON ON RECORD

To
The Administrator/District Town Planner

Proposed building:

_____

(Title of the work)
Plot No.: **Area of the Plot:**

_____

Address and location of proposed building:

_____

_____ Sir,

This is to bring to your notice that I have been relieved of my responsibility/have relieved myself of my responsibility as _____ (Builder's Consultants, Resident Engineer, and Contractor) on Record for the proposed building, with effect from _____ (date).

I wish to place on record that with effect from the said date, I shall neither be associated with this building nor be responsible for its compliance to the sanctioned design and specifications and to the Gilgit-Baltistan Town Planning and Building Control Regulations 2020.

Name of the _____ on Record:	
License No. / Reg. No.	
Address:	
Tele. No.:	
Signature:	
Date:	

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BR-15
(Under Section 10.9)

NOTICE TO THE ADMINISTRATOR/DISTRICT TOWN PLANNER FOR COMPLETION CERTIFICATE FOR UP TO 3 STOREY BUILDINGS

To
The Administrator/District Town Planner

Sir,

I/We hereby apply for Completion certificate for building

(Title of the work)
Plot No.: **Area of the Plot:**

_____

Address of building:

_____

_____

I/We undertake that construction is done in accordance with Building Regulations for Development Authorities in City Districts of Gilgit-Baltistan and as per Approved Plans No ..... dated .....

.....
Signature of applicant/ builder

Son of
Daughter of
Wife of
Widow of | .....

Correspondence Address:	
Phone:	
Date:	

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BR-16
(Under Section 10.4.1)

SANCTION /APPROVAL LETTER FOR MULTI STOREY BUILDINGS

To
The Builder

Subject: **Sanction of Proposed building Plans**

Maoza: **Khata No.:** **Scheme/Other Area:**

Reference your Building Application for the construction of multi-story building at Khata No._____, the building plans for the construction of basements upto plinth level of the proposed building is hereby sanctioned and released subject to the following conditions:

1. You shall employee services of professionals/ consultants such as Architect, Resident Engineer and the Structure Engineer who shall jointly submit certificates as required under these Building Regulations.
2. The construction will be commenced after the approval of structure design / drawings as required under these Building regulations.
3. Responsibility regarding structural stability would lie with you as per provided Affidavit and your Structure Engineer as per Structural Stability Certificate submitted by him.
4. During the course of construction and in case of any damage caused to the adjoining public utility services roads and private property, human life, etc. you shall be responsible and damage costs shall be recovered from you with all the consequences.
5. Structural Design of the building will be supervised by the Structural Engineer by proper testing of structures at different stages and certificates will be furnished to the Development Authority, at different stages of construction.
6. Structural strength according to design be certified by the Structural Engineer on the spot inspection of the quality of the materials.
7. In case of failure of the structure, Structural Engineer / owner shall be held responsible and penalized:
8. Consulting Architect shall be responsible for Architectural Supervision of the project in a workman like manner and shall submit necessary certificates at different stages of the construction.
9. The contractor shall be responsible and undertake construction as per approved design and specifications.
10. Plans for firefighting will be got vetted and approved from Director General, Civil Defence and a copy of it shall be submitted to Development Authority.
11. Proper drainage facilities shall be provided at all levels especially for the disposal of rainwater, which is likely to get accumulated in the building during excavation.
12. Adequacy of proper functioning of firefighting arrangements shall be ensured by you. A separate overhead and underground water tank and a tube well is to be provided for firefighting. Moreover, separate fire exit stairs, fire extinguishers, buckets and hydrants are to be provided.
13. Space for electric sub-station / installation of transformer will be provided by you within the premises as per plan and as determined by W&P GB.
14. Sewerage connection with sewerage system will be made at specified manholes and shall be got approved from WASA or concerned agency.
15. Collecting tank of adequate capacity to intercept flow of sewage from the building before its disposal to WASA manhole, shall be got approved from WASA or concerned agency.
16. All the elevators / escalators installed in the building shall correspond to the international standard. Their maintenance and upkeep shall thereafter, continue to be the responsibility of the owners. A ramp of 6-feet wide at gradient of 1:5 for the access of disabled persons to be provided at the entrance.
17. Sewerage Augmentation Charges, if any, shall be paid as per prevailing rates.
18. Extra heights charges, if any, shall have to be paid as per prevailing rates.
19. The conditions as laid down in commercialization letter, if any, shall also be adhered to.

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20. Space earmarked for parking of vehicles will not be converted to any other use. Parking agreement executed shall be strictly adhered to.
21. No building or demolition works shall be undertaken unless necessary arrangements for sprinkling of water are made to prevent air pollution.
22. Necessary barriers shall be provided along the plot to prevent danger to the passerby.
23. Utility services shall not be disturbed and road shall be kept clear.
24. Proper scaffolding, shuttering, timbering shall be provided and special precautions shall be taken for safety of persons working on sloping roofs, while lowering and raising loads and while excavating basements.
25. All workers to be insured.
26. All debris, constructions material shall be removed after completion of works.
27. The building and common utility areas shall be maintained properly.
28. You shall inform the authority as soon as any of the consultants is changed along with the details of the substitute provided. The respective work will remain suspended till the hiring of a substitute.
29. After the building is operational, you shall arrange fire drills in association with local Rescue 1122, at least once in a year.
30. You shall comply with all other requirements of the Building regulations of the Authority.

At present plans of three basements up to plinth level are being released, plans for the upper floors shall be released after the completion of building up to plinth level in accordance with approved plan.

Signature of Sanctioning Authority: _____

Stamp: _____

Copy to:

All Concerned Officials

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Acronyms

BR	Building Regulation
BTS	Base Trans-receiver Station
CBD	Central Business District
CEOR	Construction Engineer on record
EIA	Environmental Impact Assessment
EPA	Environmental Protection Agency
FAR	Floor Area Ratio
FT	Feet
GDA	Gilgit Development Authority
HLDC	High Level Design Committee
HVAC	Heating, Ventilation and Air Conditioning
LG&RD	Local Government and Rural Development Department
NRM	National Reference Manual on Planning and Infrastructure Standards 1986
PCATP	Pakistan Council of Architects and Planners
PEC	Pakistan Engineering Council
RCC	Reinforce Cement Concrete
SDA	Skardu Development Authority
Sq. ft	Square Feet
Sq. m	Square meter
TIA	Traffic Impact Assessment
UC	Union Council
W&P	Water and Power
WASA	Water and Sanitation Agency

[No. ALA-1(1)/2023-GBA.]

RAHIM GUL,
Secretary Local Government
& Rural Development
Department.

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Reference Byelaws

1. Punjab Local Government Model Building & Zoning Regulations 2007
2. Punjab Private Housing Schemes & Land Sub-Division Rules 2010
3. Sindh Building Control Regulations 2000
4. Lahore Development Authority (LDA) Private Housing Schemes RULES 2014
5. Lahore Development Authority (LDA) Building & Zoning Regulations 2007
6. Lahore Development Authority (LDA) Mater Plan Rules 2014
7. Lahore Development Authority (LDA) Land Use Rules 2014
8. Islamabad Building Control Regulation 2020, CDA
9. ICT Zoning Regulations 2005
10. Islamabad Residential Sector (Building Control Regulations 1993)
11. Planning parameters for construction of Medium Rise Residential Apartments in Zone -II, Zone-IV and Zone-V
12. Amendments in ICT (ZONING) Regulations, 1992 of ZONE-4
13. Islamabad Fire Prevention and Life Safety Regulations 2010
14. SOP for Management of Sanitation Services in Islamabad 2008
15. Land Use Rules 2009, Punjab
16. Building control regulation and Bylaws Bahria Town
17. Rawalpindi Development Authority (RDA) Building & Zoning Regulations 2007
18. Revised Modalities and Procedures 2020 for development of Private Housing Schemes in Capital Development Authority.

PRINTED BY THE MANAGER, PRINTING CORPORATION OF PAKISTAN PRESS, ISLAMABAD.
PUBLISHED BY THE DEPUTY CONTROLLER, STATIONERY AND FORMS, UNIVERSITY ROAD, KARACHI.

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