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**THE SINDH GOVERNMENT GAZETTE**

**Published by Authority**

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**KARACHI THURSDAY, APRIL 04, 2002**

**GOVERNMENT OF SINDH**

**HOUSING & TOWN PLANNING DEPARTMENT**

**NOTIFICATION**

**Karachi, April 04, 2002**

No.SO (Land) HTP/KBCA-3-39/2000 - In exercise of the powers conferred by section 21-A of the Sindh Building Control Ordinance, 1979, the authority is pleased to make the following regulations:-

**KARACHI BUILDING & TOWN PLANNING REGULATIONS-2002**

**CHAPTER 1 – JURISDICTION**

**CHAPTER 1 – JURISDICTION**

**1-1. Short title, Commencement and Extent.**

**1-1.1. These Regulations may be called the Karachi Building and Town Planning Regulations 2002.**

**1-1.2. These Regulations shall come into force at once.**

**1-1.3. These Regulations shall apply to the whole City District of Karachi but shall not apply to the cantonment area and the projects of the National Security declared by the Federal Government.**

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**1-Jurisdiction**

**1-2. Application of Karachi Building and Town Planning Regulations.**

**Every person who intends to carry out building and development work shall comply with the requirements of these Regulations.**

**1-3. Exemption from Building Regulations.**

**In order to meet emergency conditions and the requirements of persons in the sub-economic income group, the Government may declare special areas where these Regulations may be relaxed for a**

**specific period of time after which these buildings shall become subject to special low cost housing codes.**

**1-4. Delegation of Powers and Duties.**

1-4.1. The Government hereby delegates to the Authority, Master Plan and Environmental Control Department and to the Concerned Authorities listed in Schedule 1A, the powers and duties assigned by these Regulations.

1-4.2. From time to time the Government may, by notification, modify or withdraw from any Concerned Authority any such powers or duties, or add to or revise the list in Schedule 1A, or may recommend the revision of the boundaries of any of the jurisdiction of any Concerned Authority specified therein, after following the procedures specified in these Regulations.

**1-5. These Regulations shall supersede the Karachi Building and Town Planning Regulations-1979.**

Notwithstanding the replacement of the Karachi Building & Town Planning Regulations-1979 by these Regulations as noted in Clause-(1) above hereinafter referred to as the said Regulations and Rules, any instruction issued, action taken, funds created or established, departmental inquires and proceedings initiated under the said Regulations and rules and in force immediately before commencement of these Regulations (Karachi Building & Town Planning Regulations-2002) shall be deemed to have been passed issued, established, initiated or made in these Regulations (Karachi Building & Town Planning Regulations-2002), as if these regulations were in force at the time of which such orders were passed, instructions issued, and made and shall continue to have effect accordingly.

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**1-Jurisdiction**

**Schedule 1A- CONCERNED AUTHORITIES**

Subject to the provisions of Chapter 1 of the Regulations, the following public agencies are designated as Concerned Authorities for the respective areas and purposes here indicated

Sr. #	CONCERNED AUTHORITIES	JURISDICTION	POWERS
1	City District Government	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.	All powers assigned to Concerned Authorities by these Regulations framed under the Ordinance as amended from time to time.

## KARACHI BUILDING & TOWN PLANNING REGULATIONS-2002

### CHAPTER 1 – JURISDICTION

<b>2</b>	Cantonment Boards of the Ministry of Defence	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi Division which are leased to or developed by others.	All powers assigned to Concerned Authorities by these Regulations framed under the Ordinance as amended from time to time.
<b>3</b>	Karachi Port Trust	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.	All powers assigned to Concerned Authorities by these Regulations framed under the Ordinance as amended from time to time..
<b>4</b>	Pakistan Railways	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.	All powers assigned to Concerned Authorities by these Regulations framed under the Ordinance as amended from time to time..
<b>5</b>	Ministry of Works Government of Pakistan	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.	All powers assigned to Concerned Authorities by these Regulations framed under the Ordinance as amended from time to time.
<b>6</b>	Sindh Industrial Trading Estates Karachi	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.	All powers assigned to Concerned Authorities by these Regulations framed under the Ordinance as amended from time to time.
<b>7</b>	Sindh Katchi Abadies Authority	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.	All powers assigned to Concerned Authorities by these Regulations framed under the Ordinance as amended from time to time.
<b>8</b>	Board of Revenue	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.	All powers assigned to Concerned Authorities by these Regulations framed under the Ordinance as amended from time to time.

## CHAPTER 2 - DEFINITIONS

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#### **General**

**2-1.** In the Regulations hereinafter contained, the following terms and expressions shall have the meanings hereinafter respectively assigned to them, unless such meaning be repugnant to or inconsistent with the context or subject matter in which such words or expressions occur:

2-1.1. Words imparting the singular number shall include the plural;

2-1.2. Words imparting the plural shall include the singular; and

2-1.3. Words imparting the masculine gender shall include feminine gender as well.

**2-2. "Addition"** means the addition of any unit/structure to any building/structure constructed in accordance with these Regulations, and after obtaining the Occupancy Certificate of the building/structure being added to.

**2-3. "Agriculture"** means and includes pasture, horticulture, breeding of livestock including poultry, fish and bees, and the use of land for any purpose ancillary thereto.

**2-4. "Allottee"** means a person or a body who purchases a unit in a public sale project.

**2-5. "Alteration"** means any change brought about, after the approval of Building plan without affecting or violating any provision of these Regulations.

**2-6. "Amalgamation"** means the joining of two or more adjoining plots of the same land use into a single plot in accordance with these Regulations.

**2-7. "Amenity Plot"** means a plot allocated exclusively for the purpose of amenity uses as define in Chapter 19 of these Regulations, such as Government uses in 19-2.2.1, Health and Welfare uses in 19-2.2.2, Education uses in 19-2.2.3, Assembly Uses in 19-2.2.4, Religious uses in 19-2.2.5, Parks and Play grounds in 19-2.2.7, Burial grounds in 19-2.2.8, Transportation right-of-way in 19-2.2.9, Parking in 19-2.2.10 and Recreational Areas in 19-2.2.12.

**2-8. "Ancillary Building"** means a building subservient to the principal building on the same plot e.g. servant quarters, garages, guard room etc.

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**2-Definitions.**

**2-9. "Apartment"** means an independent residential unit consisting of at least one habitable room, bathroom, toilet, and cooking facilities in an apartment building as defined in 2-10 below.

**2-10. "Apartment Building"** means a building having more than one story and containing more than two apartments sharing common staircase, or access space.

**2-11. "Approved"** means approved in writing by the Authority.

**2-12. "Arcade"** means a covered walk-way or a verandah between the shops and the street/footpath on which the shops abut.

**2-13. "Architectural Plan"** means a plan showing the arrangements of proposed building works, including floor plans, elevations and sections, in accordance with the requirements of these Regulations.

**2-14. "Area Standards"** means those zoning regulations or other land development requirements or restrictions referred to in these Regulations, which have heretofore been, or may hereafter be, adopted for a specified area or areas by, or on behalf of, MP&ECD whether or not as part of a detailed plan.

**2-15. "Assembly uses"** Assembly uses as defined in Regulation 19.2.2.4.

**2-16. "Attached Building"** means a building which is joined to another building on one or more sides by a common wall or walls.

**2-17. "A.C.I."** means American Concrete Institute.

**2-18. "Balcony"** means a projection from a wall of a building on an open space or a public street.

**2-19. "Basement"** means a story of a building partially or wholly below ground level.

**2-20. "Bath Room"** means a room containing a water tap/wash basin and a shower or a bathtub or a bath tray, and may with or without a W.C.

**2-21. "Building Line"** means a line up to which any part of a building from its lowest level, including any and all foundations, or other structure, abutting on a public street or a road planned future public street, may extend, provided always that such line is within the property line of such building or cut line as provided in these Regulation of such plots.

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**2-Definitions.**

**2-22. "Building Designer"** means a person who had been granted license to act as such under Karachi Building Control Licensing Regulations 1982.

**2-23. "Building Supervisor"** means a person who has been granted a license to act as such under these Regulations.

**2-24. "Building Works"** means erection or re-erection/modification including complete or partial demolition of a building including full or partial thereof or making additions and alterations to an existing building.

**2-25. "B.S.S."** mean the latest applicable published edition of the relevant British Standard Specifications.

**2-26. "B.S.C.P."** means the latest applicable published edition of British Standard Code of Practice.

**2-27. "Carpet Area"** means the net floor area within a rent-able/saleable unit excluding the area of peripheral walls but including the area of internal walls and columns.

**2-28. "Car Porch"** means a shelter or a shed for a car which is permanently open on at least two sides.

**2-29. "Chimney"** means a structure enclosing one or more flues, and includes any opening therein for the function of a heat producing appliance/fireplace.

**2-30. "Chief Controller of Buildings (CCOB)"** means the authorized officer of the Authority to effect implementation of these Regulations.

**2-31. "City District Karachi"** includes the areas within the jurisdiction of the City District Government

**2-32. "Clinical Buildings"** means the buildings specified for health and welfare uses as defined in sub-clause 19-2.2.2.

**2-33. "Commercial Building"** means a building constructed for commercial use as defined in sub-clause 19-2.2.6.

**2-34. "Commercial use"** means commercial (trade) uses such as shops shopping centers, markets and other uses as defined in sub-clause 19-2.2.6.

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**2-Definitions**

**2-35. "Compartment"** As defined in Regulation No.14-5.

**2-36. "Completion Plan"** means an as built plan submitted to the Authority for the purposes of obtaining approval and occupancy certificate.



**2-37. “Concerned Authority”** means the public agency designated to perform the functions of the Concerned Authority for the purpose of these Regulations (Schedule 1A) or any other Authority notified by the Government, from time to time.

**2-38. “Controller of Buildings (COB)”** means the authorized officer of the Authority to effect implementation of these Regulations in respective circles/areas.

**2-39. “COS -Compulsory Open Space”** means that part of a plot which is to be left completely open to sky, over which no structure or any integral part of the building shall be permitted except permissible projections, basement, steps, septic underground tanks, soak pits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc., or those structures required by civic agencies such as electric sub-station permitted elsewhere in these Regulations.

**2-40. “Corner Plot”** means a plot situated at the intersection of two or more streets/roads.

**2-41. “Cottage Industry”** includes small and medium size repair shops, handicrafts, and small scale inoffensive non-hazardous and non-obnoxious production and manufacturing units in areas, specified for such uses.

**2-42. “Covered Area”** same as Floor Area Regulation 2-58.

**2-43. “Dangerous Building”** means a building or structure which is declared as structurally unsafe and/or which is hazardous, as specified in Chapter-7.

**2-44. “Depth”** in respect to a building means the measured distance perpendicular from the outermost part of such building at its rear excluding projections as permitted in these Regulations.

**2-45. “Detached Building”** means a building not joined to another building on any side by a common wall.

**2-Definitions**

**2-46. "Development Permit"** means any general or special permit issued, including a permit customarily denominated as a "No Objection Certificate", "planning permit", "town planning permit" or other document having the effect of permitting development as defined in these Regulations.

**2-47. "Development Plan"** means the plan meant for the development of Karachi currently adopted by the Master Plan & Environmental Control Department and concerned agencies notified by the Statutory Authority or as revised from time to time.

**2-48. "Development Works"** means use of land as per approved plan, design and specifications.

**2-49. "Engineer"** means a person currently registered as such under PEC Act-1975.

**2-50. "External Wall"** means any outer wall of a building abutting on an external or internal open space on adjoining property lines.

**2-51. "Factory"** means a building or part thereof used for manufacture, production or preparation of any article.

**2-52. "Fire Escape"** means an exit from a building, for use in the event of fire.

**2-53. "Flat"** means as defined in "Apartment" clause No.2-9.

**2-54. "Flat sites"** means plots designated as such for multi-family residential uses.

**2-55. "Floor Area"** means horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projection allowed under these Regulations.

**2-56. "Floor Area Ratio"** means the total floor area of a building divided by the area of the plot.

**2-57. "Footprint"** means the portion of a plot of land covered, at any level, by a building or part thereof other than basement.

**2-58. "Government"** means the Government of Sindh.

**2-59. "Ground Floor"** Means the floor of any structure built just above the plinth level.

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## **2-Definitions**

**2-60. "Habitable Room"** means a room to be used primarily for human habitation.

**2-61. "Head Room"** means the clear vertical distance measured between the finished lower level and the underside of lowest obstruction such as ceiling or rafter, whichever is lower.

**2-62. "Height of a Building"** means the vertical measurement from the highest part of the crown of the road along the length of the plot boundary of such a building, on the side determined to be the front of such plot, to the highest part of the building.

**2-63. "Height of a Room"** means the vertical distance measured between the finished floor level and under side of the ceiling.

**2-64. "Hoarding"** means a fence of temporary character erected around a building site on which erection, demolition or repair work is in hand.

**2-65. "House/Bungalow"** means an independent residential building for the use of people, a family/families having at least one habitable room with a kitchen, a bath, and a toilet.

**2-66. "Housing/Dwelling Unit"** means a part or whole of a residential building capable of being used independently for human habitation.

**2-67. "Industrial Building"** means a building constructed on a plot allotted exclusively for the purpose of industry under these Regulations.

**2-68. "Inspection Chamber"** means any chamber constructed so as to provide access thereto for inspection and cleaning.

**2-69. "Land"** includes the earth, water and air, above, below or on the surface, and anything attached to the earth, and has the meaning assigned to it under Clause (a) of Section 3 of the Land Acquisition Act, 1984.

**2-70. "Land Development"** has the meaning assigned under clause 3-3.1.

**2-71. "Land use Plan"** means a land use plan, referred to in Appendix A, heretofore or hereafter approved by, or on behalf of, MP&ECD for a specified existing or new community or a major area thereof, which may include area standards or other provisions relating to:-

2-71.1. the precise location and characteristics of road, other rights of way, and utilities;

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**2-Definitions**

2-71.2. the dimensions and grading of plots and the dimensions and siting of structures;

2-71.3. the precise location and characteristics of permissible types of development; and

2-71.4. any other planning matters which contribute to the development, renewal, maintenance and use of the area as a whole.

**2-72. "License"** means a permission, granted under these Regulations by the Authority to perform such functions as are allowed under these Regulations.

**2-73. "Licensee"** means an individual/s or firm who has been duly licensed by the Authority.

**2-74. "Licensed Non Professionals"** means person/s or firm granted license under these Regulations, who are not registered with any of the statutory bodies.

**2-75. "Light Industry"** means an industry defined as such by the Industries Department or as defined in these Regulations.

**2-76. "Loft"** means a horizontal slab used only for storage purposes, which shall be allowed in kitchens, baths and store rooms/shops with access from inside only upto 5'-0" clear height between the loft floor and roof height and shall not exceed 30% of the floor area of the room.

**2-77. "Master Plan"** means a Development Plan for an area providing short terms and long terms policy guideline for a systematic and controlled growth in future.

**2-78. "Master Plan & Environmental Control Department (MP&ECD)"** is the Department established to implement Town Planning and Environmental Control Regulations for City District Karachi in accordance with these Regulations.

**2-79. "Medical Waste"** means such waste or item which can, or is likely to, cause infection, and without prejudice to the generality above, includes needles, operating theatre material, surgical gloves, bandages, blood, bones and flesh etc.

**2-80. "NOC"** means No Objection Certificate as defined in these Regulations.

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**2-Definitions**

**2-81. "Notification"** means a notification published in the Sindh Government Gazette.

**2-82. "Obnoxious Industries"** include, amongst others, brick kilns, coke ovens, salt glazing, sulphur working, making of cellulose lacquer, pitch bitumen, charcoal burning, gut scraping, tannery, glue

making, fish meal, soap boiling, tallow making, skin dyeing and those which may be specified as Obnoxious Industries by the Industries Department from time to time.

**2-83. "Ordinance"** means the Sindh Building Control Ordinance, 1979.

**2-84. "Open Staircase"** means a staircase at least two sides of which are open, except for a guard rail or wall of a maximum nominal height of 4ft.(1.2m), and which has no roof.

**2-85. "Oversee Committee"** means a Committee notified under Ordinance, as amended from time to time to oversee the functioning of the Authority.

**2-86. "Owner"** means a person or persons holding title to a piece of plot or land/construction thereupon.

**2-87. "PEC"** means Pakistan Engineering Council established under PEC Act, 1976.

**2-88. "Pedestrian Lane"** means thoroughfares intended exclusively for pedestrian traffic at least 10ft.(3m) wide).

**2-89. "Party Wall"** means a wall separating adjoining properties.

**2-90. "Pergola"** means a horizontal structure of grid or trellis, the voids of which must be at least 75 percent of the total area in the plan of the pergola and are open to sky.

**2-91. "Person"** includes any individual, company or association of bodies or individuals, whether incorporated or not, or any public agency.

**2-92. "Place of Public Worship"** means a building designed for the purpose of performance of religious functions.

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**2-Definitions**

**2-93. "Plinth"** means the height of the finished floor level of the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the center of the property line of the plot along the road. In case of more than one road serving the plot, the plinth will be measured from the road providing principal access at the higher level. The height of the plinth shall be limited to 4'-6", except on plots where the natural contours are more than 4'-6" over at least 40% of the plot area as measured from the point at the center of the property line of the road adjacent to it.

**2-94. "Prescribed"** means prescribed by these Regulations.

**2-95. "Professional"** means an individual or firm registered as such under the PCATP ordinance-1983 and PEC Act-1976.

**2-96. "Proposed Plans"** means plans submitted for approval in respect of proposed building works and/or land development work.

**2-97. "Prescribed Form"** means form prescribed for various purposes by the Authority.

**2-98. "Preservation"** means protection of any building or area from any development which may destroy or change its character.

**2-99. "Professional Engineer"** means a person recognized as such under PEC Act and Rules & Regulations framed thereunder.

**2-100. "Property line"** for the purposes of these Regulations means that part of plot boundary which separates private property from the public property or a private property from another private property.

**2-101. "Proof Engineer"** means registered with Pakistan Engineering Council (PEC) as Consulting Engineer (Structural Design) and with minimum 10 years' experience of structural design of building works and whose name is listed on the panel of Proof Engineers maintained by the Authority.

**2-102. "Public Agency"** includes a person or body of persons, autonomous body appointed by or under the authority of Government or the Federal Government and includes Town Councils and Union Councils, as defined in the Sindh Local Government Ordinance, 2001.

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## **2-Definitions**

**2-103. "Public Use Building"** means a building designed for public use and includes a dispensary, post office, police station, tonga stand and transport stand, town hall, public library, cultural center, cinema and such other buildings which are meant for public use facilities.

**2-104. "Public Open Space"** means open spaces including parks, playgrounds, waterways, streets, road and lanes and such other places as defined in these Regulations.

**2-105. "Public Sale Project"** means a project designed with the intention of transferring to the public on ownership basis by way of public sale and for which Sale NOC is obtained from the Authority.

**2-106. "Renewal"** means renewal of any permission given by the Authority in accordance with the Regulations.

**2-107. "Residential Building"** means building constructed for residential purposes, e.g. bungalow, town house, flats and such other buildings.

**2-108. "Regulations"** means Karachi Building & Town Planning Regulations 2002 framed under Ordinance, as amended from time to time.

**2-109. "Repairs"** means repair work to services, painting, white-washing, plastering, pointing and paving and such other works without change in the approved/completion plan.

**2-110. "Revised/Amended Plan"** means previously approved drawings/plans re-submitted for approval in accordance with the provision of these regulations.



**2-111. "Road"** means a public access-way, including any land reservation for such public access-way whether public or private.

**2-112. "Scrutiny Fee"** means a fee to be determined and levied as per the provision of the Ordinance, as amended from time to time.

**2-113. "Society"** means an organization registered as such under the relevant laws.

**2-114. "Shop"** includes any room or part of a building used, wholly or mainly, for the purpose of trade or business but shall not be used for any activity as may cause noise and nuisance in the neighborhood.

**2-115. "Sub-Division"** means the division of land held under the same ownership in to two or more plots.

## 2-Definitions

**2-116. "Sub-division plan"** means a layout plan for a proposed sub-division duly approved by or on behalf of the concerned Authority/MP&ECD as provided in these Regulations.

**2-117. "Sun-Shade"** means an outside projection from a building to provide protection from weather, which cannot be converted to habitable space.

**2-118. "Supervision"** means to oversee and supervise the implementation of approved Architectural/Town Planning/Engineering design and specifications during the execution of buildings/development works at site.

**2-119. "Temporary Structure"** means a structure built/constructed purely on temporary basis, wholly within the plot with the approval of the Authority for a specific period of time and which shall be demolished on completion of the project.

**2-120. "Toilet"** means a space for personal ablution which includes at least one urinal and/or W.C. (water closet).

**2-121. "Total Floor Area"** means the sum of floor areas of all the floors of all the buildings on a plot, less exemption as permitted in these Regulations.

**2-122. "Transport Department"** means the Transport Department of the City District Karachi.

**2-123. "Ware house"** means a building in which goods are stored.

**2-124. "Waste"** includes industrial, hospital and municipal waste and sewage.

## CHAPTER 3 – PERMITS AND PROCEDURES

### THE SINDH GOVT. GAZETTE APRIL 04, 2002 403

#### **3-1. GENERAL**

##### **3-1.1. Public Notice**

3-1.1.1. Public notice, whenever required under these Regulations, shall be given in the following manner:

a) They shall be given in the manner as A3 size in leading newspapers minimum one each (Urdu & English) as a display advertisement and not a classified advertisement.

b) By affixing copies thereof display on the site minimum size 3x4 ft. (1x1.2m) on board and at prominent AUTHORITY Public Notice Board.

3-1.1.2. The notice shall state the place at which, and the officers with whom replies/objections may be filed within a specified time.

3-1.1.3. The officer so designated shall consider the suggestions or objections filed or testimony given and submit a report to the relevant department of City District Government MP&ECD or the Concerned Authority/Authority as the case may be as defined under these Regulations.

3-1.1.4. A copy of the notice shall be submitted to the Concerned Authority which may have referred the matter or under whose jurisdiction the land falls.

3-1.1.5. Public notice relating to change of land use shall be issued under the Authority of MP&ECD which conform to the format at schedule 3C.

##### **3-1.2. Revocation of Development Permits.**

Where a development permit has been granted, if the authority which granted it, finds that any of the provisions of these Regulations or any conditions of the development permit have been violated, the Authority may issue an order revoking the permit:

3-1.2.1. If the person has misrepresented facts or has suppressed the facts;

3-1.2.2. If the person responsible for the violation has not taken the corrective action directed by such Authority within the time specified provided that the Authority has given such person an opportunity to be heard on the matter.

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#### **3-Permits & Procedures**

##### **3-1.3. Classifications of Development Works**

For purposes of these Regulations, all buildings and land development shall be classified as per Table-3.1.

**3-1.4. Engagement of Professional**

3-1.4.1. Every person who intends to carry out building/land development works or to demolish a building or to carry out addition/alteration or repairs in a building, shall engage respective Professional as per tables below to prepare Architectural/Town Planning/Engineering Design and Drawings including specifications, and to supervise their respective works at site.

3-1.4.2. The requirement for engagement of Professionals and their authorization as per Clause 3-1.4.1 shall be as given in Tables 3.2 and 3.3

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**3-Permits & Procedures**

**Table 3.1 - Categories of Development Works**

CATEGORY - I	- Bungalow on plot up to 120Sq.yds (100.33Sq.m) - Any other building on plot up to 120Sqy. (100.33Sq.m) with height up to 33ft.(10m)
CATEGORY - II	- All bungalows - Any other building with total floor area up to 20,000Sq.ft. (1858.74Sq.m) and/or height up to 50ft. (15.2m), other than Category I & IV.
CATEGORY - III	- All buildings with total floor area greater than 20,000Sq.ft. (1858.74Sq.m) and/or height greater than 50ft. (15.2m) other than Category IV.
CATEGORY - IV	- Public use buildings with total floor area more than 3600Sq.ft. (336Sq.m), buildings for essential facilities, public sale buildings.
CATEGORY - V	- Land development works for land with area 2.5acres (1hectare) and greater.

Table 3.2 - Procedure for Approval

S. NO.	CATEGORY	PLAN SIGNED BY PROFESSIONAL	APPROVAL GRANTED
1.	I	Building Designer Or Architect Or Professional Engineer (Civil) Or Structural Engineer.	(One Stage) Final Approval
2.	II	Architect and/or Structural Engineer *	(One Stage) Final Approval
3.	III	Architect and Structural Engineer**	(Two Stages) Architecture Approval Submission of structural design/drawing for record (and vetting)**.
4.	IV	Architect and Structural Engineer** Plumbing and electrical drawings in public sale buildings by relevant professional.	(Two Stages) Architectural Approval Structural design and drawing duly vetted by Proof Engineer Plumbing and electrical drawings duly signed by relevant professional.
5	V	Town Planner	(One Stage) Final Approval.

\* Architect and Structural Engineer are both required for residential bungalows on more than 400Sq.yds. (336Sq.m) plots.

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\*\* Structural vetting by a Proof Engineer is required for any building having a height of more than ground plus four floors or 50ft. (15.2m) and/or total floor area more than 1, 00,000Sq.ft.(9,293.6Sq.m), and for structures of special nature and unusual designs, including shells and folded plate systems, water towers and stack like structures, apart from category C and D buildings.

Table 3.3. Maximum Authorization of Professionals

S. No.	Professional	Category-I	Category-II	Category-III	Category-IV	Category-V
1.	Building Supervisor	Supervision with 2 years' experience	Supervision with 5 years' experience	Supervision with 10 years' experience	----	----
2.	Building Designer	Design & Supervision	Supervision	----	----	----

3.	Architect	Architectural Design & Supervision	Architectural Design & Supervision	Architectural Design and Supervision	Architectural Design and Supervision	----
4.	Professional Engineer (Civil)	Design & Supervision	Supervision	Supervision with 5 years' experience	Supervision with 5 years' experience	Supervision
5.	Structural Engineer	Structure Design & Supervision	Structure Design & Supervision	Structure Design & Supervision	Structure Design & Supervision	Structure Design & Supervision
6.	Proof Engineer			Structural vetting	Structural vetting	----
7.	Town Planner	----	----	----	----	Design & Supervision

3-1.4.3. The responsibility of every Professional signing the plan and documents as above, shall be limited to his respective discipline.

3-1.4.4. The Professional so engaged shall submit to the Authority in writing on prescribed form (ZP-2 in case of building works) of his having undertaken to supervise such work.

### 3-1.5. Change of Professional

3-1.5.1. Where a Professional ceases to be in charge of such building works before the same is completed, further execution of such work shall forthwith be suspended by the owner until a fresh appointment is made by the owner

3-1.5.2. The previous Professional shall immediately inform the Authority of his discontinuance from the works (on prescribed form ZP-6 in case of building works).

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3-1.5.3. The new Professional/s so engaged shall inform the Authority within 15 days of resuming work. He shall assume full responsibility, as if he were the author, for the correction and competence of all designs prepared by the Professional previously engaged.

#### 3-1.6. Submission on Prescribed Form

Every person who intends to carry out building/land development works under these Regulations shall submit application on relevant prescribed form.

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**3-2. PERMITS AND PROCEDURES - BUILDING WORKS**

3-2.1. Definition of Building Works

For the purposes of these Regulations, the following activities shall be deemed to involve Building Works, unless expressly excluded by these Regulations:

3-2.1.1. erection of a structure;

3-2.1.2. demolition of a structure;

3-2.1.3. addition or alteration to any structure;

3-2.1.4. demolition, addition or alteration to any preserved structure declared as a structure of historical or architectural significance;

3-2.1.5. a reconstruction, alteration of the size, or material change in the external appearance of a structure.

3-2.2. Submission of Plans for Approval

The Owner shall submit to the Authority:

3-2.2.1. Two sets of all documents relating to the plot together with a letter from the Concerned Authority confirming the title/land use physically fresh demarcated/dimensions of the plot along with the existence of any road widening/cut line reservation.

3-2.2.2. In case of form (ZP-1) for proposed plan, initially three sets and finally Six sets of drawings for category I & II of buildings at the time of submission, duly signed by the owner and duly signed and stamped by the relevant Professional. The drawings, should show Plans, Sections and Elevations together with other necessary details pertaining to RCC elements, joinery work and covered area etc. of every floor, including basement, of the building intended to be erected, along-with a block plan of the site, drawn to a scale of not less than 1:500 (1"=40'), showing the position of proposed building and existing building if any; the width and levels if necessary, of the streets on which the plot abuts: and the survey number or the numbers of the adjoining plot or plots, if any, together with the cardinal points; which shall be drawn to a scale of not less than 1:100 (1"=8'). If the building is so extensive as to make a smaller scale necessary, it may be

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Drawn to a smaller scale but not less than 1:200 (1"=16'). Such plans and sections shall show the purpose for which the building or parts thereof are intended to be used; the access to and from the several parts of the building;

The position, dimensions, means of ventilation, the proposed height of the plinth and superstructure at the level of each floor, together with the dimensions and descriptions of all the walls, floors, roofs, staircases and elevator, etc. if any

3-2.2.3. In case of Category III and Category IV buildings:

a) Initially three sets and finally six sets of architectural working drawing/plans, at the time of initial submission, by the owner and duly signed and stamped by the relevant Professional. The drawings should show Plans, Sections and Elevations of every floor, including basement, of the building intended to be erected, which shall be drawn to a scale of not less than 1:100 (1"=8'). If the building is so extensive as to make a smaller scale necessary, it may be drawn to a smaller scale but not less than 1:200 (1"=16'). Such plans and sections shall show the purpose for which the building or parts thereof are intended to be used; the access to and from the several parts of the building; the position, dimensions, means of ventilation, the proposed height of the plinth and superstructure at the level of each floor, together with the dimensions and descriptions of all the walls, floors, roofs, staircases and elevator, etc. if any. After architectural approval six sets of structural working drawings and two sets of structural calculations shall be submitted for record duly signed by the owner and stamped by Architect and Structural Engineer respectively. 2 sets of design and working drawings for, plumbing and electric work shall be submitted for record purposes duly signed and stamped by the concerned professionals.

b) Structural vetting by a Proof Engineer is required for any building as per table 3.2.\* \* the owner / architect will get it vetted by a registered Proof Engineer (enlisted with the Authority). The architect will submit two copies of the calculations and five sets of structural drawings along with the approved concept plan, two copies of vetting Performa (STP-1 & STP-2), one copy of soil report duly signed by the

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Owner, structural design engineer and architect. The proof engineer will return the same to the architect after doing the proper vetting after minimum of 10 days for onward transmittal to the structure section of the authority duly signed and with recommendation for the approval structured Clearance. The structure section based on the proof engineer's recommendations will issue an N.O.C. of structural clearance and forward three sets of vetted structural drawings and copies of relevant documents to the concerned zone within seven days of receipt for further processing of the case. The proof engineer will be equally responsible in case there is any error in design, drawing and/or calculations, which may result in a problem in the said building.

c) The soil investigation is to be carried out by a Licensed Geo-technical firm.

d) Two sets of complete soil investigation report including the following signed and stamped by a licensed soil engineer.

(i) A minimum of two bore logs up to 30ft. (9m) minimum or as per requirements of the Structural Engineer.

(ii) Bore hole location plan.



- (iii) Recommendation for bearing capacity, and type of foundation.
- (iv) All necessary laboratory tests and reports.
- (v) Recommendations of the Soil Consultant for the type of cement to be used below ground level.
- (vi) De-watering scheme for sub-soil water if required.

### **3-2.3. Corrections on Plan.**

No corrections or overwriting shall be permitted on plans submitted for approval.

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### **3-2.4. Alteration of Design.**

In private residential buildings deviation from the approved building plan shall be allowed (provided it does not violate these regulations) during the construction stage at the responsibility of the concerned licensed / registered professionals. Such deviations shall be regularized on completion of the construction on payment of the requisite composition fee.

Deviations in internal layouts of non-sale public use buildings shall be allowed (provided they do not violate these regulations) during construction stage at the responsibility of the licensed / registered professionals for non-sale public use buildings. Such deviations shall be regularized on completion of construction on payment of the requisite composition fee. No structural deviations or deviations in the external envelope of the building shall be permitted. The owner shall be required to submit a revised plan for approval before proceeding with the construction of such structural or external envelope changes.

### **3-2.5. Revised / Amendment of Plan**

In public sale buildings deviation in internal layouts shall not be allowed during the construction stage. No structural deviations or deviations in the external envelope of the building shall be permitted. The owner shall be required to submit a revised plan for approval before proceeding with the construction of such structural or external envelope changes.

### **3-2.6. Period of Approval**

3-2.6.1. After the receipt of an application for permission to carry out building works, the Authority shall:

- a) Pass orders granting permission to carry out such building works within 60 calendar days.
- b) In the case of refusal/objections, issue the consolidated objections/observations, specifying the provisions of the Regulations to the Professionals within 30 days.

3-2.6.2. If no order is passed on an application within 60 calendar days of its receipt, it shall be deemed to have been sanctioned to the extent to which it does not contravene the provisions of these

Regulations or the Master Plan or sanctioned Site Development Scheme, if any, and after giving notice to the Authority, the person may proceed to carry out the said building works at any time within one (1) year starting from the date of submission provided the title of land is clear from all disputes and objections. Except in the case of building which fall in category-III and IV of table 3.1.

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#### **3-2.7. Evidence of Permission**

Whenever under any of these Regulations, the doing or the omitting to do a thing, or the validity of anything, depends upon the sanction, permission, approval, order, direction, requisition, notice or satisfaction of the Authority, a written document (ZD-4)/(ZD-5) along with the relevant set of drawings as required in Table 3.2 signed by the Authority or any officer duly authorized, purporting to convey or set forth such sanction, permission approval, order, direction, requisition, notice shall be sufficient prima facie evidence thereof. One complete approved set of drawings shall be made available on the site / in the office of the developer for prospective buyer.

#### **3-2.8. Cancellation of Permission and Right of Appeal**

If at any time after permission to carry out building works has been granted and the Authority is satisfied that such permission was granted in consequence of any defective title of the applicant, material misrepresentation, or fraudulent statement contained in the application made under these Regulations, or in any change in the approved drawings not consistent with these Regulations in respect of such building, such permission may be cancelled if the professional / owner fails to satisfy the Authority within 15 days having being served a show cause notice by the authority and any work done thereunder shall be deemed to have been done without permission abinitio provided that the applicant shall have a right of appeal to Authority which shall be heard and decided by a committee of representatives of PEC and PCATP under the convenorship of CCOB of the Authority or his nominee who shall not be less than COB within fifteen days of the order of cancellation.

#### **3-2.9. Compliance of Conditions of Approval**

Every person who carries out building works or demolition works shall comply with the directions and conditions accompanying the sanction given by the authority as per these regulations.

#### **3-2.10. Notice of Verification of Building Lines (Plinth verification)**

Every person who commences any building work except Category I under these Regulations, upon completion of plinth and in the case of basements, upon the completion of foundations and shall give notice to the Authority on prescribed form (ZP-4), and shall not proceed further with the work for a period of 15 days from the date of receipt

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By the Authority of such notice, to enable the Authority to verify the building lines. The Authority shall intimate within the aforesaid period, to the owner or his representative, approval of verification of building line or of any error which may be found in the building line, on prescribed form (ZD-6). Verification of the buildings lines by the Authority in no way implies the acceptance of the title, location of the land, which is the sole responsibility of the applicant/owner. If no such intimation is received from Authority, the owner will be entitled to proceed with the building works after giving notice to the Authority provided the construction is in accordance with the approved building plan.

### **3-2.11. Floor Certificate**

For Category “III” and Category “IV” buildings, the owner and Professionals shall submit to the Authority floor certificate (Form ZP-5) casting of slab of each floor, certifying that all the building line and structural members on the said floor are in conformity with the design as approved by the Authority subject to clause 3-2.4 and 3-2.5. If the owner/professional fails to submit the floor certificate the authority shall stop further construction work.

### **3-2.12. Inspection of Buildings**

The Authority may inspect the premises without giving prior notice:

3-2.12.1. At any time, before the approval of an application received under these Regulations;

3-2.12.2. At any time during the progress of the building works;

3-2.12.3. Within 20 days from the receipt of the notice of completion or the occupancy certificate (ZP-7) with respect to any such building;

3-2.12.4. If no notice of completion or occupancy certificate (ZP-7) has been received, at any time after the building has been erected, added to or altered;

3-2.12.5. The authorized officer of Vigilance Department of the Authority will have the right to inspect that proper record of pouring of all the Structural members is maintained at site along with the test results of 7 days and 28 days of cube/cylinder test of concrete and yield strength of steel for category III & IV types of building.

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3-2.12.6. The authorized officer of Vigilance Department of the Authority shall also inspect the buildings to confirm whether the approved specifications are being followed and if otherwise notified in writing giving full details specifying the deviation/defects, where these occur with identification of the location.

### **3-2.13. Building Works to Conform to Approved Plan**

3-2.13.1. If on making any inspection under these Regulations the Authority finds that the building works are:

a) not in accordance with the plans that have been approved, other than alterations as are allowable under these Regulations; or

b) contravene any of the provisions of the existing Regulations or any statute, it may, by written notice (ZD-6), require the person and the Professional carrying out building works within the period to be specified in such notice, with the object of bringing the works in conformity with the said plan, approved specifications, or provision of these Regulations, to get amended plans approved after complying with the requirements of these Regulations. In the case of Category “D” Building, the notice will be issued after personal inspection by at least a Deputy Controller of Buildings.

3-2.13.2 In the event of non-compliance with the Regulations made under Clause 3-2.13.1. above, the Authority shall have power to order cessation of work/sealing of the premises or order immediate demolition of that much of the construction which contravenes any of the provisions of these Regulations and the expenses thereof shall be realized from the owner or by sale recovered items after demolition or both.

### **3-2.14. Rectification of Works after Inspection and Appeal.**

3-2.14.1. If there is evidence that in carrying out of building works any construction has been done contrary to any provision of these Regulations and relevant statute, or that anything required under these Regulations is omitted and if, on inspection of such building, it is found that the building work has been completed or has advanced to for and which could not be permitted or allowed under the provision of these Regulations, the Authority, may, by written notice (ZD-6) require the owner/person who has/have carried out the building works to drill out, to cut into, or pull down

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So much of such building as is beyond the permissible limits as provided in these Regulations.

3-2.14.2. If on appeal, the appellant authority, which, in the first instance shall be the Controller of Buildings of the concerned zone, finds that in the carrying out of such building works nothing had been or partially has been done in carrying out the building works contrary to these Regulations or which are also not allowable under these Regulations or statute, he shall either withdraw the notice in toto or shall pass partial revised orders for any, or required action as given under Clause 3-2.14.1 such decision shall be conveyed to the appellant within 15 days of the receipt of such an appeal.

If the appellant is dis-satisfied with decision of the first appellate officer, he may, within 30 days of the receipt of the decision of his first appeal may refer his review petition to Chief COB for decision who shall review the case and in case of disagreement with the applicant, shall place it before the KBCA Oversee Committee for final decision within 30 days.

3-2.14.3. Where a person erected or re-erected or commenced to erect or re-erect a building without submitting to the concerned authority building plan for sanction then not with-standing and in addition to, any other action that the concerned authority may take under the relevant statute and these regulations, the concerned authority may give notice in writing directing such persons to submit to the authority within such time as specified in the notice, building plans in accordance with these regulations showing the buildings so erected or re-erected or proposed to be re-erected for the authority's approval. The authority shall accord approval after levying a composition fee in addition to the scrutiny fee if the building is constructed as per these regulations.

**3-2.15. Notice of Completion.**

3-2.15.1. Every person who carries out and completes building works fully or partially approved under these Regulations shall within one month of the completion of the works deliver to the Authority at its office, in writing, the following documents:-

a) Notice of Completion/occupancy on the prescribed form (ZP-7) duly signed by the relevant Professional together with certificate or certificates as the case may be.

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b) A Completion Plan showing the building exactly as completed.

3-2.15.2. In case building work is completed in all respect but the utility services are not provided by the utility agencies despite the payment of estimate by the developer / owner in public sale buildings / projects, in such cases the completion certificate / occupancy certificate shall be issued on the basis of provision of services as provided in clause 5-1.21.2 of these Regulations.

The completion / occupancy certificate will automatically be deemed final, as soon as the connection of utilities by utility agencies.

3-2.15.3. No person shall occupy or permit to occupy any such land or building, or use, or permit to use, any part affected by the erection or re-erection of such building, until the permission referred to in Clause 3-2.15.2 has been granted.

**3-2.16. Partial Completion**

The Authority may, upon completion of the structure as permitted by the approved plan, give an Occupancy/Completion Certificate for part of the building which is a complete section/unit of a project and which can be occupied without inconvenience or hazard of any kind to the occupants of the said unit, or to the visitors or users of the same and does not interfere with the construction of the rest of the building/s. Wherever such Partial Occupancy Certificate is issued to owner / Professionals shall also be required to take all safety measures for the users, occupiers and visitors. In addition, they shall be required to take such measures as the Authority may at its discretion require to ensure adequate safety of the occupiers, visitors and users of the building or part thereof. Subject to the condition that in case of public sale project the condition as enumerated in clause No.5-1.22 shall be comply.

**3-2.17. Refusal to issue Occupancy Certificate**

The Authority may refuse an application to issue an Occupancy Certificate, if the proposed or completed building contravenes or is in any manner inconsistent with any building or zoning regulations or restrictions, and give direction, with specific reason under the relevant statute or the Regulations.

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**3-2.18. Permit to Demolish Buildings.**

No building may be demolished without written permission from the Authority on a prescribed form (ZD-10). No permit to demolish will be issued unless the Authority is assured by the applicant through an undertaking that the electricity, gas, water, sewerage or other utility services connections to the building or portion to be demolished shall be effectively cut off or relocated and such connections shall remain cut off/ relocated during the period of the work in case of any adverse eventuality the owner / contractor shall be fully responsible.

All applications for a permit to demolish a building shall be made on appropriate form (ZP-8) and permission to demolish by the Authority shall be issued on appropriate form (ZD-10).

### **3-2.19. Insurance**

Contractor/Builder/Developers/owner will cover all the damage to life and property including third parties by Contractor's All Risk Insurance Policy.

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### **3-3. PERMITS AND PROCEDURES-LAND DEVELOPMENT**

#### **3-3.1. Definition**

3-3.1.1. Unless there is anything repugnant in the subject or context, or unless otherwise provided in these Regulations, "land development" or the "development of land" shall include the dividing of land into plots, the amalgamation of plots, infrastructure development operations, in, on, over or under land, making of any material change in the use of land, and the creation or termination of rights of access.

3-3.1.2. The following activities or uses shall be taken for the purposes of these Regulations to involve land development as defined herein unless expressly excluded by these Regulations:

- a) A change in type of land use: a change from one designated class of use to a use in another designated class;
- b) A material increase in the intensity of use of land, such as an increase in the number of businesses, manufacturing establishments, offices, or dwelling units in any, structure or on land;
- c) Commencement of excavation on a plot of land;
- d) Deposit of refuse, solid or liquid waste or fill on a plot of land.
- e) Alteration of a shore, bank, or flood plain of a sea coast, river, stream, lake, pond or artificial body or water;
- f) The installation of underground or overhead public service facilities;
- g) Departure from the normal use for which development permission has been granted, or failure to comply with the conditions of a regulation or an order granting the development permission under which the development was commenced or is continued.

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3-3.1.3. The following operations or uses do not constitute land development for the purposes of these Regulations unless expressly included in these Regulations:-

- a) The maintenance or improvement of a public road, highway, street or rail road track not involving substantial engineering redesign, if the work is carried out on land within the boundaries of the right-of-way;
- b) Work by any public agency or public utility company or authority not involving substantial engineering redesign, for the purpose of inspection, repair or construction on established rights-of-way, or any sewers, drains, mains, pipes, cables, power lines, lighting traffic or telephone poles or other apparatus, or similar facilities;
- c) The use of any land or structure specified for residential purpose, for such occasional private family functions as are customary, in keeping with the norms of the society, without any commercial usage and advantage.
- d) The use of any land for agricultural purposes, including excavations, in the course of agricultural operations, except to the extent of the making of wells which may be specifically controlled by these Regulations, or by any other Regulations concerned with water preservation;
- e) A change in the form of ownership of any land or structure not involving the division of land into plots or building into separate occupancy units.

**3-3.2. General Requirements for Development Permission**

No person or group of persons may carry out land development or permit land development without a valid development permit. The land development shall be in compliance with the requirements, restrictions or conditions of:

- 3-3.2.1 these Regulations;
- 3-3.2.2 any applicable detailed plan;
- 3-3.2.3 any applicable general standards and area standards;
- 3-3.2.4 any applicable land grant;

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- 3-3.2.5 any applicable sub-division plan; and
- 3-3.2.6 the conditions attached to a development permit.

**3-3.3. Inconsistencies between General and Area Standards/Zoning Regulations.**

If with respect to any land development the provisions of any applicable Area Standards/Zoning Regulations are inconsistent with the provisions of any General Standards prescribed in Chapters 19 to 22 of these Regulations, the provisions of Area Standards/Zoning Regulations shall prevail.

**3-3.4. General Development Permits**

3-3.4.1. General Development Permits for land development, meeting the following requirements, shall be issued by the Concerned Authority:-

- a) The proposed land development is in compliance with the requirements or conditions of these Regulations, an existing detailed plan, any applicable general standards and area standards, and any applicable land grant and sub-division and amalgamation plans;
- b) Does not involve a change in the use of land or a structure, from a use within a class designated in these Regulations, to another use in a different class as defined in Clause 18-4 and any major sub-division and amalgamation as defined in these Regulations.

3-3.4.2. An application for a General Development Permit shall be made on the prescribed form to the Concerned Authority in which the land to be developed is located for onward submission to MP&ECD.

3-3.4.3. The Concerned Authority may attach to a General Development Permit conditions relating to:-

- a) Compliance with the plans and specifications submitted by the applicant to the Concerned Authority;
- b) The time within which the development or particular phases of it must be carried out or completed; and

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- c) Protective measures which the applicant must undertake for the benefit of neighboring property, such as the construction of fencing or retention of open spaces etc.
- d) The Concerned Authority shall simultaneously endorse a copy of each General Development Permit granted by it to MP&ECD.

**3-3.5. Special Development Permits**

3-3.5.1. Special Development Permits for any other land development, authorized under these Regulations, shall be issued by MP&ECD as required under these Regulations.

3-3.5.2. The Concerned Authority shall refer to MP&ECD, for its decision, all applications for a Special Development Permit, except as otherwise provided in these Regulations.

3-3.5.3. MP&ECD, after consultation with the Concerned Authority in whose jurisdiction the land development fall, may grant a Special Development Permit where the provisions of a detailed plan, general standards or area standards, require special permission for designated kinds of land development, involving an exercise of policy decision.

**3-3.6. Preparation of Contingency Plans as Foundations for Determination by MP&ECD.**



3-3.6.1. Master Plan and Environmental Control Department may from time to time prepare Master Plan/Development Plans, including contingency plan/s for the purpose of providing a foundation for the administration or revision of these Regulations.

3-3.6.2. The development plan/s or the contingency plan/s should be submitted to the Government for its approval.

3-3.6.3. The Government, within a period of sixty days, shall approve or ask for amendments, and such approval shall be notified for the information of public in the manner prescribed under these Regulations.

3-3.6.4. Prior to making its determinations on such application, MP&ECD shall conduct such studies for planning position or make such findings as it may deem appropriate regarding the feasibility, location or any other characteristics of the

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Proposed land development which, in the judgment of MP&ECD, may have important implications for implementation of the Development Plan or any other plan approved and prepared under Clauses 3-3.6.1 to 3-3.6.3 and, in particular, for the coordinated development of the vicinity.

3-3.6.5. MP&ECD shall give along with its decision on the application, a statement of its planning position, which shall:

- a) Summarize its findings;
- b) Set forth guidelines or conditions under which the proposed land development and, as may be pertinent, any other land development in the vicinity may be carried out.
- c) If deemed appropriate, include by reference and attach interim special area concept plan showing the planning position consisting of a map and explanatory matter, which is to govern land development in a specified area until such time as a detailed plan is approved for the area.

3-3.6.6. If MP&ECD rejects the application it shall state its reasons by reference to the planning position taken on the matter.

3-3.6.7. If a development plan or other development exists for the area, in lieu of the foregoing, the statement may consist of reference to provision of such a development plan on which the decision may be based.

**3-3.7. Conditions for Development Permits**

3-3.7.1. MP&ECD or the Concerned Authority may attach to a development permit conditions which concern any matter subject to these Regulations including means for:

- a) Establishing more detailed records by submission of drawings, maps, or specifications;
- b) Minimizing any adverse impact of the proposed development upon other land, including the hours of use and operation and the type and intensity of activities which may be conducted;

c) Controlling the sequence of land development, including when it must be commenced and completed;

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d) Controlling the duration of use of land development and the time within which any structure must be removed;

e) Ensuring that the land development is maintained properly in the future;

f) Designating the exact location and nature of development.

3-3.7.2. In addition, MP&ECD may condition the grant of a Special Development Permit to the development of streets, other rights of way, utilities, parks, and other open space, of a quality and quantity reasonably necessary for the proposed development.

**3-3.8. Criteria for Decisions Relating to Special Development Permits, Contingency Plans or Planning Positions**

In determining applications for Special Development Permits and making contingency plans or planning positions, MP&ECD shall take into account, as may be pertinent;

3-3.8.1. The provisions of the Master/Development Plan, and of any applicable concept plan or contingency plan or other development plan for the community in which the proposed land development is located.

3-3.8.2. The implications, if any, for the development of a larger region of which the community is a part, as such region is defined by the Master/Development Plan, or an applicable development plan or detailed plan, or as defined by MP&ECD in the absence of such definition;

3-3.8.3. The provisions of any approved development program or scheme of a public agency which might be adversely affected by the proposed land development;

3-3.8.4. The need, if any, to protect existing resources, installations or investments of the Federal Government, Government or any public agency;

3-3.8.5. Relevant conditions or needs in the neighborhood and community relating to sanitation, road and street networks, traffic and transportation facilities, the existence or absence of municipal services, public amenities, industrial and commercial activities and facilities, air and water quality, other attributes of the physical environment, and significant social and economic characteristics of the inhabitants.

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**3-3.9. Notice for a Special Development Permit**

3-3.9.1. In the case of an application for a Special Development Permit, the MP&ECD shall give a public notice in the manner as described in 3-1.1. Of these regulations.

3-3.9.2. The applicant or his representative may request, and if so shall be granted, an opportunity to be heard on the matter within such reasonable time, not exceeding 30 days, as shall be fixed by MP&ECD or the Concerned Authority, as the case may be.

3-3.9.3. The determinations made by MP&ECD or Concerned Authority on the applications for development permits shall be known as 'orders'.

3-3.9.4. If MP&ECD or the Concerned Authority, as the case may be, denies the application or grants permission subject to conditions, it shall state the reasons for the denial or conditions.

3-3.9.5. An applicant for a development permit shall pay scrutiny/attestation fee to the Concerned Authority and if the matter is referred to MP&ECD, pay to it the prescribed fee for the type of land development there indicated.

### **3-3.10. Approval of Minor Sub-Division**

3-3.10.1. In the case of minor sub-division the Concerned Authority may grant development permit to the owner as per the rules set forth in these Regulations.

3-3.10.2 Applications for development permits for minor sub-divisions shall be made to the Concerned Authority on Prescribed Form.

### **3-3.11. Approval Procedure for Special Development Permit**

3-3.11.1. For special development permit for major sub-division the owner shall apply to the Concerned Authority having jurisdiction and the concerned Authority shall refer the case to MP&ECD for approval. MP&ECD shall give a public notice in the manner as described in 3-1.1. of these regulations. Upon approval by MP&ECD, the Concerned Authority shall issue special development permit to the owner.

3-3.11.2. The application shall be accompanied by documentary evidence demonstrating;

a) The payment by the applicant of the scrutiny fees prescribed,

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b) the applicant's ownership of sufficient title in the site to undertake the proposed sub-division and development;

c) The approval of Civil Aviation, Defence Authorities, or any other Concerned Authority, if required; and

d) Compliance with any provisions for rules or regulations under the Co-operative Societies Act, 1925 if the applicant is a co-operative housing society.

3-3.11.3. The application for approval of special development permit involving major sub-division shall include:-

- a) a physical survey, submitted through a town planner, of the site and of any larger tract of the land of which the site is a part, showing the boundary lines of such site and tract, official survey numbers, and existing structures, water courses, wooded areas, streets, roads and other significant physical features within the site and on adjacent land within 600ft. (182.75m) of the boundary of the site.
- b) A topographical survey, with contours at intervals as deemed necessary by the MP&ECD, including both the site and adjacent land within 300ft. (91.44m) of the boundaries of the site;
- c) a proposed layout plan at a scale of not less than 1:4000, together with block plans at no less than 1:1000, or at such different scales as may be permitted by MP&ECD for large developments; such layout plan shall show the locations and dimensions of proposed plots and structures, the locations, widths and grades of streets or other public ways; arrangements for street lighting; and the locations and dimensions of proposed parks, other open spaces, and areas to be set aside for non-residential use, including community facilities with percentages of each;
- d) Existing sewer, water supply, drainage and other utility lines or facilities;

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- e) the approximate locations and sizes of proposed water lines, hydrants, sewer lines, storm drainage or other utility lines or facilities, and information regarding their connections with existing or new systems;
- f) The proposed construction schedule;
- g) Any other information if required.

3-3.11.4. The layout plan required by regulation 3-3.11.3. (c) And revisions of such layout plan shall be prepared and endorsed by a town planner.

**3-3.12. Site Inspections and Consultation**

3-3.12.1. The applicant submitting a sub-division plan shall arrange for at least one site inspection by a representative of the concerned Authority or MP&ECD or both, as the case may be;

3-3.12.2. In connection with the submission of application the applicant shall consult with, or obtain information from, appropriate public agencies or companies concerned with the provisions of water supply, sewerage, electricity, telephone service, fire protection and other public services appropriate to the particular development; but the concerned Authority or MP&ECD may in its discretion, assist the applicant to obtain any necessary or desired clearances or commitments regarding such services.

3-3.12.3. Three copies of plan duly signed by Owner and Architect/Town Planner shall be submitted along with the proposal to the concerned Authority for the sub-division of plot.

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**Schedule 3A SCRUTINY FEE**

1. The Authority shall charge for the scrutiny of building plans and other matters during the disposal of the plan or in phase of its construction a fee to be known as “Scrutiny fee”.
2. For the purpose of scrutiny fees, Total Floor Area shall include all exempted areas excepting voids.
3. Scrutiny Fee to be charged shall be as prescribed and revised from time to time by the Overseer Committee. The rate shall be made part of these Regulations in the form of an Appendix.
4. The Authority shall charge no Scrutiny fee in respect of plans for building to be used exclusively for places of religious worship, public sector buildings and educational/vocational buildings for handicapped persons and building for registered charities.
5. The cost of various forms shall be determined by the Authority from time to time as per provisions of Ordinance.

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Schedule 3B - BUILT UP AREAS IN WHICH GENERAL DEVELOPMENT PERMITS MAY BE GRANTED IN THE ABSENCE OF A DETAILED PLAN

<b>SR. NO.</b>	<b>NAME OF ORGANIZATION</b>	<b>NAME OF THE AREA</b>	<b>RESTRICTIVE PROVISIONS</b>
1.	Karachi Metropolitan Corporation.	All built up areas under the jurisdiction of KMC except those mentioned in Appendices A to E.	1. Allotment conditions. 2. Lease Agreement.
2.	Cantonments, Ministry of Defence	All built up areas under the jurisdiction of Cantonments, except those mentioned in Appendices A to E.	1. Allotment conditions. 2. Lease Agreement
3.	Sind Industrial Trading Estates.	All built up areas under the jurisdiction of SITE.	1. Allotment conditions. 2. Lease Agreement.
4.	Karachi Port Trust.	All built up areas under the jurisdiction of Karachi Port Trust.	1. Allotment conditions. 2. Lease Agreement.

5.	Pakistan Western Railways	All built up areas under the jurisdiction of Pakistan Western Railways except those mentioned in Appendices A to E.	1. Allotment conditions. 2. Lease Agreement.
6.	Sind Public Works Department	All built up areas under the jurisdiction of Sind Public Works Department except those mentioned in Appendices A to E.	1. Allotment conditions 2. Lease Agreement.
7.	Federal Public Works Department	All built up areas under the jurisdiction of Federal Public Work Department except those mentioned in Appendices A to E.	1. Allotment conditions. 2. Lease Agreement.
8.	Board of Revenue	All built up areas under the jurisdiction of Federal Public Works Department except those mentioned in Appendices A to E.	1. Allotment conditions. 2. Lease Agreement.

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**SCHEDULE 3C –PUBLIC NOTICE FOR CHANGE OF LAND USE**

Notice relating to Change of Land Use shall conform to the format provided below.

**PUBLIC NOTICE**

Change of Land Use of Plot No. \_\_\_\_\_ Scheme \_\_\_\_\_.

Mr. \_\_\_\_\_, owner of Plot No. \_\_\_\_\_ has applied to this Office for Change of Land Use of above Plot from \_\_\_\_\_ to \_\_\_\_\_. The City District Government Master Plan and Environmental Control Dept. is examining the proposed conversion and its implications on the amenities and infrastructure. This conversion will result in the following changes to the currently applicable Lease Conditions and Zoning Regulations:

Condition	Current	Converted
Total Floor Area		
No. of Floors/Height of Building		
Compulsory Open Spaces		
Parking Requirements		
Usage of Building		

Anyone having any objections/comments/observations should file the same within 30 days from the date of publication of this notice to the undersigned.

A Public Hearing will then be held at the office of the undersigned within 5 days of the expiry of the above mentioned 30 day period or an extension thereof, and all those having filed objections/comments/observations will be invited to present/explain their point of view. Master Plan & Environmental Control Department decision shall be final.

**CHAPTER 4 – LICENCING / REGISTRATION OF PROFESSIONALS**

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**4-1. Qualifications**

The following tables list the requisite qualifications for various categories of Professionals and Firms.

**4-1.1. Qualifications of the professionals:**

Architect.	§ A person recognized as such under PCATP Ordinance-ix of 1983 and Rules & Regulations framed thereunder.
Building Supervisor Category “I”	§ Three years diploma in Civil Engineering or Architecture plus minimum Two years’ experience in Building Construction.
Category “II”	§ Three years diploma in Civil Engineering or Architecture plus minimum Five years’ experience in Building Construction.
Category “III”	§ Three years diploma in Civil Engineering or Architecture plus minimum Ten years’ experience in Building Construction.
Building Designer	§ Three years diploma in Civil Engineering or Architecture plus three years practical experience of working as Building Supervisor, (no new license shall be issued).
Professional Engineer (Civil)	§ A person recognized as such under PEC Act and Rules & Regulations framed thereunder.
Proof Engineer	§ A person registered with Pakistan Engineering Council (PEC) as Professional Engineer (Civil) and enlisted by the Authority as per clause 4-12.
Structural Engineer	§ A professional Civil Engineer recognized as Consulting



	Engineer under PEC Act.
Town Planner	§ A person recognized as such by PCATP. Ordinance-ix of 1983 and Rules & Regulations framed thereunder.

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4-1.2. Qualification/entitlement of firms (as per regulations of PEC).

Constructors registered with the PEC will be registered as Builders by the Authority on production of their PEC registration certificates and the payment of a fee determined and revised by the Overseas Committee and approved by the Authority.

	QUALIFICATION	ENTITLEMENT
Geo-Technical Laboratory	<p>§ Fully equipped laboratory having technical staff as follows:</p> <ul style="list-style-type: none"> <li>- Geo-tech consultant, registered with PEC as consultant (Geology or Soil Science).</li> </ul> <p>§ List of all Soil Testing equipment required.</p>	<p>§ Soil Testing and recommendations for foundations for all types of Buildings and Projects.</p>
Material Testing Laboratory	<p>§ Fully equipped laboratory having technical staff as follows:</p> <ul style="list-style-type: none"> <li>- Registered as Professional Engineer (Civil) with PEC, minimum five years' experience in field and technical paper/article on material /soil testing.</li> <li>- Material / Soil Engineer (B.E Civil) registered as professional Engineer (Civil) with PEC and with minimum five years of experience.</li> </ul> <p>§ List of all Material Testing equipment required.</p>	<p>§ Material testing of all Buildings and Projects.</p>

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#### 4-Licensing / Registration of Professionals

##### 4-2. Manner of Grant of License

4-2.1. Any person and/or firm who holds the qualifications and experiences laid down in these Regulations, may apply on a prescribed Form to the Authority for license.

4-2.2. The qualifications and experiences required for license in a particular category wherever required in these Regulations.

4-2.3. When an application for the grant of license has been approved by the Licensing Committee, the applicant will be informed accordingly and will be required to deposit the license fee (Schedule 4A).

##### 4-3. Licensing Committee

4-3.1. The application for grant of license to professional or firm shall be considered by a Committee consisting of:

4-3.1.1. Chief Controller of Buildings – Chairman

4-3.1.2. One nominee each from:

a) Pakistan Council of Architects and Town Planners (PCATP) who has at least 10 years of experience in design and planning of buildings. - Member

b) Pakistan Engineering Council (PEC) who has at least 10 years of experience in Structural Design of building works. - Member

c) Institute of Engineers Pakistan (IEP) who has at least 10 years of experience in Structural Design of building works. - Member

d) Institute of Architects Pakistan (IAP) who has at least 10 years of experience in design and planning of buildings. - Member

e) Controller of Buildings (Licensing) – Member/Secretary

4-3.2. The Committee shall hold its meeting at least every one month or as and when required.

4-3.2.1. The quorum of this Committee shall be four out of which two must be representatives of Professional Bodies.

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#### 4-Licensing / Registration of Professionals

##### 4-4. Functions of the Licensing Committee

4-4.1. The Committee shall decide the cases in the light of these Regulations. It shall also hear the appeals against rejection of licenses.

4-4.2. The Committee shall interview the applicants for grant of license.

4-4.3. The Committee, before approving or rejecting an application, shall also see besides prescribed qualifications and experience, the capability of the applicant.

4-4.4. The Committee at the time of interview for grant of license shall inspect the original documents submitted and may:

4-4.4.1. grant the license; or

4-4.4.2. reject the application, specifying the reasons thereof.

4-4.5. On the recommendation of the Committee, Controller of Buildings (Licensing) / Secretary (Licensing Committee) shall issue license or inform the applicant of the rejection with reasons, as the case may be.

4-4.6. The Committee shall hear the appeals against the orders of “suspension of license” issued by the Chief Controller of Buildings and shall decide the cases.

##### 4-5. Registration & De-Registration

4-5.1. When an application for a license has been approved by the Committee, the license shall be issued to the applicant.

4-5.2. No person shall practice in City District Karachi who is not licensed by the Authority except the professionals registered with Pakistan Council of Architect & Town Planners (PCATP) and Pakistan Engineering Council (PEC), as Architect, Town Planner and Engineers. The professional employed in public sector shall not be allowed to practice except for the works of their concerned department.

4-5.3. Professionals and or constructors registered / enlisted with the PCATP / PEC will be registered by the Authority on production of their PCATP / PEC registration / enlistment certificates duly revalidated. However Authority shall have the power to de-register professionals firms and builders (architects, town planners, engineers, developers) in case of misconduct. A Committee headed by an appointee of the Overseer Committee in which Authority, PCATP, PEC and the building developers are represented, should be formed to decide on such cases. In order to make this operative enclosed schedule should be incorporated.

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#### 4-Licensing / Registration of Professionals

##### 4-6. Validity period of License

The licenses granted under these Regulations shall be valid for a calendar year ending on 31st December.

#### 4-7. License & Renewal Fees

4-7.1. The applicant of a fresh license granted under these Regulations shall pay the fee as prescribed in Schedule 4A. Any fee paid to the Authority shall not be refundable.

4-7.2. The application for renewal of license that has been granted under these Regulations accompanied by such fee as prescribed in Schedule 4A shall be made to the Authority on prescribed Form.

4-7.3. If the application for renewal of license has not been submitted within the allowed time, late fee shall be charged in addition to usual fee as prescribed in Schedule 4A.

#### 4-8. Revocation of License

Without prejudice to any other action that may be authorized under the Ordinance or the rules framed thereunder the Authority may revoke or suspend the license of a Licensee/firm etc. after issuance of show cause notice and, if the licensee fails to satisfy the Authority in respect of the violation of these regulations as allegedly committed by him from the Authority.

#### 4-9. Appeal against the Decision of Licensing Committee

4-9.1. Any person aggrieved by an order of the Authority under these Regulations or against the decision of the licensing committee may refer an appeal to the Oversee Committee for review of the decision. The decision so made shall be final.

4-9.2. The period of limitation for filing such appeal under these regulations shall be 90 days from the date of receipt of cause for such grievances.

#### 4-10. Reasons for cancellation/suspension of License

4-10.1. The licensee disobeys or fails to comply with any Regulations or directions issued by the Authority from time to time or any rule framed under the Ordinance amended up-to-date and the provisions of these Regulations.

4-10.2. The licensee in case of individual or in case of registered company, its directors/partners, shall personally and severally be held responsible for the breach of any provision of the Ordinance amended up-to-date, and rules and regulations framed thereunder.

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#### 4-Licensing / Registration of Professionals

4-10.3. The licensee executes and supervises any unauthorized work or any work which is being raised in the absence of a Development Permit, or is not in accordance with the specifications, plans, design and drawings approved by the Authority except with allowable variations as given in these Regulations and allowed under Engineering codes.

4-10.4. The licensee disturbs, defies or breaks the discipline of any office of the Authority.

4-10.5. The licensee willfully obstructs the officers of the Authority in carrying out their duties, fails to provide facilities for inspecting the building/site and refuses to furnish the required information from time to time.

4-10.6. The licensee fails to comply with these Regulations.

4-10.7. The licensee willfully misrepresents any fact or makes any false statement to the Authority or suppresses information of any material fact relating to the work for which he has been engaged.

#### 4-11. Period of Suspension

The license of the Licensee shall be suspended until the rectification of the cause of suspension or for maximum period as given below:

4-11.1. First time suspension Six months.

4-11.2. Second time suspension One year

4-11.3. In case the license violates the terms and conditions as per these Regulations for the third time the license shall stand cancelled.

#### 4-12. Committee for Enlistment of Proof Engineers

4-12.1. Chief Controller of Buildings - Chairman

4-12.2. One nominee each from:

4-12.2.1. Pakistan Council of Architects and Town Planners (PCATP) who has at least 15 years of practical experience in the professional field. - Member

4-12.2.2. Pakistan Engineering Council (PEC) who has at least 15 years of practical experience in Structural design of building works.

- Member

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#### 4-Licensing / Registration of Professionals

4-12.2.3. Institution of Engineers (IEP) who has at least 15 years of practical experience in structural design of building works.

- Member

4-12.2.4. Controller of Buildings (Structure) - Secretary

Quorum of this Committee shall be three out of which two must be representatives of Professional Bodies.

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#### 4-Licensing / Registration of Professionals

Schedule 4A REGISTRATION / LICENSING FEES

These fees may be revised subject to the approval of Overseer Committee formed under Ordinance.

Table 1. Fees for Registration / renewal of Builder / Developer Registration

i.	Fees for Builder Registration:	Rs. 30,000/-
ii.	Renewal of Builders/Developers Registration	20% of the fees for registration
iii.	Restoration fees for Builders/Developers registration.	Original Fee

Note: If license / registration was not renewed for three consecutive years then the license shall be deemed to be cancelled and new application would be required.

Table 2. Fees for grant/renewal of License to Firms (Soil/Material testing laboratories)

i.	Fees for granting license to firm	Rs. 7,500/-
ii.	Renewal of firm's license	20% of fees for granting license
iii.	Restoration fees for firm's license,	Original License Fee

Note: If license is not renewed for three consecutive years, then the license shall be deemed to be cancelled and new application would be required.

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4-Licensing / Registration of Professionals

Schedule 4A REGISTRATION / LICENSING FEES cont. /2

Table 3. Fees for registration / renewal of Professional Registration.

i.	License / registration fees	Rs.500/-
ii.	Renewal fees	Rs.250/-

iii.	Restoration fees	Rs.500/-

Note: If registration is not renewed for three consecutive years, then it shall be deemed to be cancelled and new registration / licensing would be required.

## CHAPTER 5 – PUBLIC SALE PROJECTS

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### 5-1. NO OBJECTION CERTIFICATES FOR SALE OF UNITS IN BUILDINGS

All buildings having 3 or more units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in form of sub lease) transfer of title in piece meal (in form of sub lease etc.) are bound to obtain NOC for sale from the authority in accordance with these regulations.

#### 5-1.1. Application for NOC

A Developer applying for NOC to the Authority shall furnish the requisite documents and particulars in Form (DNP-1) as appended to these Regulations, duly signed by all concerned.

#### 5-1.2. Contractor All Risk Insurance Policy

The Developer shall also submit Contractor All Risk Insurance Policy ("CAR Insurance Policy") from the Insurance Companies approved by the Authority in respect of the project under clause 12(7) of Ordinance. The said "CAR Insurance Policy" shall also cover the losses arising out of defects in design or due to earthquake and shall be valid up to 12 months of maintenance period after issuance of Occupancy Certificate or physical handing over of possession whichever is later.

#### 5-1.3. Undertaking of the Developer/Builder/Professional

The Developers, his builder and his Architect/Engineers shall submit the undertaking along with the Form DNP-1. The undertaking of the Developer shall be on stamp paper in accordance with format specified in Form DNP-1, Annexure (I) while the builder shall submit undertaking in accordance with the format specified in Form DNP-1, Annexure-2.

The undertaking of Architect/Engineer shall be in accordance with the format as provided in ZP-2 form.

#### 5-1.4. Determination of Price and Cost Estimate.

A developer shall submit the Selling Price of various units for registration purposes with details specification and work program for the project as specified in Form DNP-I Annexure (3) & (4) respectively. Bill of Quantities shall not be required to be submitted.

This price shall be quoted in all the advertisement and promotion literature published by the developer, no escalation in the cost shall be allowed except where inflation (as defined by the Ministry of Finance) is above double digit for particular year in such case excess over the double digits shall be the percentage of price increase. In this case the developer shall simply inform the Authority along with relevant inflation figure. No escalation shall be granted to the developer who has failed to complete the project in time.



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### 5-Public Sale Projects

#### 5-1.5. Fee for NOC

A Developer shall pay to the Authority a fee for the “NO OBJECTION CERTIFICATE FOR SALE” as per the provision of Ordinance. Authority to publish a notice on the salient features of each public sale project (name of project, address, builder, office address architect/engineers, no. of floors, no. and sizes of shops/flats/offices, compulsory open spaces, date of completion model agreement, etc.) within seven days of issuance of "NOC for Sale."

#### 5-1.6. Security Deposit.

5-1.6.1. The Builder shall deposit a security, in the form of a bank guarantee / cash deposit equaling 1% of the cost of construction to be held in a separate account which shall be utilized as defined in Clause 5-1.6.3. In addition, in case of delay in completion of the project, where such delay has not been condoned as per clause 5-1.18., deduction from the security deposit shall be made in proportion to the extent of the delay. This amount or lesser amount shall be refunded on the successful completion of the project and after approval of completion plan, obtaining the Occupancy Certificate and the expiry of the maintenance period as enunciated in the NOC granted by the Authority.

5-1.6.2. The 1% security deposit will be paid in two (2) equal instalments as under:

- i) At the time of collection of the NOC for sale.
- ii) On the approval but before collection of plinth certificate.

5-1.6.3 Authority shall have the right to utilize the Security Deposit to remedy any fault/defect in the construction of the building after receiving complaints / notice and if the developer fails to rectify the same by himself or violation of any condition of the NOC granted by the Authority that come to light at the time of the completion of the project or in case the builder / developer fails to comply with any of the following:-

a) To construct the building in accordance with the design specifications agreed with the purchaser and approved by the Authority;

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b) To complete the building on time as per terms of agreement with the purchaser and/or as provided in these Regulations or Ordinance amended up-to-date;

c) To provide services as per agreement with purchaser;

d) To obtain Occupancy Certificate from the Authority.

e) If Developer is found to be indulging in or involved in any un-lawful activities pertaining to the project.

f) To rectify defects after occupation, if the Developer fails to act, as per Clause 5-1.6.4, (provided the Authority is satisfied that the Developer is at fault) and that such a matter has not arisen due to misuse, mischief of the allottees and is subject to normal wear & tear.

5-1.6.4 Any such defect or violation shall have to be made good by the Developer at their own cost and risk and the cash security deposit, shall not absolve the Builder/Developer of his responsibility to the project as per condition of NOC and the agreement made with the allottee or as enunciated in clause No.5-1.7.4.

5-1.6.5 This security deposit shall not, in any way, prejudice the Authority's rights under these Regulations to initiate any other proceedings or action in the event of violation of any of these Regulations.

5-1.6.6 The deposit shall be released to the Builder after one year of obtaining Occupancy Certificate and after handing over maintenance of project to the Residents Cooperative Society of the Project duly registered under Sindh Cooperative Societies Act 1925.

#### 5-1.7. Application Form for Allotment

After the receipt of No Objection Certificate from the Authority the Developer shall get filled an application form specified as Form DNP-1 Annexure-5, from a person intending to book a unit in the project.

#### 5-1.8. Execution of Sub-lease

A unit shall be offered for sale on cash/cash-cum-loan basis as per Schedule of Payment described in Form DNP-1 Annexure-6. Sub-lease shall be executed as per sale and allotment conditions, in favor of allottee, before delivering the possession of the unit. The allottee shall own the building structure of his unit and shall proportionately share the price/rent of land of the unit with other allottees of the project.

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### 5-Public Sale Projects

#### 5-1.9. Confirmation of Allotment

The allocation of the unit shall be confirmed by the Developer through an Allotment letter to the allottees as specified in Form DNP-1 Annexure-7, within 15 days of booking. The allotment letter shall specify the unit number, floor, floor area of the unit, general facilities, fittings and fixtures with their make and material, the total price of the unit and details of other charges together with the key plan of unit in line with key plan approved by the Authority at the time of NOC.

#### 5-1.10. Agreement with Allottee

Within 30 days of booking of the unit and before issuance of Allocation letter by the Builder, both the Builder and the allottee will execute an agreement as specified in Form DNP-3 in pursuance of Section 12 (4) of SBCO. The agreement will be got countersigned / witnessed by the authorized

officer of the Authority within 15 days otherwise Builder will not be allowed to collect further payment / instalments as per the approved schedule of payment.

In case of non-execution of Agreement between Builder and Allottee, KBCA will not act as an Arbitrator in any dispute between the Builder and Allottee

#### 5-1.11. Payment of Instalment

5-1.11.1. The payment of instalments shall be made by the allottee strictly according to the schedule of payment approved by KBCA (Form DNP-I Annexure-6) attached to Agreement.

In case of default in more than one instalment builder will issue a 30 days' notice by registered A/D or registered Courier Service on the last given address of the allottee and if the allottee fails to make payment within the said period final notice shall be issued extending the period up to another 15 days. Copy of Final Notice should be endorsed to the Authority if the allottee fails to respond to the final notice and does not approach to the Authority within 15 days' time, the Authority will allow the builder to issue Cancellation Notice to the allottee with copy endorsed to the Authority and shall also publish the Cancellation Notice in the weekend edition two leading newspapers (Urdu & English) in the classified advertisement section in a bold format under the heading of cancellation of unit. However builder will not rebook the unit up to 30 days of publication of Public Notice.

5-1.11.2. In response to the above cancellation notice, if the allottee intends to continue the booking, the Developer shall restore the allotment, after receipt of pending payment and charging the mark-up on the prevailing Bank rate for the period of delay on unpaid instalment.

5-1.11.3. If no response to the Authority is received from the allottee during the said period, the cancellation of the unit shall be confirmed by the Authority and intimated to the Builder. In case the cancellation is made before the execution of agreement, the developer shall refund the total amount paid till date by the allottee within 30 days. However, if the agreement has been executed, 4% of the paid amount shall be retained by the builder and rest will be refunded within 30 days.

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5-1.11.4. In spite of failure to make payment of instalments in time, if the Developer does not resort to cancellation as provided in these Regulations, the Developer may or may not charge markup on the unpaid instalments at the prevailing bank rate and the allottee shall be informed accordingly.

#### 5-1.12. Loan Component

5-1.12.1. The Developer may arrange the availability of loan, if the project proposed contains a loan component as mentioned in the Schedule of Payment (Form Annexure-6).

If the loan is refused or reduced due to any reason whatsoever by the loan giving agency, the allottee shall pay the loan amount from his own resources. However extra time of at least six months shall be given to allottee to pay the loan component to the developer.

5-1.12.2. The allottee must complete all documentation for lease and loan within 120 days of booking as written in the agreement and a reminder shall be issued by the Developer. The repayment of the loan instalments shall be made by the allottee/borrower to the loaning agency as and when it falls due as per rules of the relevant agency. The allottee/ borrower will abide by the arrangements of loan and will follow rules and regulations and orders and instructions of the loaning agency.

#### 5-1.13. Documentation and Connection & Meter Charges

Documentation charges for sub-lease and loan, and external service connection charges for gas, electricity, sewage and water shall be paid in proportion to the unit area in accordance with the actual payment made to these agencies plus 15% as service charges for their respective services. This amount should be paid at the time of deposit of challan. In case any allottee fails to make this payment he shall pay mark up on the amount at the prevailing Bank rate.

#### 5-1.14. Minor Changes.

The building shall be constructed by the Developer strictly according to the approved building plans and specifications. However minor changes, if any, within the unit in plan or specification may be made by mutual arrangement between Developer and allottee subject to the conditions that these do not contravene any of the Regulations and provided that

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Such changes do not affect the structural stability of the building and do not usurp the right of the other allottees.

#### 5-1.15. Clearance of Dues for Execution of Sub-lease

The sub-lease of the unit shall be executed in favor of the allottee before handing over the possession of the unit, provided the allottee has made payment of outstanding amount up to that time.

#### 5-1.16. Timely Completion of the Project

The Developer shall maintain steady progress of work irrespective of the situation of payment by the individual allottees and availability of loan by the loan-giving agency. The Developer shall, if needed, fulfill the obligation of the timely completion of the project by arranging the deficit finances from his own resources. The Developer shall inform the allottees every three months regarding progress of the project.

#### 5-1.17. Withdrawal of Allotment

The allottee if he/she so wishes can withdraw his/her allotment of the unit by surrendering the original letter of allocation / allotment to the company and in this event the Developer will refund to the allottee the amount deposited till that time. In case the cancellation is made before allotment the Developer shall refund total amount paid by the allottee till cancellation within 30 days. However, after the allotment of unit 4% of the amount paid that far, for the unit, shall be retained by the Developer and the rest of the amount shall be refunded within 30 days.

**5-1.18. Extension in Date of Completion**

Extension in Date of Completion shall be allowed to a developer if he produces documentary proof that more than 50% of his clients have defaulted in payments of 2 or more instalments for over 6 months period. The developer shall also submit consent of at-least 50% of the allottees while applying for the extension in time prescribed in form DNP (5).

**5-1.19. Sublet & Transfers of Allotment**

Before the approval of the completion plan and occupancy certificate by KBCA, the allottee can sublet, transfer or sell his unit to any one with prior written permission of the builder who shall allow such transfer on receipt of all outstanding dues up to that time and a transfer fee of 0.5% of the total price of the unit. After obtaining occupancy certificate from KBCA and handing over possession to the allottee, sale purchase of the unit will be made through registered Sale Deed thereafter the purchaser will obtain NOC from the Authority for transfer / mutation of the unit through the concerned land controlling agencies such as Revenue Group of Offices, CDGK.

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**5-1.20. Physical Possession and Care-taking Charges**

5-1.20.1. The Developer shall, after obtaining Occupancy Certificate from the Authority, which shall include the provision of electric, gas, water and sewerage services, issue intimation letters to the allottees. The allottee shall take over possession of the unit within 30 days of receipt of such letter from the builder. In case of delay the Developer shall charge per month as specified in the agreement from the allottee for care taking of the unit in good condition.

5-1.20.2. In case of occupancy/completion certificate is issued by the Authority on the basis of clause No.3-2.15.3. The operation and maintenance of generator will be in a manner that 30% will be borne by the builder and 60% by the occupied units and 10% by the unoccupied units this arrangement is seized after the commissioning the utilities by the utilities agencies.

**5-1.21. Delay in Completion and Compensation for Period of Delay**

The Builder/Developer shall complete the project and hand over physical possession of the unit complete in all respect to the allottee by the time specified by the Authority. In case of delay in handing over possession, the Developer shall pay mark-up to the allottee at the rate of prevailing banks rate on the total amount paid, for the period of delay calculated from the completion time specified by the Authority or extension made thereof.

**5-1.22. Abandonment of the Project**

If, for any reason, the project is abandoned by the Builder, the Builder will refund the total amount received from the purchaser with mark up at the present bank rate on the same, for the whole period of retention of the money, along with an additional compensatory amount equal to 10% of the amount received from the allottee up-to-date against the booked unit, within 60 days of the publishing of the public notice A5 size in leading Urdu and English newspapers in accordance with the specimen approved by the Authority.

**5-1.23. Defect Liability**

The Developer shall assume Defect Liability of the unit for a period of 12 months in respect of structure and six months in respect of fixture from the date of offering possession of the unit after obtaining Occupancy Certificate, and all defects shall be rectified to the satisfaction of the as per provisions of the Ordinance amended as amended from time to time.

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**5-1.24. Sale or Transfer of the Project**

No Developer shall sell or transfer the whole project to any one for sale, or transfer the units of the project to the general public, unless prior intimation to the Authority is given and No Objection from the 2/3rd majority of the allottees is obtained. The new Developer shall assume all responsibility and liabilities of the agreement made between outgoing Developer and allottees, in addition the new builder/developer must get the previous NOC issued by the Authority revised/revalidated in his favor.

**5-1.25. Formation of Co-operative Societies for Maintenance of Buildings**

5-1.25.1. The maintenance of the services and amenities at a public sale project will be finally looked after by the allottees/residents who shall form a Cooperative Society under the Sindh Co-op Societies Act 1925. Builder shall transfer the rights of easement, appurtenances and other common rights to the cooperative society on the closing day of one year of obtaining occupancy certificate from the Authority.

5-1.25.2. The maintenance of the project up till one year after obtaining occupancy certificate will be the responsibility of the builder who can charge appropriate maintenance charges from the allottees/residents with mutual consent.

5-1.25.3. The residents, Co-operative Society will maintain the project through a maintenance company having registration with the Authority. The maintenance contract will be signed on annual basis and will cover complete maintenance of the project including maintenance of lifts, generators, pumps/motors, face lifting, compound lights/ stair lights, security guards, cleaning / sweeping, white wash/paint and maintenance of amenities etc.

5-1.25.4. The Authority on the request of the residents, co-operative society shall inspect the project to ascertain the maintenance work by the Regd. Maintenance Company and in case dissatisfaction may cancel the license/registration of the company.

5-1.25.5. The license/registration of maintenance company will be renewed annually on the basis of their satisfactorily performance; to be ascertained by KBCA.

**5-1.26. Settlement of Disputes**

All disputes of the Builder/Developer and allottee shall be referred to the Authority. Any appeal against the decision made by the authorized officer of the Authority may be filed before the Chief Controller of Buildings and thereafter any further appeal shall be made to an Appeal Committee

consisting of the Chief Executive of the Authority, Chairman PEC or his representative, Chairman PCATP or his representative, one representative of Association of Builders & Developers (ABAD) and the representative of concerned Authority. The decision of this Committee shall be final and irrevocable.

#### 5-1.27. Instructions of the Authority

Besides the above Regulations, the orders and instructions of the Authority in accordance with these Regulations issued from time to time in this regard shall be followed strictly.

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#### 5-Public Sale Projects

#### 5-2. NO OBJECTION CERTIFICATE FOR SALE OF PLOTS IN PUBLIC SALE PROJECTS.

##### 5-2.1. Application Form

An Owner/Developer applying for NOC to the Authority shall furnish the requisite documents and particulars in Form (DNP-2) as appended to these Regulations duly signed by all concerned.

##### 5-2.2. Undertakings of Developer/Builder and Professional

The Developers, his builder and his Architect/Engineers shall submit the undertaking along with the Form DNP-2. The undertaking of the Developer shall be on stamp paper in accordance with format specified in Form DNP-2, Annexure (8) while the builder shall submit undertaking in accordance with the format specified in Form DNP-1, Annexure-9.

The undertaking of Architect/Engineer shall be in accordance with the format as provided in ZP-3 form.

##### 5-2.3. Price and Work Program

A Developer shall also submit the selling price of various plots, clearly specifying the development cost of water supply sewerage and roads.

##### 5-2.4. Fee for NOC

A Developer shall pay to the Authority a fee for the "NO OBJECTION CERTIFICATE FOR SALE" as per procedure prescribed in the Ordinance. Authority to publish a notice on the salient features of each public sale project (name of project, address, builder, office address town planner no and sizes of various types of plot, date of completion, model agreement, etc.) within seven days of issuance of "NOC for Sale."

##### 5-2.5. Security Deposit

5-2.5.1 Developer shall mortgage 15% of the plots in favor of Approving Authority under section 5 of SBCO as security deposit. In case of delay in completion of the project where such delay has not been condoned as per clause 5-2.16. These mortgage plots or part thereof shall be refunded

on successful completion of the project and after obtaining occupancy certificate and expiry maintenance period as enunciated in the NOC granted by the Authority.

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5-2.5.2 Deleted: (as Amendment vide Notification No. CareTaker/DCO/CDGK/35/2005 dt.04.08.2005).

5-2.5.3 Authority shall have the right to utilize the Security Deposit to remedy any fault/defect in the development works or violation of any condition of the NOC granted by the Authority that come to light at the time of the completion of the project or in case the builder / developer fails to comply with any of the following:-

- a) To develop the township in accordance with the design specifications agreed with the purchaser and approved by the Authority;
- b) To complete the development on time as per terms of agreement with the purchaser and/or as provided in these Regulations or Ordinance amended up-to-date;
- c) To provide services as per agreement with purchaser;
- d) To obtain Occupancy Certificate from the Authority.
- e) If Developer is found to be indulging in or involved in any un-lawful development/construction activities pertaining to the project.
- f) To rectify defects after occupation if the Developer failed to act, as per Clause 5-2.5.4, provided the Authority is satisfied that the Developer is at fault and that such a matter has not arisen due to misuse, mischief or subject to normal wear & tear.

5-2.5.4 Any such defect or violation shall have to be made good by the Developer at their own cost and risk and the cash security deposit, shall not absolve the Builder/Developer of his responsibility to the project as per condition of NOC and the agreement made with the allottee or as enunciated in clause No.5-2.5.4.

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5-2.5.5 This security deposit shall not, in any way, prejudice the Authority's rights under these Regulations to initiate any other proceedings including prosecution or any other action in the event of violation of any of these Regulations.



5-2.5.6 The deposit shall be released to the Developer after one year of obtaining Occupancy Certificate but after meeting all Developer's liabilities as cleared by the Committee defined in Clause 5-2.26.

#### 5-2.6. Application Form for Allotment

After the receipt of No Objection Certificate from the Authority, the Developer shall get filled an application form specified as Form DNP-2 Annexure-12, from a person intending to book a plot in the project. Together with the allotment letter, the allottee shall be provided not only the site plan of his allotted plot but also and invariably an approved layout plan of the entire scheme showing the location and area of his plot together with location and list of all amenity plots with their dimensions and area.

#### 5-2.7. Execution of Sub-Lease

A plot shall be offered for sale as per schedule of payment described in Form DNP-2 Annexure-13 and by virtue of sale, lease shall be executed as per sale or lease conditions by the Developer in favour of allottee before delivering the possession of the plot.

#### 5-2.8. Price of the plot

5-2.8.1 The price of the plot shall not be increased or escalated by the Developer without approval of the Authority under Clause 13(1) of the Ordinance. The Developer while fixing the price of plot shall take into account the escalation anticipated during the declared development period. The grant of any extension in the time of completion of the development by the Authority shall not entitle the builder to any escalation of cost over the initially fixed cost of the plot.

5-2.8.2 If the allottee refuse to agree with the escalation in price granted by the Authority, the Developer shall refund the amount deposited along with the mark-up at the prevailing rate of profit of the average of three Scheduled Banks for the period extending for the date of first payment by the allottee to the date of refund by a Developer. This amount shall be paid within 60 days as per banking principle.

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#### 5-2.9. Confirmation of Allotment

The allocation of the plot shall be confirmed by the developer through an Allotment Letter to the allottee as specified in Form DNP-2 Annexure-14, within 15 days of booking. The allotment letter shall specify the Plot Number, Sector or Block, general facilities, the total price of the plot and details of other charges. If the allotment letter is not given within 15 days then the developer shall pay mark-up to the allottees at the prevailing bank rate.

#### 5-2.10. Agreement between Developer and Allottee

Within 30 days of booking of the unit and before issuance of Allocation letter by the Developer, both the Developer and the allottee will execute an agreement as specified in Form DNP-4 in pursuance of Section 12 (4) of SBCO. The agreement will be got countersigned / witnessed by the

authorized officer of the Authority within 15 days otherwise Developer will not be allowed to collect further payment / instalments as per the approved schedule of payment.

In case of non-execution of Agreement between Developer and Allottee, KBCA will not act as an Arbitrator in any dispute between the Builder and Allottee.

#### 5-2.11. Payment of Instalment

5-2.11.1. The payment of instalments shall be made by the allottee strictly according to the schedule of payment approved by KBCA (Form DNP-I Annexure-6) attached to Agreement.

In case of default in more than one instalment developer will issue a 30 days' notice by registered A/D or registered Courier Service on the last given address of the allottee and if the allottee fails to make payment within the said period final notice shall be issued extending the period up to another 15 days. Copy of Final Notice should be endorsed to the Authority if the allottee fails to respond to the final notice and does not approach to the Authority within 15 days' time, the Authority will allow the developer to issue Cancellation Notice to the allottee with copy endorsed to the Authority and shall also publish the Cancellation Notice in the weekend edition two leading newspapers (Urdu & English) in the classified advertisement section in a bold format under the heading of cancellation of unit. However developer will not rebook the unit up to 30 days of publication of Public Notice.

5-2.11.2. If, in response to the above cancellation notice the allottee intends to continue the booking, the Developer shall restore the allotment, after receipt of pending payment and charging the mark-up on the prevailing Bank rate for the period of delay on unpaid instalment.

5-2.11.3. If no response to the Authority is received from the allottee during the said period, the cancellation of the unit shall be confirmed by the Authority and intimated to the Developer. In case the cancellation is made before the execution of agreement, the developer shall refund the total amount paid till date by the allottee within 30 days. However, if the agreement has been executed, 4% of the paid amount shall be retained by the developer and rest will be refunded within 30 days.

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#### 5-2.12. Documentation, Connection and Meter Charges

Documentation charges for sub-lease and loan, and external service connection charges for sewage and water shall be paid in proportion to the area of the plot, in accordance with the actual payment made to these agencies plus 15% as service charges for their respective services. This amount is to be paid at the time of deposit of challan. In case allottee fails to make this payment he shall pay mark-up on it at the prevailing Bank rate, for the period of the delay.

#### 5-2.13. Clearance of Dues for Execution of Sub-Lease

The sub-lease of the plot shall be executed in favour of the allottee before handing over the possession of the plot provided the allottee has made payment of all outstanding amounts due up to that time.

**5-2.14. Timely Completion of the Project**

The Developer shall maintain steady progress of work irrespective of the situation of payment by the individual allottees and fulfil the obligation of the timely completion of the project, even by arranging the required funds from his own resources.

**5-2.15. Withdrawal of Allotment**

The allottee if he/she so wishes can withdraw his/her allotment of the plot by surrendering the original letter of allocation / allotment to the Developer and in this event the Developer will refund to the allottee the amount deposited till that time. In case the cancellation is made before allotment the Developer shall refund total amount paid by the allottee till cancellation within 30 days. However, after the allotment of plot, 4% of the amount paid that for, for the plot shall be retained by the Developer and the rest of the amount shall be refunded within 30 days.

**5-2.16. Extension in Date of Completion**

For extension in date of completion of the project, the Developer shall invite “No Objection” through display advertisement of two leading circulated newspapers in Urdu and English. A prescribed fee in this regard

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Shall be paid by the Developer (Schedule 4A), before extension is granted by the Authority.

**5-2.17. Sublet & Transfer of Allotment**

Before the approval of the completion plan and occupancy certificate by KBCA, the allottee can sublet, transfer or sell his unit to any one with prior written permission of the developer who shall allow such transfer on receipt of all outstanding dues up to that time and a transfer fee of 0.5% of the total price of the unit. After obtaining occupancy certificate from KBCA and handing over possession to the allottee, sale purchase of the unit will be made through registered Sale Deed thereafter the purchaser will obtain NOC from the Authority for transfer / mutation of the unit through the concerned land controlling agencies such as Revenue Group of Office of CDGK.

**5-2.18. Physical Possession & Caretaking Charges**

The Developer, after obtaining Completion Certificate from the Authority, which shall include the provision of Water and Sewerage Services, shall issue intimation to the allottee. The allottee shall take over possession of the plot within 15 days of receipt of such letter from the Developer. In case of delay the Developer shall charge an amount as specified in agreement per month from the allottee for caretaking of the plot in good condition.

**5-2.19. Delay in Completion and Compensation for period of delay**

The Developer shall complete the project and, after obtaining Completion Certificate, hand over physical possession of the plot complete in all respect to the allottee, by the time specified by the Authority. In case of delay in handing over the possession, the Developer shall pay mark-up to the

allottee at prevailing Bank rate on the total amount paid, for the period of delay, from the time specified or extension made thereof by the .

#### 5-2.20. Development of Scheme

The Developer shall develop the area by providing water supply system, sewage disposal system, storm water drainage system, roads and walkways, refuse collection depots, and parks and play grounds. The Developer shall initiate the process for the arrangement of bulk supply of electricity and gas for the concerned development scheme / area.

#### 5-2.21. Abandonment of the Project

If, for any reason, the project is abandoned by the Developer, the Developer will refund the total amount received from the purchaser with mark up at the prevailing bank rate for the same, for the whole period of retention of the money, along with an additional compensatory amount equal to 5% of the amount received from the allottee up-to-date against the booked plot, within 60 days of the announcement to the effect of the abandonment of the project.

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#### 5-2.22. Defect Liability

The Developer shall assume Defect Liability of the plot and external services provided for a period of 12 months from the date of offering possession of the plot after obtaining Completion Certificate, and all defects shall be rectified to the satisfaction of the Authority as per provision of Ordinance as amended from time to time.

#### 5-2.23. Use of Amenity Spaces

Amenity spaces in the project shall neither be converted nor mis-utilized, but will be used exclusively for the benefits of the residents of the project as per approved Master/Layout Plan.

5-2.23.1. The Developer shall ensure the development of all Amenity plots by the time 50% of the cost of the allotted plots have been received from the allottee before demanding any further payments from the allottee. Development of the amenity plot shall be certified by the Authority before allowing the developer to demand any further instalment/payment.

#### 5-2.24. Formation of Association for Maintenance of Utilities & Environment.

The maintenance of the services and amenities at the project will be finally looked after by the allottees who would form an Association to handle the affairs of the project. The rights of easement, appurtenances and other common rights shall be transferred to such Association/Society.

#### 5-2.25. Sale or Transfer of the Project

No Developer shall sell or transfer the whole project to any one for sale or transfer the plots of the project if any to the general public unless prior intimation to the Authority is given and No Objection from the 2/3rd of allottees is obtained. The new Developer shall obtain revised /revalidated NOC from the Authority in his favour before taking the work of development in hand or offering for sale the remaining numbers of plots to the general public. In addition, the new Developer shall assume all responsibility and liabilities of the agreement made between outgoing Developer and allottees.

#### 5-2.26. Settlement of Disputes

All disputes of the Developer and allottee shall be referred to the Authority. Any appeal against the decision made by the authorized officer of the Authority may be filed before the Chief Controller of Buildings and thereafter any further appeal shall be made to an Appeal Committee consisting of the Chief Executive of the Authority, Chairman PEC or his representative, Chairman PCATP or his representative, one

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Representative of Association of Builders & Developers (ABAD) and the representative of the concerned Authority. The decision of this Committee shall be final and irrevocable.

#### 5-2.27. Instructions of the Authority

Besides the above regulations, the orders and instructions of the Authority issued from time to time in this regard as per the Regulations shall be followed strictly.

5-2.28. Developer seeking NOC for Sale and Advertisement for the housing scheme (open plots) outside planned schemes of KDA/MDA/LDA having no integrated utility infrastructure shall furnish NOC of utility agencies, the concerned agencies must assure the availability of the services before the completion date of the project.

## CHAPTER 6 – VIOLATIONS OF LAND DEVELOPMENT

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### 6-1. Removal or Prevention of Violation.

6-1.1 The Authority and each Concerned Authority shall carry out inspection and take other appropriate measures to ensure compliance with these Regulations.

6-1.2 If the Authority/Concerned Authority shall find that any of the provisions of these Regulations, or any rules relating thereto, or any conditions of a General or Special Development Permit, are being or have been violated, it shall serve a notice in writing on any person responsible for the violation.

6-1.2.1 The notice shall indicate the nature of the violation and the Authority/Concerned Authority may order such action as it may deem appropriate to correct the violation including but not limited to:

- a) The discontinuance of any illegal work being done on, or activities being conducted in relation to, land;
- b) Requiring the Owner/Professional who are carrying out or have carried out such building works, on or before such day as shall be specified in such notice, by a statement in writing subscribed by him or by an agent duly authorized by him and addressed to the Authority, to show sufficient cause why such building works or such part thereof shall not be removed or altered to comply with these Regulations;
- c) If such person fails to show sufficient cause to the satisfaction of the concerned Authority why such building works or part thereof shall not be removed or altered, the concerned Authority may take the following actions:-
- d) Require the person who has carried out the works against the provisions of these Regulations or any other statute, to alter or cessation the whole or part of development works thereof;

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### 6-Violations of Land Development

ii) Any other measures authorized by these Regulations, or with the conditions of development permit.

6-1.2.2 The order shall specify the period within which the violation shall be corrected and in the event of non-compliance with the order the Authority/Concerned Authority may itself cause appropriate measures under the relevant statute to be taken to effect compliance. The expenses shall be recoverable from the owner or owners in the manner provided for the recovery of arrears of land revenues or taxes.

**6-1.2.3** The giving of notice and making and serving of an order under this clause shall not be a prerequisite to the initiation of, and shall not bar, any prosecution under any applicable law, and the Authority/Concerned Authority may take action under this clause whether or not a prosecution has been initiated.

**6-2. Enforcement by MP&ECD.**

MP&ECD may direct the Concerned Authority (under whose jurisdiction violation/s occur) to take action under Regulation 1-4 with respect to any violation.

**6-3. Appeals**

**6-3.1.** Within 30 days from the date of receipt of any order of an Authority/Concerned Authority/MP&ECD under these Regulations, any aggrieved person so served may appeal to the Authority/Concerned Authority/MP& ECD as the case may be, which shall give him an opportunity to be heard before such officer within 15 days of filing such appeal.

**6-3.2.** Within 30 days from the date of receipt of any order of Authority/Concerned Authority/MP&ECD under these Regulations or of its determination on an appeal under the preceding sub-clause, the aggrieved person so served may appeal to the Government which shall give him an opportunity to be heard before such officer or committee and within such reasonable time as shall be designated by the Government.

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**6-Violations of Land Development**

**6-3.2.1** Authority/Concerned Authority/MP&ECD or the Government, as the case may be, after considering a report and any recommendations of the hearing officer or officers, may affirm, modify or over-rule the order or determination.

**6-4. Finality of Orders or Determinations.**

Unless an appeal has been admitted as provided by Clause 6-3 of above, an original or appellate order, or determination of the Authority/Concerned Authority/MP&ECD or the Government shall be final.

## CHAPTER 7 – DANGEROUS BUILDINGS

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### 7-Dangerous Buildings

#### CHAPTER 7 - DANGEROUS BUILDINGS

##### 7-1. General

For the purposes of this chapter all such buildings, walls or structures which are declared by the Technical Committee on Dangerous Buildings as dangerous shall lie in the following two categories:

7-1.1. Any Building or structure whose strength, stability, serviceability, robustness and/or durability has been impaired due to any reason such as improper structural design and detailing, faulty and/or poor construction, decay, dilapidation, obsolescence, natural disasters or leading to abandonment due to all these reasons to a level, where it cannot be restored to its original status, shall classify as Dangerous Building Category-1, and shall liable to be demolished.

7-1.2. Any building or structure or part thereof whose strength, stability, robustness, serviceability and/or durability has been impaired due to all such reasons as cited in 7.1.1 to a level, where it could by way of strengthening, re-strengthening, upraised and restoration be brought partially or wholly near to its original status, shall be classified as Dangerous Building Category-2, and shall be governed by the Regulation No.7-4 set forth in these regulations.

##### 7-2. Technical Committee on Dangerous Buildings (TCDB).

7-2.1. The Controller of Buildings of the concerned Circle of the Authority shall examine, or cause to examine, every building or structure or portion thereof in his Circle reported as dangerous, and shall refer the matter to the Technical Committee specially constituted by the Authority for a term of office not more than three years. The committee shall be reconstituted after every ten years.

7-2.1.1. A nominee of Pakistan Engineering Council who has at least 15 years of practical experience in the field of Structural Engineering.

7-2.1.2. A nominee of Pakistan Council of Architects & Town Planners, who has at least 15 years of practical experience in the professional field.

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### 7-Dangerous Buildings

7-2.1.3. A nominee of K.M.C. not less than the rank of Chief Engineer with experience in the relevant field.

7-2.1.4. A nominee of KDA not less than the rank of Superintending Engineer with experience in the relevant field.

7-2.1.5. A nominee of Department of Heritage



7-2.1.6. COB (Dangerous Buildings), Member/Secretary of the Committee.

7-2.1.7. In addition to the above, the committee (TCDB) may co-opt experts for specific purposes as and when required. The Committee shall operate under the rules of business, as framed and approved by the Committee in its first meeting.

7-2.2. If in the opinion of COB of the concerned Circle, a building or part thereof has become dangerous for human habitation he shall give at least twenty four hours (24 hrs.) notice to the owner/ owners or occupants (who need not to be named) for inspection of such buildings by the Technical Committee (TCDB).

7-2.3. In case the Technical Committee (TCDB) considers a building or a part thereof repairable or modifiable without causing danger to human life or property, it may issue such orders to the owner/occupant/tenant of such building in this regard.

7-2.4. If the above Technical Committee finds such building dangerous/ ruinous/unsafe after proper inspection and investigation, Controller of Buildings of the concerned Circle shall serve to the owner of such building or structure a written notice stating the defects thereof as determined by the TCDB, and shall require the owner or person in-charge of the building or premises to commence either the required repairs or improvements, or demolition and removal of the building or structural portion thereof as the case may be, and all such works shall be commence/completed within the period specified by the Committee(TCDB).

### 7-3. Buildings Unfit for Human Habitation and Notice of Prohibition

7-3.1. If for any reason it shall appear to the Authority that any building or part thereof intended or used for human habitation or human occupation for any purpose whatsoever is unfit for such uses, it shall signify its intention to prohibit the further,

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#### 7-Dangerous Buildings

Use of such building or part of a building and call upon the owner or occupiers / tenants to state in writing their objections (if any), to such prohibition within fifteen (15) days after the receipt of such notice. If no objection is raised by such owner or occupier within the prescribed period or if any objection which is raised appears to the Authority to be invalid or insufficient, the Authority may prohibit by an order in writing the further use of such building or part thereof and immediately inform the Committee (TCDB) for further necessary action. The owner or occupier of the building shall be given an opportunity of appearing before Authority in person or by an agent in support of his objection, if he so desires.

7-3.2. Notice of such prohibition shall be served in person or by any courier service, mail, or by pasting at site in presence of authorized officer of Authority upon the building or part of the building affected thereby and also upon every occupied portion thereof (wherein the occupant need not to be named), stating the fact of such prohibition and appointing a day (not being more than fourteen (14) days after the date of such notice) before which every such person shall remove himself and his property from the said building or part thereof; and if on the day so appointed such person has failed to remove himself and his property as aforesaid, the Authority may cause him and his property to be removed at his own risk and cost. In case of imminent danger, 24 hours' notice may be issued by the Authority.

7-3.3. When a building or part of a building has been vacated under Clause 7-3.2, the Authority shall cause to be displayed at each entrance at prominent places to such building a notice to read “DO NOT ENTER, UNSAFE TO OCCUPY” in English & Urdu and no person except with the permission in writing of the Authority and in accordance with the terms and conditions of such permission, shall enter into or remain in such building or part thereof. Such notice shall remain displayed until the required repairs, demolition, or removal are completed. Such notice shall not be removed without written permission of the Authority.

#### 7-4. Alteration/Modification/Updates and Repairs of Dangerous Buildings of Category-2.

7-4.1. At any time after a building or part of a building has been vacated under Clause 7-3.2 if the Committee (TCDB) considers that it can be rendered fit for human habitation by the structural

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#### 7-Dangerous Buildings

alterations/repairs of modification/updates or repairs before or after the vacation of habitants from such buildings, the Committee (TCDB) may by notice in writing call upon the owner to commence through Professional within such time as may be specified (but not less than thirty(30) days) and to complete within the period as specified in the notice but not more than ninety(90) days from the date of receipt of such notice, such structural alterations/ modifications/up-dates or repairs, as deemed necessary and if at the expiration of the aforesaid period such alterations/modifications/updates or repairs have not been commenced or completed to the satisfaction of Authority it shall issue to the said owner a notice in writing ordering the demolition within thirty (30) days from the date of receipt of such notice.

7-4.2. If the Technical Committee on Dangerous Buildings (TCDB) considers it impracticable to render such building or part thereof fit for human habitation the concerned Controller of Buildings may by notice in writing call upon the owner to demolish it in a period specified by the committee.

#### 7-5. Demolition of Dangerous Buildings on Expiration of Notice Period.

If at the expiration of the period specified in the notice and order to demolish a building or part of a building issued under Clause 7-4 has not been complied with, the Authority may direct, by an order in writing, the demolition thereof by through approved contractor (who has on his roll at least one Professional responsible for undertaking all necessary safety measures during the process of demolition) as per procedure laid down by the Authority. The credit if any, of the cost of such demolition and sale after appropriation, shall be paid to the owner after deducting the charges accrued by the Authority for such demolition. In case the sale proceeds are insufficient to meet total charges of the Authority for such demolition the same shall be recovered from the owner as the arrears of land revenue.

#### 7-6. Extension of Period for Repairable Buildings

7-6.1. For sufficient causes, the Authority may recommend and refer to extend the time allowed under, or prescribed by, Clause 7-4 above, to the Committee (TCDB).

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**7-Dangerous Buildings**

**7-7. Evacuation of Dangerous Buildings**

**7-7.1. If in the opinion of the Authority, any building, wall, or structure or anything affixed thereto is in a hazardous or dangerous state, Authority may, by notice in writing, require the owner or occupier thereof forthwith either to remove the same or to cause such repairs to be made thereto as the Authority considers necessary for the public safety, and if the danger appears to be imminent, the Authority may forthwith take such steps as may be required to avert such danger, including the evacuation without notice from such building of all the occupiers thereof.**

**7-7.2. Any expenses incurred by the Authority under Clause 7-7.1 shall be paid by the owner concerned.**

**7-7.3. When the owner of any building, wall, structure or anything affixed thereto fails to execute the repairs required from him by the Authority under Clause 7-7.1, the tenant/occupy of such building, wall, structure or anything affixed thereto may, with the previous approval of the Authority, carry out such repairs.**

**7-7.4. Except with the permission in writing of the Authority no person shall enter into or remain in any building from which the tenant/occupier has been removed under Clause 7-7.1.**

## CHAPTER 8 – SAFETY & SECURITY MEASURES

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### 8-1. Site Hoardings

No person shall start building works on a site abutting on a street without having first provided hoarding or barriers to the satisfaction of the Authority along the whole length of such site so as to prevent danger or injury to the public or to the persons employed in the work; provided however that this Regulation does not apply in the case of building works in connection with structures situated at least 15ft. (4.5m) away from a public street and being not more than 25ft. (7.5m) in height.

### 8-2. Use of Public Streets

No part of any street shall be used in connection with the construction, repair or demolition of any building except with the written permission of the Concerned Authority. Any person holding such permission shall put up and maintain to the satisfaction of the Concerned Authority, fences or barriers in order to separate the building work from such street. Where such separation is not possible he shall make arrangement for the security of public to the satisfaction of the Concerned Authority.

### 8-3. Obstruction to be lit & marked

8-3.1. Any person causing any building material or other things to be deposited, any excavation to be made, or any hoarding to be erected shall at his own expense cause sufficient and adequate red lights to be fixed upon or near the same and shall continue such lights every night from sunset to sunrise while such materials, hoardings, things or excavation remain. In addition to above, red flags of reflectorized material shall be provided during day time.

8-3.2. Any excavation is to be sufficiently fenced to a height of at-least 4ft. (1.21m) until it is filled up.

### 8-4. Utility Services not to be Obstructed.

All material, hoarding, fences or other obstructions on any street shall be kept clear of any fire hydrants if any, and, other utility service installations, or alternative arrangements shall be made and precautions shall be taken according to the laid down procedure of the utility agencies and to the satisfaction of the Concerned Authority to

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### 8-Safety & Security Measures

Divert or keep clear of obstruction of any roadside or other drain during the period of temporary obstruction.

### 8-5. Removal of Obstruction after Completion of Works

All obstructions shall be removed within seven (7) days of the completion of the work and the street and all drains and public utility installations shall be left in clean, tidy and in serviceable conditions.

#### 8-6. Dangerous Obstruction

If any material, hoarding, excavation or any other thing near or on any street, shall be, in the opinion of the Concerned Authority, dangerous to the passers-by along such street, the Concerned Authority shall cause the same to be removed, protected or enclosed so as to prevent danger therefrom and shall be entitled to recover the expenses thereof from the owner of such materials or from the person who made such hoarding, excavation or other thing to become dangerous.

#### 8-7. Stability of Adjacent Buildings

No excavation or dewatering or earthwork or demolition of a building which is likely to effect the stability of adjacent building shall be started or continued unless adequate steps are taken before and during the work to prevent the collapse/damage of any adjacent building or the fall of any part of it.

#### 8-8. Filling of Excavated Site

A site once excavated shall not be kept open and idle for a period beyond the validity period of building plan, failing which the Authority shall not revalidate the building plans and shall inform the Concerned Authority for further appropriate remedial measures and in case of any mishaps the owner shall be responsible for life and property of the effected.

#### 8-9. Adequate Safety Measures

8-9.1. Adequate safety measures shall, where necessary, be provided and used to protect any persons from falling on earth rock or other material of or adjacent to any excavation or earth work.

8-9.2. Material shall not be placed or stocked near the edge of any excavation so as to endanger persons working below.

8-9.3. No load shall be placed or moved near the edge of any excavation, where it is likely to cause a collapse of the side of the excavation and/or endanger any person.

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#### 8-Safety & Security Measures

8-9.4. Where vehicles or machines are used close to any excavation there shall be measures to prevent the vehicles or machines from over- running and falling into the excavation or causing collapse of any side of the excavation.

8-9.5. In all buildings of greater than 20ft.(6m) height, temporary rails/ scaffolding/barriers shall be installed during construction at the edge of slabs and around all openings such as lift, stairwell, etc.

**8-10. Supervision of Demolition work**

The demolition of a building and the operations incidental thereto shall only be carried out under the direct supervision of a Professional.

**8-11. Safe Loading**

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

**8-12. Scaffolds**

8-12.1. Suitable and sufficient scaffolds shall be provided for all work that cannot safely be done from the ground or from part of the building or from a ladder or other available means of support, and sufficient safe means of access shall be provided to every place at which any person has to work at any time.

8-12.2. Every scaffold and means of access and every part thereof shall be adequately fabricated with suitable and sound material, and of required strength for the purpose for which it is used, shall be properly supported and shall where necessary be sufficient and properly strutted or braced to ensure stability. Unless designed as independent structures they shall be rigidly connected to a part of the building which is of sufficient strength to afford safe support. All scaffolds, working platforms, gangways, runs and stairs shall be maintained to ensure safety and security.

8-12.3. All vertical members of scaffolds on ground level facing road side should be adequately wrapped with spongy material up to a height of at least 7 ft.(2.13m) and for any horizontal member if used, up to a height of 7 ft. (2.13m) from ground, should be wrapped all along its length with such material

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**8-Safety & Security Measures**

**8-13. Road Side Protection.**

8-13.1. To ensure adequate safety of the pedestrian and other road users, all buildings having a height of over ground+2floors should have adequate arrangement by way of providing protective covering of suitable material such as Hessian sheets/Burlap etc. as per requirement.

8-13.2. Adequate provision of safe passage for pedestrian shall be provided, in case the scaffolding covers part of the road/footpath

**8-14. Working Platform**

8-14.1. Every working platform from which a person is liable to fall which is more than 7ft. (2.13m) height shall be at least 2ft.(0.6m) wide provided the platform is used as a working platform only and not for the deposit of any material.

8-14.2. A clear passage-way at least 1.5ft.(0.45m) wide shall be left between one side of any working platform and any fixed obstruction or deposited materials

#### 8-15. Guard Rails

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

#### 8-16. Ladders

8-16.1. Every ladder shall be of good construction, sound material and adequate strength for the purpose for which it is used.

8-16.2. Every ladder shall be securely fixed when in use and shall not have any missing or defective rungs.

#### 8-17. Work on Sloping Roofs

8-17.1. Where work is to be done on the sloping surface of a roof, suitable precautions shall be taken to prevent persons employed from falling off.

8-17.2. Suitable and sufficient ladders or boards, which shall be securely supported, shall be provided and used to avoid concentration of loads leading to unsafe conditions.

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#### 8-Safety & Security Measures

8-17.3. Where persons are employed in a position below the edge of a sloping roof, and where they are in position of being endangered by work done on the roof, suitable precautions shall be taken to prevent tools or materials falling from such roofs so as to endanger such persons or passers-by.

#### 8-18. Precautions for Raising and Lowering Loads

For raising or lowering loads or for suspending them by either hand or power operation the following precautions shall be observed:-

8-18.1. No broken wire rope shall be used.

8-18.2. No chain shall be used which has been shortened or jointed to another chain by means of bolts and nuts.

8-18.3. No chain or wire rope shall be used which a knot has tied in any part which is under direct tension.

8-18.4. provided with an efficient device to prevent the displacement of the sling or load from the hook; or of such shape as to reduce as far as possible the risk of such displacement.

8-18.5. All debris and waste material during construction shall be disposed of through well designed chutes from each level of under construction building of height over G+2 floors or more.

8-18.6. The vertical hoist platform used shall be enclosed/protected by proper barrier. Every opening of lift, shaft or other such vertical voids or openings in slab etc. where a person is likely to fall shall be protected by safety barrier and properly lit. Any area e.g. basement, where natural light is not available or which is dark shall be so illuminated as to eliminate any risk of life or hazard to users.



## CHAPTER 9 – SPACE REQUIREMENTS IN AND ABOUT BUILDINGS

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### 9-1. Space for Electrical Sub-Station

A minimum space of 16ft. x 21ft. (5m. x 6.5m) (or as per requirement of KESC) shall be left for electrical sub-station which is abutting on road side / street or has a clear passage of 16ft. (4.87m) width, for public sale, commercial, residential building and industrial building having an area in excess of 25,000Sq.ft.(2323Sq.m) all Category “III” and Category “IV” buildings. In the event that KESC sub-station is not required, this space may be utilized as per Regulations.

### 9-2. Method of Measuring Minimum Clear Space

The minimum clear space prescribed between a building and from the property line shall be measured from the external face of the perimeter wall enclosing the covered or usable area of the building, at its greatest projection from the building, at right angles to the plot boundary, and excluding permissible chajjas and balconies. If there are more boundaries than one in the plot affecting the building, the above requirements will be satisfied at all such boundaries also.

### 9-3. Separate Approach for every Building

Every building more than 35 feet (10.5m) high not abutting on a street shall have an access for an approach from the street, open to the sky, at least 13ft.(4m) width.

### 9-4. Projections beyond Property Limits

No projections or overhanging features shall be permitted beyond property limits except where permitted under the Regulations.

### 9-5. Allowable Projections

9-5.1. Maximum allowable projection of chajjas and sunshades in compulsory open spaces shall be 2.5ft.(0.75m) or half the width of COS whichever is less.

9-5.2. No construction shall be allowed in the chamfered portion up to 17ft (5.17m) measured from the adjacent road.

9-5.3. Open balconies projecting on to public streets from buildings abutting such streets are permitted by the authority such projection shall not be used as a room as per conditions stated here under:

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### 9-Space Requirements in and About Buildings

Min.height above  
street level from

**Center of street**

**Width of Max. length Max. Balconies and Street of Balconies Projection sunshades.**

**30ft.(9.13m) & less 23ft.(7m) 2ft.(60cm) 17ft.(5.17m)**

**than 40ft.(12.18m)**

**40ft.(12.18m) & less 23ft.(7m) 3ft.(90cm) 17ft.( 5.17m)**

**than 50ft.(15.2m)**

**50ft.(15.2m) & above 23ft.(7m) 4ft.(120cm) 17ft.( 5.17m)**

**In case of corner plots no balcony will be allowed at the corner of the plot below 17ft. (5.17m).**

**9-6. Residential Buildings**

**9-6.1. No habitable room shall have a floor area of less than 100Sq.ft. (9.3Sq.m).**

**9-6.2. The minimum width of a habitable room shall be 8ft. (2.44m).**

**9-6.3. The minimum floor area of kitchen shall be 50Sq.ft. (4.53Sq.m). The minimum width of kitchen shall be 6ft. (1.8m).**

**9-6.4. The minimum areas and widths of W.C.'s and bathrooms shall be:**

**Min. Area Min. Width**

**W. C. 15sq. ft. (1.4Sq.m) 3.5ft. (1.07m)**

**Shower 15Sq.ft. (1.4Sq.m) 3.5ft. (1.7m)**

**Combined W.C. and 35Sq.ft.(3.25Sq.m) 4.5ft.(1.38m)**

**Bathroom**

**9-6.5. The minimum clear height of rooms under any structure member shall be except in the cases when central air conditioning provides are applicable as purchase No.10-8-1:**

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**9-Space Requirements in and About Buildings**

**Habitable rooms 9.5 ft. (2.65m)**

**Kitchens 9.5 ft. (2.65m)**

Bathrooms, W.C.'s, Latrine 8 ft. (2.43m)

Garages and Car porch 7.5 ft. (2.28m)

Passages, galleries, corridors 7.5 ft. (2.28m)

Dress room 7ft. (2.13m)

#### 9-7. Commercial Buildings

9-7.1. The minimum floor area of a shop shall be 100Sq.ft. (9.29Sq.m) and the minimum width of the shop shall be 8ft.(2.4m).

9-7.2. The shop having a loft shall have carpet area 100sq.ft. (9.29Sq.m) and a minimum height of 16ft.(4.87m) and with loft area of not exceeding 40% of the carpet floor area.

9-7.3. The minimum ceiling height of an arcade shall be 8ft. (2.5m).

9-7.4. 40% of the shopping area may have shops of minimum floor area of 56 Sq. ft. (5.2 Sq. m) provided they are not facing the road.

9-7.5. The minimum clear height of shop will be 10ft.(3m).

9-7.6. Clear width of Arcade between inner surface of the outer column and shop shall be minimum of 5'-6" and width from outer column and shop shall be 8'-0".

#### Staircases

9-8.1. The riser of all buildings shall not be more than 6 inches (15 cm) and the tread shall not be less than 10 inches (25 cm) except for residential houses where the maximum riser shall be 7 inches (18 cm) and the minimum tread will be 9 inches (23 cm). However, for staircases to lofts, circular staircases to non-public access mezzanines and heights not exceeding 7 feet 6 inches (2.25 m) staircase risers and treads will be worked out through the following formula:  $2R + T = 22$  where R is riser and T is tread and the minimum T is 6 inches.

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#### 9-Space Requirements in and About Buildings

9-8.2. For all buildings other than Category "I" buildings and bungalows, the minimum width of staircases shall be 4ft.(1.2m). The distance from any point to the nearest staircase shall not exceed 100ft.(30m). The minimum clear head room under beams and stair landing shall be 7ft.(2.1m).

9-8.3. Other than bungalows, all staircases shall be provided with a handrails.

9-8.4. A handrail shall be provided on each side of the staircase when the staircase is 6ft.(1.8m) wide or more.

9-8.5. For all buildings other than bungalows, there shall not be more than 15 risers between each landing in a straight flight. Depth of the landing shall not be less than the width of the flight.

9-8.6. Winders shall be permitted in Category “I” buildings and bungalows only.

**9-9. Lifts**

No lift will be of capacity less than 6 person, and lifts shall conform to the technical provisions of BS5655 with respect to all safety devices, procedures of examination and annual testing/certification of lifts by a professional engineer of concerned disciplines.

The following recommendations will be considered in the design of lifts:-

**Minimum provision of Lifts.**

Minimum Climbing Height	Minimum Number of Lifts	Capacity
From 46ft. (14m) to below 59ft.(18m).	1	450 kg(6 passenger)
59ft. (18m) and above.	2	450 kg(6 passenger)

Additional number of lifts to be provided by the designer professional keeping in view the size, speed and size of brand of lift, type and height of buildings etc.

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**9-Space Requirements in and About Buildings**

**9-10. Minimum Requirements of Places of Assembly**

The minimum clear heights of places of assembly shall be 12ft.(3.65m).

**9-11. Godowns and Warehouses**

9-11.1. No godown except a store shall be provided in a residential building.

9-11.2. Godowns/ware houses shall be designed, adopted or used for storage purposes only;

9-11.3. In every warehouse and godown there shall be exhibited by the owner, at some appropriate place, permanently and conspicuously, a notice incised or embossed on metal, plastic or similar permanent material in the following form, stating the load for which the floor has been designed with letters to be at least 1 inch(25mm) wide & 3 inch(75mm) high. In case of inflammable or explosive materials, being stored, prior permission from the relevant authorities shall be obtained.

**NOTICE**

This floor has been designed to sustain a superimposed load of 10 lbs. per Sq. ft.(48.9 Kg. Per sq. m).

## CHAPTER 10 – LIGHTING AND VENTILATION

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### **10-1. Size of external openings**

10-1.1. Every room, other than rooms used predominantly for the storage of goods, shall be provided with natural light and natural ventilation by means of one or more openings in external walls. These openings shall have a combined area of not less than 10% for habitable rooms and 7.5% for other rooms of the floor space of such opening, and the whole of such openings shall be capable of allowing free and uninterrupted passage of air.

10-1.2. Area for openings in case of warehouse, godown, storage places etc. shall not be less than 5% of the floor space unless the space is mechanically ventilated.

### **10-2. Size of internal openings**

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

### **10-3. Internal Air Wells**

10-3.1. Habitable rooms may receive daylight and natural ventilation from internal air wells which shall conform to the following minimum sizes:-

10-3.1.1. For buildings up to 2 storeys, 50Sq.ft. (4.6Sq.m) with minimum width of well 5ft. (1.5m).

10-3.1.2. For buildings with 3 to 5 storeys, 100Sq.ft. (9.3Sq.m) with minimum width of well 8ft. (2.44m).

10-3.1.3. For buildings higher than 5 storeys, 100Sq.ft. (9.3Sq.m) plus 10Sq.ft. (0.93Sq.m) for each additional floor over 5 storeys and minimum width of well 10ft. (3.0m).

10-3.2. Where only kitchens, W.C.'s and bathrooms receive daylight and ventilation from air-wells, their sizes shall conform with the following as minimum:-

10-3.2.1. For buildings up to 2 storeys, 25Sq.ft. (2.3Sq.m) with minimum width of well 3ft.(0.9m).

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### **10-Lighting and Ventilation**

10-3.2.2. For buildings with 3 to 5 storeys, 50Sq.ft.(4.6Sq.m) with minimum width of well 5ft.(1.5m).

10-3.2.3. For buildings higher than 5 stories, 50Sq.ft.(4.64Sq.m) plus 5Sq.ft.(0.46Sq.m) for each additional floor with minimum width of well 5ft.(1.5m).

10-3.3 Access for maintenance of each such shaft shall be provided at lowest level of the shaft.

**10-4. Permanent Openings in Kitchen**

Every kitchen shall have openings for permanent ventilation into the external air space not less than 15% of its floor area.

**10-5. Water Closet, Bath Room & Ablution Places.**

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

**10-6. Garages**

Every garage shall be provided with opening of not less than 5% of the floor area for ventilation and lighting incorporated in a wall or in the door.

**10-7. Staircases**

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

**10-8. Mechanical Ventilation and Central Air-Conditioning waiver & minimum requirement.**

10-8.1. Where undertaking for central air-conditioning and permanent mechanical ventilation is provided, the relevant clauses of these Regulations dealing with natural ventilation, lighting and heights of rooms may be waived.

10-8.2. Where permanent mechanical ventilation in respect of lavatories, water closets, bath rooms or corridors has been provided for and maintained in accordance with the following clauses, conditions relating to natural ventilation and natural lighting under these Regulations shall not apply to such lavatories, water-closets, bathrooms or corridors.

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**10-Lighting and Ventilation**

10-8.3. Basement or underground car parks and other enclosures below ground level shall be provided with mechanical ventilation.

10-8.4. Cinemas or other projection rooms where photographic film is being used, processed or stored; which are situated in the internal portion of the building; and in respect of which no such external walls (or those overlooking verandahs, pavements or walkways) are present, shall be provided with mechanical ventilation or air conditioning.

10-8.5. In case of mechanical ventilation and central air conditioning for all types of buildings and spaces HVAC relevant code of practice as may be approved by the Authority shall be followed.

## CHAPTER 11 – BUILDING STRUCTURE DESIGN AND CONSTRUCTION REQUIREMENTS

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### 11-1. Loads and Design

Structure analysis, design, detailing and loading shall be in accordance with the requirements of current Uniform Building Code (UBC) and American Code or British relevant Code or any other Code. Structure shall however be designed by only one approved Code.

### 11-2. Seismic Design

Seismic Risk Zone f

or Karachi will be zone~2B (with reference to UBC-97) which is equivalent to Peak Ground Acceleration (PGA) of 16% g to 24% g.

### 11-3. Sub Soil Investigation

In view of the structural design in Seismic hazard zone, type of Sub-Soil for foundation should be thoroughly ascertained by geo-technical investigation under the direct supervision of qualified and experienced geo-technical engineers The Soil Report should correlate the sub-soil type with UBC- 97 (or current) Sub-Soil list.

### 11-4. Wind Load

Wind load should be based on the velocity and gust factors data from local Meteorological Department.

### 11-5. Erection on Reclaimed site

11-5.1. No building foundation shall be erected upon a site reclaimed by Town sweepings or other refuse, except on recommendation of Geo-technical and Structural Engineer.

11-5.2. No building plans shall be approved on open nallahs public sewers and the like.

### 11-6. Protection of Existing Services

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

### 11-7. Foundation Near drains

Where a building is to be erected adjacent to existing buildings, or near a drain/nallah, or an excavation at a distance less than depth of the said drain / nallah or excavation, or such as to affect the stability of drains / nallah, the owner, through a Structural Engineer, shall satisfy



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### **11-Building Structure Design**

The Authority that the foundations of the building have been carried down to a level safe guarding its stability.

#### **11-8. Specifications**

Specifications of Material Quality Control and workmanship will be of high quality and in accordance with the requirements of ACI Building Codes, Uniform Building Code (UBC) and ASTM Standards.

#### **11-9. Testing of Materials**

Regular testing will be carried out of materials such as Aggregates, Cement, Concrete and Reinforcing Steel and all Architectural materials the Quality Control and Quality Assurance Criteria laid down in standards of FIDIC, ASTM, OR ACI/UBC and Project Specifications. The Quality Assurance Program of the Architect / Engineer may also be followed.

#### **11-10. Supervision**

Construction supervision and quality assurance will be carried out by full time/top supervision by the designer/supervising engineers/architects/inspectors etc. as required in these Regulations. Contractor/Builder's/Developers full time supervisory staff for the category of buildings in these Regulations shall carry out supervision and quality control.

## CHAPTER 12 – WATER SUPPLY DRAINAGE AND SANITATION

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### 12-1. Water Service Pipe

12-1.1. Except as permitted in the following paragraph (12-1.2), underground water service piping and the building sewer line shall be not less than 7ft. (2.13m) apart horizontally and shall be separated by undisturbed or compacted earth.

12-1.2. The water service pipe may be placed within 7ft. (2.13m) of sewerage line provided that the bottom of the water service pipe is at least 12 inch (300mm) above the top of the sewer line.

### 12-2. Minimum Storage Capacity for Category “IV” buildings

Minimum capacity of water storage tanks in buildings of Category “IV” shall be:

12-2.1. Overhead tank = 1 day+ 25% reserved for fire fighting

12-2.2. Underground tank = 2 1/2 days out of the reserved capacity 25% shall be kept reserved for firefighting purposes by making suitable arrangements.

12-2.3. Distribution of Water within the premises.

The design of water supply pipe work, underground and overhead tanks shall be in accordance with the following schedule:-

Per capita water requirements/demand for various occupancies.

<b>Sr. No</b>	<b>Type of occupancy</b>	<b>Consumption per head/day(in liter)</b>
1	Residential	135
2	Industrial	
	a) Day Schools	45-100
	b) Boarding Schools	135-225
	c) Medical Hospitals	450
	d) Medical Quarters & Hostels	135
3	Assembly-Cinema, Theater Auditorium etc. (per seat of accommodation).	45
4	Government or Semi-public business.	45

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5	Mercantile ( commercial)	
	a) Restaurants	90
	b) Shopping Centers, Stores (per toilet fixture)	200
	c) Other Business Buildings	45
6	Hotels	225

7	Industrial	45-135
8	Storage including warehouse	30
9	Service Station 200	200
10	Bus/Truck Stands (per vehicle) 200	200
11	Live Stock (per animal) 45-150	45-150
12	Poultry (per chicken) 45	45

### 12-3. Recycling Plant and Treatment of Effluent/Sewage.

In case recycling plant or treatment of effluent/sewage are provided, all requirements for construction and maintenance as set by National Environmental Quality Standard (NEQS) shall be followed:

### 12-4. Sanitation and Solid Waste

12-4.1. All medical & hospital waste shall be safely collected, transported and disposed off in accordance with the public health standards (as prescribed by Sindh Environmental Protection Agency) and up to satisfaction of the Authority.

12-4.1.1. All industrial waste shall be treated in accordance with the National Environment Quality Standards (NEQS).

12-4.1.2. All hospitals shall provide the disposal of medical waste as per National Environment Quality Standard (NEQS).

12-4.1.3. In all public sale projects the central waste disposal system shall be provided by the developer.

### 12-5. Digester/Septic tank

Where no public sewer is in existence, all sewage shall be disposed of after properly treating, through digester or septic tank, and effluent shall be discharged safely into a soak pit as a temporary measure till such time as a system is laid out.

### 12-6. Soil Pipes, Waste Pipes and Ventilating Pipes

12-6.1. A trap shall be used to maintain the water seal and make system fool proof against closing and blockages.

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12-6.2. In no case shall the internal diameter of a soil pipe or waste pipe be less than the internal diameter of any pipe or of the outlet of any appliance which discharges into it.

12-6.3. All the joints shall be:-

12-6.3.1. properly prepared by the use of rubber gasket or water sealant materials for jointing;

12-6.3.2. adequately supported throughout its length without restraining thermal movements, any fitting which gives such support being securely attached to the building;

12-6.3.3. so placed as to be reasonably accessible for maintenance and repair.

12-6.4. Ventilating pipe shall be provided in all stacks carrying wastewater or sewage, in accordance with the plumbing code.

12-6.5. Drain water pipe of appropriate dimension shall be provided as per approved standard.

**12-7. Sanitary Provisions**

The minimum requirements/sanitary provisions as prescribed hereunder shall be followed:

12-7.1. For every five (5) single room units or servant quarters: one wash-basin, one W.C. and one(1) bathroom shall be provided.

12-7.2. For every 10(ten) bedrooms or less in a Boarding House or Guest House there shall be at least two(2) W.C.'s, two(2) washbasins and two(2) showers.

12-7.3. For every 20(twenty) persons in a Dormitory and Hostel there shall be at least three(3) W.C.'s, three(3) wash-basins and three(3) showers, and for every 10(ten) additional persons one(1) W.C., one(1) wash-basin, and one(1) shower are to be added.

12-7.4. In an office with 30(thirty) persons (calculated at a rate of one(1) person per 100Sqft.(9.29Sq.m)), there shall be minimum of three(3) W.C.'s, two(2) washbasins and one(1) urinals. For every additional 20 (twenty) persons there shall be one(1) W.C., one(1) wash-basin and one(1) urinal. One (1)

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Wash-basin or equivalent washing space per 25(twenty five) or less persons shall be provided for ablution purposes.

12-7.5. In factory with 30(thirty) persons (calculated at a rate of one (1) person per 100Sq.ft. (9.29Sq.m)), there shall be minimum of three W.C.'s, two(2) wash-basins and one(1) urinals. For every

additional 20(twenty) persons there shall be one(1) W.C., one(1) wash-basin and one(1) urinal. One (1) wash-basin or equivalent washing space per 25(twenty five) or less persons shall be provided for ablution purposes, and shall be divided proportionately amongst the genders.

12-7.6. Shopping Center - a minimum of three(3) W.C.'s, one(1) urinals, and one(1) wash-basin shall be provided for 3000Sq.ft.(278.8Sq.m) or less total floor area. For every additional 2000Sq.ft.(185.8Sq.m) floor area, one(1) W.C., one(1) wash-basin, and one(1) urinal shall be provided.

12-7.7. Public Assembly building – two(2) W.C.'s, one(1) wash-basin, and three(3) urinals shall be provided for 1500Sq.ft.(139Sq.m) or less of total floor area and for every additional 1500Sq.ft.(139Sq.m) of floor area one(1) W.C., one(1) wash-basin and two(2) urinals shall be provided.

12-7.8. For Mosque, five(5) ablution space for every Hundred(100) Namazis' and two(2) W.Cs, one shower room shall be provided, for every additional (100) Namazis' the number of ablution space will be extended by 8,6,4 respectively plus special arrangement for the female having a capacity of 300 Namazis' three(3) ablution and one(1) W.C shall be provided.

12-7.9. Cinema and Auditorium - for every 50 seats or less, two(2) W.C.'s, two(2) urinals and two(2) wash-basins shall be provided, and for every additional 50 seats one(1) W.C., two(2) urinals and two(2) wash-basin shall be provided and shall be divided proportionately amongst the genders.

12-7.10. School: – four (4) W.C's and two(2) wash-basins per Hundred(100) students and for every additional fifty(50) students, one(1) W.C. and one(1) wash-basin shall be provided.

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12-7.11. Hospital:- For every 10 beds in a general ward there shall be at least one(1) water closet, one(1) wash-basin, one(1) ablution tap and one(1) bathroom with shower. One (1) kitchen sink shall be provided in each ward.

12-7.12. For 50 seats or part thereof of Restaurant, one(1) water closet, one(1) urinal, one(1) wash-basin shall be provided.

12-7.13. Two urinals may be replaced by W.C., while proportionately dividing the fixtures among the genders.

12-7.14. Provision of one (1) W.C. for special persons shall be provided.

12-7.15. All fixtures shall be divided proportionately amongst the genders.

#### **12-8. Manholes and Inspection Chambers**

12-8.1. At every change of alignment, gradient or diameter of a drain, there shall be a manhole or inspection chamber. Bends and junctions in the drains shall be grouped together in manholes as far as possible. The spacing of manholes in case of pipe having a diameter 6inch/8inch (150mm./200mm) shall be 50ft./110ft. (15.2m./35.5m) according to respective diameter, and in case of diameter more than 8inch (200mm) the distance shall be not more than 150ft.(45m).

12-8.2. The chamber shall be so designed to make the cleaning and inspection conveniently.

12-8.3. Proper benching shall be provided equal to half the diameter of pipe in semi-circular shape with proper slope in either direction so that no solid shall accumulate in the Manhole/Inspection Chamber.

12-8.4. C.I. Rungs shall be provided at 16inch(400mm) center to center in all manholes over 4ft.(1.2m) in depth. The size of the manhole cover shall be such that there is a clear opening of at least 2ft.(60cm) in diameter for manholes exceeding 4ft.(1.2m) in depth.

#### **12-9. Storm water drainage.**

12-9.1. The roofs of every building, and the floor or balconies abutting on a street or constructed over a street, shall be so constructed or framed as to permit effectual drainage of the rain water therefrom, by means of a sufficient number of leaders of adequate sizes, so arranged, jointed, and fixed as to ensure that

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the rain water is carried away from the building without causing dampness in any part of the walls, or foundations of the walls, or foundations of the building, or those of an adjacent building, provided the fall is not greater than 20ft.(6m) in case of spouts.

12-9.2. A leader shall not discharge into or connect with any soil pipe or its ventilating pipe, or any waste pipe or its ventilating pipe, nor shall it discharge into a sewer.

12-9.3. Rain water from leader spouts etc. shall not discharge onto a public street at a height greater than 12inch (300mm) from that street, or onto a neighboring property.

## CHAPTER 13 – FIRE RESISTANCE AND FIRE PRECAUTIONS

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### **13-1. General**

Every building shall comply with the provisions laid down in Chapters 13 and 14 in respect of fire resistance and fire precautions, unless noted otherwise.

### **13-2 Stand Pipes System.**

#### **13-2.1. Requirements for Fire Prevention and Fire Extinguishing shall be the following:-**

13-2.1.1. All buildings which are ground plus three storeys or above or more than 43ft.(13m) high shall be provided a set stand pipe/ pipes as given below:-

a) Buildings from (4) storeys up to 8 storeys in height shall be equipped with not less than 2inch(5.1cm) dia stand pipes.

And

b) Buildings over 8 storeys in height shall be equipped with not less than 4inch (10cm) dia stand pipe.

13-2.1.2. The number of stand pipes shall be such that all parts of every floor area are at a maximum distance of 120ft.(36.5m) from the stand point.

13-2.1.3. In so far as practicable, stand pipes shall be located with outlets within stairway enclosures; but if these are not available the stand pipes shall be located in a common corridor. In any case, one shall be located in the main.

a) The construction of stand pipes shall be of mild steel.

b) Stand pipe risers shall extend from the lowest to the top most storey of the building or part of building which they serve.

c) When more than one stand pipe is required, they shall be interconnected at their bases by pipes equal in size to that of the largest riser.

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### **13-Fire Resistance and Fire Precautions**

d) Every stand pipe or stand pipe system in case of inter connected stand pipes, shall be equipped with a fire department approved in-let connection of corrosion resistive metal (e.g. gunmetal) located on an outer building face nearest to street approximately 20ft.(6m) to 30ft.(9.13m) above finished ground and suitably marked "Fire Department Connection – Stand Pipe".



e) Stand pipes shall be provided in every storey with a 1.5inch (3.8cm) diameter flexible hose not less than 100ft. (30m) long, with a 0.5inch (1.25cm) nozzle, hang in an approved rack or cabinet.

f) The stand pipes shall be fed by an overhead water tank reserved solely for this purpose. The minimum capacity of this tank shall be 5000 gallons(18,925Lit), with a minimum of 7ft.(2.1m) head above the highest discharge point.

### **13-3. Automatic Sprinkler System**

#### **13-3.1. Automatic sprinkler system shall be provided in the following:**

13-3.1.1. In every institutional building which serves restrained or handicapped persons.

13-3.1.2. In covered car parking areas in buildings of which upper storeys are designed for other uses when such parking area exceeds 5000Sq.ft.(464.6Sq.m).

13-3.1.3. Bus garages or terminals for passengers serving more than 4 buses at a time.

13-3.1.4. Each floor mercantile and industrial building which is more than one storey high and which exceeds 20,000Sq.ft (1858.73Sq.m) covered area.

13-3.1.5. All building compartments used for manufacture, display or sale of combustible materials and products which are more than 7000Sq.ft.(650.5Sq.m) in covered area.

13-3.1.6. All areas of theatres except auditorium, music hall, and lobbies.

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### **13-Fire Resistance and Fire Precautions**

13-3.1.7. All building areas used primarily for storage of goods, and material including areas clearly specified for storage of incombustible materials and goods, which are more than 1000Sq.ft.(92.93Sq.m) in areas.

13-3.1.8. No sprinkler provision should be made in the immediate vicinity of generators or any electrical equipment.

### **13-4. Sprinkler System Construction.**

#### **13-4.1. Sprinkler – System Construction shall be in the following manner:**

13-4.1.1. Sprinkler pipes, hangers and sprinkler heads shall be protected from corrosion.

13-4.1.2. Every sprinkler system shall be equipped with a fire department approved inlet connection located on an outer building face nearest to street approximately 20 to 30ft. (6 to 9.13m) above finished ground and suitable marked "Fire Department Connection – Automatic Sprinklers".

13-4.1.3. Automatic Sprinkler System shall be fed by a overhead water tank reserved solely for this purpose. The tanks shall be capable of supplying 25% of the Sprinkler heads for 20 minutes but the

minimum capacity of any tank shall be 5000gallons(18,925Lit). There shall be a minimum head of 15Lbs. /Sq. ft. (1.02Kg/cm<sup>2</sup>) above the highest discharge point.

13-4.1.4. Automatic Sprinkler System shall be arranged to set off automatic fire alarm system simultaneously.

13-4.1.5. Every Sprinkler System shall be provided with a readily accessible outside valve to control all sources of water supply.

### **13-5. Manual Fire Extinguishing Equipment**

#### **13-5.1. Manual fire extinguishers shall be provided as follows:**

13-5.1.1. Two extinguishers in stage area, one in each dressing room, one immediately outside each entry in theatres.

13-5.1.2. One extinguisher in each 2400Sq.ft.(223Sq.m) of area of public assembly buildings, but not less than one on each occupied floor, and not less than 1 in each lab, workshop or vocational room.

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#### **13-Fire Resistance and Fire Precautions**

13-5.1.3. At least one extinguisher on each floor at stairway landing and in corridor at each lift or group of lifts in residential and commercial buildings.

#### **13-6. Installation Of Interior Fire Alarm System.**

##### **13-6.1. Installation of interior fire alarm system shall be installed in the following:**

13-6.1.1. All hotels, motels, dormitories, more than one storey high and with a capacity of fifty (50) or more occupants.

13-6.1.2. All hospitals, asylums, nursing homes, and similar institutional buildings accommodating more than (20) twenty occupants above the ground floor.

13-6.1.3. All School buildings with provision of more than Thirty (30) students above the ground floor.

13-6.1.4. All mercantile buildings with more than 186m<sup>2</sup> above the first floor.

13-6.1.5. All factory buildings exceeding two (2) storey in height and with more than 4000Sq.ft. (371.74Sq.m) above the first floor.

13-6.1.6. All office buildings more than five (5) storeys in height and with occupancy area of more than 1, 00,000Sq.ft. (9293.68Sq.m) above the ground floor.

13-6.1.7. All Cinemas, theatres and similar places of public assembly.

**13.7. Signal Stations**

**13.7.1. Signal Stations shall be provided as follows**

13-7.1.1. At least one (1) station shall be located in each storey in an accessible location in the natural depth of exit-way or escape.

13-7.1.2. All stations shall be so located that no point on any floor or the building is more than 150ft. (45.69m) distant from a station.

**CHAPTER 14 – FIRE RESISTIVE STRUCTURAL REQUIREMENTS**

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**14-1. Fire Resistance**

14-1.1. For purposes of this chapter, every building or compartment shall be regarded according to its use or intended use, and where a building is divided into compartments intended to be used for different purposes, the requirements of each compartment shall be determined separately.

14-1.2. Every element of structure shall be required to have fire resistance for not less than the relevant period specified in TABLE 14.1 with regard to the building of which it forms part.

**TABLE 14.1 - Minimum periods of fire resistance**

Types of Building or Compartment.	Minimum period of fire resistance in hours for elements of structure.	
	Ground or upper storey	Basement
i) Private dwelling house.	1.5	1.5
ii) Private dwelling house.	0.5	1.5
ii) Institutional:		
- up to 92ft.(28m) high	1	1.5
- over 92ft.(28m) high	1.5	2
iii) Residential buildings other than private dwelling house.		
- up to 2 storeys high	0.5	1
- up to 3 storeys high	1	1
- up to 92ft.(28m) high	1	1.5
- over 92ft.(28m) high	1.5	2

<b>iv) Office Buildings</b>		
- up to 25ft.(7.5m) high	0.5	1
- up to 50ft.(15m) high	1	1
- up to 92ft.(28m) high	1	1.5
- over 92ft.(28m) high	1.5	2
<b>v) Mercantile Buildings</b>		
- up to 25ft.(7.5m) high	0.5	1
- up to 50ft.(15m) high	1	1
- up to 92ft.(28m) high	1	2
- over 92ft.(28m) high	2	4

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<b>vi) Factory Buildings</b>		
- Up to 25ft.(7.5m) high	1.5	1
- Up to 50ft.(15m) high	1	1
- Up to 92ft.(28m) high	1	2
- Over 92ft.(28m) high	2	4
<b>vii) Factory Buildings</b>		
- up to 25ft.(7.5m) high	0.5	1
- up to 50ft.(15m) high	1	1
- up to 92ft.(28m) high	1	2
- over 92ft.(28m) high	2	4

<b>vii) Public Assembly Building</b>		
- up to 25ft.(7.5m) high	0.5	1
- up to 50ft.(15m) high	1	1
- up to 92ft.(28m) high	1	0.5
- over 92ft.(28m) high	0.5	2
<b>viii) Storage &amp; Public Car parks</b>		
- up to 25ft.(7.5m) high	0.5	1
- up to 50ft(15m) high	1	2
- up to 92ft.(28m) high	2	4
- over 92ft.(28m) high	4	4

14-1.2.1. If any part of a building is completely separated throughout its height, both above and below the ground, from all other parts by compartment walls in the same vertical plane, the fire resistance requirement of that part shall be determined solely by height of that part.

14-1.2.2. If any element of structure forms part of more than one building or compartment and the requirements of fire resistance in respect of one building or compartment differ from those specified for any other building or compartment of which the element forms part, such element shall be so constructed as to comply with the greater or greatest of the requirements specified.

14-1.2.3. Any element of structure shall have fire resistance of not less than the minimum period required for any element which it carries.

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**14-Fire Resistive Structure Requirements**

**14-2. Test of Fire Resistance**

Every element of structure shall be capable of resisting the action of fire for the specified test of fire resistance period under the conditions of test appropriate to such an element in accordance with BS - 476: Part 1: 1953 and subject to modifications, if any.

**14-3. External Walls**

14-3.1. Any external wall which is situated within a distance of 4ft. (1.2m) from the relevant boundary, or is a wall of a building which exceeds 50ft.(15.22m) in height, shall be constructed wholly of non-combustible material apart from any external cladding.

14-3.2. Any steel beam or column, wherever forming part of, or carrying, an external wall constructed of non-combustible material shall also be constructed wholly of non-combustible material.

14-3.3. Any part of a roof shall be deemed to be part of an external wall if it is pitched at an angle of Seventy (70) degrees or more to the horizontal and covers a habitable space within the buildings.

**14-4. Separating Walls and Fire Walls**

14-4.1. Separating walls between two adjoining buildings shall form complete vertical separation and shall not have any opening except for the following:

14-4.1.1. Passage of a pipe through a separating wall if the pipe is not a flue pipe and has a diameter not exceeding 1 inch (25mm) if it is made of combustible material, and 6 inch (150mm) if it is made of non-combustible material.

14-4.1.2. An opening which is necessary as a means of escape from fire, if the opening is fitted with a fire door which has fire resistance not less than the period required for the separating wall.

14-4.2. Any separating wall or fire wall which forms a junction with a roof shall be carried above the upper surface of the roof covering to a distance not less than 15 inch (375mm). A separating wall or fire wall shall not be required to comply with this requirement if:-

14-4.2.1. the roofs being separated by the wall are of non-combustible construction;

14-4.2.2. the buildings separated by the wall are residential, office or assembly buildings and do not exceed 40ft. (12.18m) in height.

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**14-Fire Resistive Structure Requirements**

14-4.3. If any external wall is carried across the end of a separating wall/fire wall, such external wall and separating wall/fire wall shall be bounded together.

#### **14-5. Compartmentalization**

Every floor of a building shall be divided as far as possible into compartments by means of appropriate fire resistant elements/measures for example fire walls as follows:

14-5.1. Separating one occupancy from another within the same building.

14-5.2. Separating part of a building from any other part of the same building which is used, or intended to be used, for a different function such as residential, institutional, assembly, storage, commercial use etc.

14-5.3. Dividing an institutional building, except industrial building, into smaller compartments of an area not exceeding 3000sq.yds.(2500sq.m).

14-5.4. Separating occupancy areas from common circulation areas.

#### **14-6. Construction of Fire Walls**

Fire walls shall be constructed in any manner or with any non-combustible material conforming with a minimum fire resistance of two (2) hours.

#### **14-7. Openings in Fire Walls**

14-7.1. Openings in fire walls may be fitted with a single or double leaf door with a minimum fire resistance for the following periods:-

14-7.1.1. Door giving access to an apartment from a common area – 0.5 hour;

14-7.1.2. Any other case – 1.5 hours.

14-7.2. Except in case of fire doors giving access to occupancy areas from common circulation areas, all fire doors must open in the direction of escape.

#### **14-8. Direct Access for Ground Floor and Above**

14-8.1. Except for storeys below the first storey, direct access for firefighting shall be provided from the outdoors to every storey having its floor level less than 82ft.(25m) above ground by at least one unobstructed window or access panel for each 50ft.(15m) of wall, in each wall required to face a street.

14-8.2. An opening for access required in above clause shall be not less than 3.6ft.(1.1m) high by 2ft.(0.6m) wide, with a sill height of not more than 3ft.(0.9m) above the inside floor.

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**14-Fire Resistive Structure Requirements**



14-8.3. Access panels above the first storey shall be readily open able from both inside and outside or the opening shall be glazed with plain glass.

#### **14-9. Protected Shafts.**

14-9.1. Protected shafts shall be constructed only for stairway lift, chute, duct, or any other purposes which enable persons, things or air to pass between different compartments.

14-9.2. There shall be no opening in shaft enclosures except the following:-

14-9.2.1. an opening for a pipe;

14-9.2.2. an opening fitted with a door which has fire resistance of half hour or not less than half the period required in TABLE 14.1, whichever is more;

14-9.3. Any protected shaft containing a lift or lifts:

14-9.3.1. shall be ventilated to external air by means of one or more permanent openings situated at the top of the shaft and having a total unobstructed area of not less than 1.5Sq.ft.(0.13Sq.m) for each lift;

14-9.3.2. shall not contain any pipe conveying oil or gas or any ventilating duct;

14-9.3.3. may have an opening in its protective structure for passage of cables for the lift into the machine room provided that if the opening is at the bottom of the shaft the opening should be as small as practicable.

14-9.4. If a protected shaft serves as, or contains, a ventilating duct, the duct shall not be constructed of, or lined with, any material which increases the risk of spread of fire.

14-9.5. If a protected shaft consists of a stairway, it shall not contain any pipe conveying oil or gas, or a ventilating duct.

14-9.6. A shaft that does not extend to the roof of a building shall be enclosed with top construction of the same strength and fire resistance as that of the shaft enclosure. Such shafts shall be provided with non-combustible vents for the relief of smoke and gases in the event of fire, with an area not less than 10% of the shaft area.

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#### **14-Fire Resistive Structure Requirements**

14-9.7. All shafts that extend to the roof of a building shall be ventilated by a window in the side of the shaft of not less than 75% of the area of the shaft. Such window shall not be located within three 10ft.(3m) of an interior property line, and its sill level shall not be less than 2.5ft.(0.76m) above the finished roof level.

#### **14-10. Fire Resistant Doors**

14-10.1. Any fire resistant door shall, if exposed to a test by fire and then fitted in its frame, satisfy the requirements as to freedom from collapse and resistance to passage of flame for not less than the relevant period required.

14-10.2. The clearance between the leaf of the door and the frame, or between two leaves shall be as small as practicable.

14-10.3. If two separate doors (whether single or double leaf door) are installed on opposite sides of an opening, the required fire resistance may be achieved by the two doors together or by either of them separately.

14-10.4. Wired glass, if used in fire resistant doors, shall be of a maximum area of 1Sq. ft(0.1sq.m) and shall not be less than 1/4th inch (6mm) thick.

#### **14-11. Miscellaneous Provisions**

14-11.1. If any part of an opening in an external wall of building other than a private dwelling house is directly above an opening in an adjoining storey, either:-

14-11.1.1. The bottom of the upper opening shall be not less than 3ft. (0.91m). above the top of the lower opening and not less than 1.5ft.(0.56m) above the upper surface of the floor separating the storeys; OR

14-11.1.2. A horizontal projection of non-flammable material is constructed between the two openings to project 1.5ft. (0.46m) from the wall.

14-11.2. Where a private dwelling house has an enclosed garage:-

14-11.2.1. The garage shall be constructed of non-flammable material having a fire resistance of not less than half an hour;

14-11.2.2. An opening in the wall separating the garage from the house shall at its lowest point be 4 inch (10cm) above the level of the floor of the garage and shall be protected by self-closing doors having a fire resistance not less than half an hour.

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#### **14-Fire Resistive Structure Requirements**

14-11.3. In premises with more than 400 persons seating capacity:-

14-11.3.1. The stage area shall be separated from the auditorium on either side of the proscenium opening by a fire resisting wall not less than 6 inch(150mm) thick, of block masonry or its equivalent, carried down to a solid foundation and up to at least 3ft.(0.91m) above the roof level unless the roof is of fire resistant construction;

14-11.3.2. Not more than two (2) openings shall be provided in the proscenium wall in addition to the proscenium opening. Such additional openings shall not exceed 20Sq.ft. (1.86Sq.m) area each, and should be fitted with a door of minimum half an hour fire resistance;

14-11.3.3. A fire resistant curtain shall be provided to the proscenium opening.

#### **14-12. Enclosures for Cinematographic Equipment**

14-12.1. Cinematographic equipment shall be operated only within fire resistant enclosures located outside the auditorium.

14-12.2. The enclosure shall be constructed to have minimum two (2) hours fire resistance.

14-12.3. Two exits shall be provided to each enclosure. These shall be located outside the auditorium and fitted with self-closing doors with minimum fire resistance of half an hour. The door shall open outwards from the enclosure.

14-12.4. There shall be a minimum number of openings between the projection enclosure and the auditorium, and these shall be fitted with a gravity shutter of minimum half an hour fire resistance overlapping all edges of the openings by not less than 1 inch (2.5cm) when closed. There shall be provided a suitable device to close all shutters simultaneously from any projector head or from a point outside each exit door.

14-12.5. All enclosures shall be provided with adequate ventilation by suitable openings or shafts of non-flammable construction which shall lead to open air.

#### **14-13. Steel and Metal Structures**

14-13.1. All steel and other metal structural members shall be protected with non-combustible materials to provide the required fire resistance.

14-13.2. Concrete fire protection on steel columns shall be reinforced and enclosed by wire mesh, metal clips or spirally wound wire of not less than 12 gauge size with a pitch not more than 4 inch (10cm).

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#### **14-Fire Resistive Structure Requirements**

14-13.3. Where the fire resistant covering on columns is subject to damage by moving vehicles or handling of merchandise, the fire proofing shall be enclosed upto a height of not less than 5ft. (1.5m) from the finished flooring with a suitable metal covering of adequate strength.

#### **14-14. Air Conditioning Ducts**

14-14.1. All air-conditioning and ventilation ducts including supports shall be constructed entirely of non-flammable materials.

14-14.2. No air-conditioning or ventilation duct shall pass through a fire wall or a separating wall.

14-14.3. Where ducts pass through floors or walls other than fire walls or separating walls, the space around the duct shall be sealed with roped asbestos, mineral wool or other non-flammable material to prevent the passage of flames and smoke.

## CHAPTER 15 – PRESERVATION OF HERITAGE BUILDINGS

### THE SINDH GOVT. GAZETTE APRIL 04, 2002 496

#### **15-1. Definition**

These definitions shall confine to this Chapter only.

15-1.1. Heritage Building means any premises or objects declared as protected Heritage under Sindh, Culture Heritage Preservation Act-1994 by the Govt. of Sindh, Culture, Tourism, Sports and Youth Affairs Department and the Government of Pakistan Antiquities Act-1975 and Amendments thereof.

15-1.2. “Extension” or “to extend” means the making of additions to a Heritage Building which affects its character as such.

15-1.3. “Department” means the Government of Sindh’s Culture, Tourism, Sports and Youth Affairs Department.

#### **15-2. Designation and Declaration of Special Interest Structures.**

15-2.1. The Department may designate and declare a special architectural, historical, archaeological, artistic, ethnological, anthropological or national interest structure/s (under the Sindh Cultural Heritage Bill-1994), and forward the list of these designated structures to the Authority, as applicable, for enforcement of the writ.

#### **15-3. Approval of Building Plans for Heritage Buildings.**

15-3.1. Any building declared as a Heritage Building by the Government of Sindh, under the above mentioned preservation Act (1994) shall not be considered for approval by the Authority, except with the prior approval of the department designated as such by the Government of Sindh.

15-3.2. Transferable Development Rights. In the event that the existing total floor area of a Building, declared / notified under the Heritage Law as a Heritage Buildings, is less than the allowable covered area (Floor Area Ratio FAR) as per these Regulations, the owner of the such a building / property shall be entitled to sell unutilized floor area ratio. (Total allowable floor area minus the utilized floor area = unutilized floor area), to the owner /s of any another property / subject to following conditions:-

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#### **15-Preservation of Heritage Buildings**

15-3.2.1. The unutilized floor area ratio can only be utilized on commercial plots or residential flats sites or residential cum commercial site where there is no restriction on constructions of number of floors, provided this also does not violate other conditions of owning regulations as given in Chapter 25 accept

the rules for floor area ratio, which shall be allowed to the extent the rights of floor area of a Heritage building is purchased by the applicant's owner of the building requesting to utilize the same FAR for his / Their building / project. No change in the land use shall be allowed where such a FAR of the Heritage Building to utilized.

15-3.2.2. The unutilized floor area ratio can be sold to more than one owner, However the maximum unutilized floor area which could be sold to one owner of a property / site shall not exceed  $1 / 3^{\text{rd}}$  of the floor area allowed for the said property.

15-3.2.3. The sale of unutilized floor area of the Heritage building must be recorded with Department of Heritage and with the Authority. The Authority shall maintain a separate register for the maintenance of record of the unutilized floor area of the Heritage building.

15-3.2.4. The purchaser of the unutilized floor area of Heritage Building shall provide a certificate copy of the document certificate by the concerned Heritage Department with regard to the exact covered area utilized in the Heritage Building. The Authority on receipt and verification of such information, by itself, shall, as per the provided in Chapter 25 of these Regulations determine the surplus, covered area which could be sold to other buyers and shall allow the applicant for the utilization of the same in the application project / building.

#### **15-4. Approval for Demolition, Alteration, or Extension**

15-4.1. It shall be unlawful for any person to demolish, alter or extend any heritage building without obtaining the prior approval of the concerned Department and completing necessary required formalities of this Authority.

15-4.2. Prior to permitting the alteration, extension to Heritage Building, the Authority shall inform the concerned Department of the Government of Sindh. The Department shall have a period of thirty (30) days in which to express any objection to such an alteration or extension.

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#### **15-Preservation of Heritage Buildings**

15-4.3. In case of unauthorized or illegal demolition of declared protected Heritage Building no fresh approval of Building Plan on the said plot shall ever be permitted and a fine as permitted by the Ordinance as amended from time to time, shall be imposed by the Authority in addition to any other fine that may be imposed by the Department under the provision of the Sindh Cultural Heritage Preservation Act-1994 or the Antiquities Act-1975.

**CHAPTER 16 – WIDENING OF ROADS**

**THE SINDH GOVT. GAZETTE APRIL 04, 200 499**

**16-1. Definitions**

16-1.1. For the purposes of this Clause “Road Widening” means proposed widening of any road/street by drawing up new alignments. All the buildings on the roads declared under Road Widening scheme shall be constructed only according to the setback prescribed by MP&ECD in consultation with concerned authorities from time to time.

16-1.2. For the purposes of these Regulations, roads listed in the Table in Clause 16-3, “Roads under Widening Scheme” shall be considered as declared roads under Road Widening Schemes.

**16-2. Notification of Road Widening Scheme**

16-2.1. MP&ECD may, in consultation with the Concerned Authority, declare and notify widening and new alignment of any other road/street.

16-2.2. Before declaring widening of any road/street MP&ECD shall invite public objections as prescribed in these Regulations.

16-2.3. No basement or structure shall be permitted in the portion of the plot affected by Road Widening Scheme.

16-2.4. The FAR allowable on the original plot shall be permitted.

16-2.5. Any COS specified for any building shall be in addition to the setback prescribed for Road Widening of the road/street on which it abuts.

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**16-Widening of Roads**

**16-3. ROADS UNDER ROAD WIDENING SCHEME**

S. No.	Name of the Road	ExistingWidth (app.) ft.	ProposedWidth ft.	Remarks
1.	Jehangir Sethna Road	80 (24.4m.)	130 (39.6m).	-----
2.	Aga Khan Road (Tahilram Khem Chand Road)	60(18.3m.)	80 (24.4m.)	-----
3.	Business Recorder Road (Deep Chand Ojha Road)	100 (30.5m.)	120 (36.6m).	-----

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<b>4.</b>	Nooman Road	42 (12.8m.)	80 (24.4m.)	-----
<b>5.</b>	Princes Street (Chand Bibi Road)	90 (27.4m.)	100 (30.5m.)	-----
<b>6.</b>	Aiwan-e-Saddar Road	56 (17.0m.)	80 (24.4m.)	
	(a) Strachen Road	80 (24.4m.)	140 (42.7m.)	-----
	(b) Havelock Road			-----
<b>7.</b>	Aram Bagh Road	52 (15.8m.)	80 (24.4m.)	-----
<b>8.</b>	Zaibunnisa Street (Elphinstone Street)	72 (22.0m.)	80 (24.4m.)	-----
<b>9.</b>	Jamila Street (Barness Street)	66 (20.1m.)	80 (24.4m.)	-----
<b>10.</b>	Preedy Street	87 (26.8m.)	120 (36.6m.)	-----
<b>11.</b>	Syedna Tahir Saifuddin Road (Wadhmal Odharam Road)	55.9 (17.0m.)	80 (24.4m.)	-----
<b>12.</b>	McLeod Road (I.I. Chundrigar Road)	82 (25.0m.)	116 (35.4m.)	-----
<b>13.</b>	Club Road & Moulvi Tamizuddin Khan Road	62 (18.9m.)	120 (36.6m.)	-----
<b>14.</b>	M.A. Jinnah Road (Bunder Road)	83 (25.3 to 145 (44.2m.)	140 (42.7 to 150 (45.7m.)	(i) From Old Exhibition to Garden Road 150(45.7m.)  (ii) From Garden Road to Preedy Street, no extension of Road.  (iii) From Preedy Street to Mereweather Tower 140(42.7m.)



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**16-Widening of Roads**

**ROADS UNDER ROAD WIDENING SCHEME cont. /2**

<b>S. No.</b>	<b>Name of the Road</b>	<b>Existing Width (app.)</b>	<b>Proposed width</b>	<b>Remarks</b>
15.	Nishtar Road (Lawrence Road) and its extension upto Agha Khan and Nawab Mahabat Khanji Road.	78 (23.8m.)	120 (36.6m.)	-----
16.	Baba-e-Urdu Road (Mission Road)	66 (20.1m.)	100 (30.5m.)	-----
17.	Britto Road	50 (15.2m.)	80 (24.4m.)	-----
18.	Lal Chand Hassomal Road	40 (12.2m.)	80 (24.4m.)	-----
19.	Dr. Ziauddin Ahmed Road (Kutchery Road)	80 (24.4m.)	100 (30.5m.) to 120 (36.6m.)	i) From M.A. Jinnah Road to I.I. Chundrigar Road 120(36.6m. wide.  ii) From I.I. Chundrigar to Hoshang Road 120(36.6m. wide.)
20.	Agha Khan and Nawab Mahabat Khanji Road (Harris and Embankment Road)	92 (28.0m.)	100 (30.5m.) to 88 (26.6m.)	-----
21.	Altaf Hussain Road (Napier Road)	52 (15.8m.)	100 (30.5m.)	From Lea Market to I.I. Chundrigar Road.
22.	Shahrah-e-Liaquat (Frere Road) and its proposed extension upto Quaid-e-Azam Mazar.	72 (22.0m.)	120 (36.6m.)	-----
23.	Hoshang Road	59 (18.0m.)	80 (24.4m.)	From Dr. Ziauddin Road to Jinnah Hospital.

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<b>24.</b>	Mohd Bin Qasim Road (Burns Road)	80 (24.4m.)	120 (36.6m.)	-----
<b>25.</b>	North South Road	59 (18.0m.)	140 (42.7m.)	From Manghopir Road to Gizri.
<b>26.</b>	Verley Vines Pedro D'Souza Road	50 (15.25m)	80 (24.4m.)	-----
<b>27.</b>	Napier Mole Road (From Tower to Kemari)	82 (25.0m.)	120 (36.6m.)	-----

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16-Widening of Roads

**ROADS UNDER ROAD WIDENING SCHEME cont. /3**

<b>S. No.</b>	<b>Name of the Road</b>	<b>Existing Width (app.)</b>	<b>Proposed width</b>	<b>Remarks</b>
<b>28.</b>	Garden Road	72 (22.0m.)	120 (36.6m.)	-----
<b>29.</b>	Edulji Dinshaw Road	100 (30.5m.)	140 (42.7m.)	-----
<b>30.</b>	Sir Abdullah Haroon Road (Victoria Road) (from Musical Fountain upto KDA Scheme No. 5 Kehkashan)	80 (24.4m. to 120 (36.6m.)	120 (36.6m. to 200 (61.0m.)	i) From Musical Fountain to Hoshang Road 120(36.6m.)  ii) From Hoshang Road upto Clifton Scheme 150(45.7m.)  iii) Reservation for railway bridge 200 (61.0m.)
<b>31.</b>	Northern & Southern Lyari Bank Road (From Mauripur Road to Shaheed-e-Millat Road).		100 (30.5m)	

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<b>32.</b>	M.A. Jinnah Road (Bunder Road) (from Mohan Road to Mereweather Tower).	84 (25.52) to 146 (44.60m.)	141 (43.08 to 151 (46.12m.)	-----
<b>33.</b>	Mir Karam Ali Talpur Road (Napier Road) (From McLeod Road to Syed Mahmood Shah Road – Lea Market).	92 (28.2 to 40 (12.9m.)	100 (30.5m.)	-----
<b>34.</b>	I.I.Chundrigar Road (McLeod Road) (from Kutchery Road to Mereweather Tower).	64 (19.5 to 83 (25.3m.)	117 (35.8m.)	-----
<b>35.</b>	Nishtar Road (Lawrence Road) (from Harris and Embankment Road to Tin Hatti Crossing).	80 (24.40 to 120 (36.60m.)	140 (42.70m.)	-----

## CHAPTER 17 – STANDARDS FOR LAND DEVELOPMENT

**THE SINDH GOVT. GAZETTE APRIL 04, 2002 503**

### **17-1. General Standard / Area Standards**

All development works shall be carried out as per Standards set out in Chapters 19 to 24.

### **17-2. Amendments to General Standards or Area Standards**

17-2.1. MP&ECD shall, on its own initiative or on requests by others, review, revise recommend or add additional general standards, area standards and detailed plans for adoption after giving public notice in the manner as prescribe in these Regulations.

17-2.2. Such amendments and additions shall be deemed to be part of these Regulations, which shall be published in the official Gazette and shall come into force upon such publication.

17-2.3. In making its recommendations MP&ECD shall apply the criteria specified in Clause 3-3.8, as may be appropriate.

### **17-3. Declaration of Interim Control Areas**

17-3.1. MP&ECD, after the approval of the Government may, by notification, declare a specified area to be an Interim Control Area for any one or more of the following purposes:-

17-3.1.1. to prevent haphazard and unplanned development in areas lacking adequate:

- a) Water supply, sewerage, or drainage facilities;
- b) Utilities; electricity, gas, telephone;
- c) Health, educational or other municipal services or facilities;
- d) Road networks and public transport;

17-3.1.2. to encourage land development in areas identified by the Development Plan as urban growth centers and discourages land development in other areas not so identified;

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### **17-Standards for Land Development**

17-3.1.3. to allow sufficient time for the preparation of a concept plan, contingency plan, interim special area concept plan, urban renewal plan or detailed plan for the area, where deemed necessary, to ensure co-ordinated development of the area;

17-3.1.4. to prevent land development which might be incompatible with a specified major public development program, subject or scheme, including an urban renewal scheme;

17-3.1.5. to prevent waste in the use of, or otherwise preserve or protect, natural resources, and any other resources, investments or installations of a public agency;

17-3.1.6. to otherwise promote the implementation of the Karachi Master Plan or a concept plan or other development plan.

17-3.2. Except as otherwise provided in sub-clause 17-3.3, the declaration shall prohibit the sub-division of land or any other land development, and bar the granting of development permits thereof in the interim control area during such period or until the occurrence of such aspect as shall be specified in the notification.

17-3.3. The declaration shall not apply to:-

17-3.3.1. Any types of land development specifically exempted in the notification;

17-3.3.2. Land development for which a development permit was granted prior to the date of the notification and which remains valid;

17-3.3.3. Land development lawfully commenced prior to the date of the notification, where:

- a) Development permission was not a prerequisite to the commencement of development,
- b) The developer applies to MP&ECD for a special development permit to allow the continuation of the work, and
- c) Upon such application the developer demonstrates to the satisfaction of MP&ECD that substantial land development

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### **17-Standards for Land Development**

Work was performed prior to the date of the notification and that he would suffer a severe economic loss if the interim control area declaration were applied to such land development;

17-3.3.4. Land development by a public agency which has been approved by MP&ECD as not being incompatible with the purposes of the declaration.

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17-Standards for Land Development

Schedule 17A - Areas Designated as Interim Control Area

The areas described in the Schedule below are hereby declared interim control area.

Sr. NO.	NAME OF ORGANISATION	PURPOSE	AREAS
1.	Master Plan & Environmental Control Department.	(a) Agriculture and its related fields including water resources development and management.	(i) Malir Green Belt: Dehs: Landhi, Thano, Malh, Darsano, Channo, Bazar, Sanhro, Khakhar, Kherkero, Konkar. (ii) Gadap Green Belt: Dehs: Tor. (iii) Korangi Green Belt: Sharabi, Pihai.
		(b) Mining and quarrying.	(i) Tappo Darssano Channo Dehs: Dhandho, Kotiro (ii) Tappo Manghopir. (iii) Tappo Gabopat: Dehs: Moach. (iv) Malir, Thado, Sukkan, Lyari, Gujhro and Orangi river beds, where thickness of gravel is more than 25 ft. (7.61m).
		(c) General Approval of Development Permits.	i) Shahra-e-Faisal. ii) M.A. Jinnah Road. iii) Abdullah Haroon Road. iv) Zaibun-Nisa Street. v) I.I. Chundrigar Road. vi) Main Clifton Road. vii) All New Complexes like Hotels <i>recreation and</i> Shopping

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			Centres, costing more than 3 crores of rupees.
		(d) Tourism and Recreation	<p>i) Dehs: Lal Bhakar, Moach, Ibrahim Haidri, Mangopir, Deh Bund Murad, Deh Rehri, Angario, Pipri, Bolani, Bakran.</p> <p>ii) Creeks: Korangi, Kadiro, Gharo charan, Phitti and china creek.</p> <p>Malir Green Belt: All Dehs in Green Belt.</p>

## CHAPTER 18 – SUB-DIVISION AND AMALGAMATION OF LAND AND CHANGE OF LAND USE

THE SINDH GOVT. GAZETTE APRIL 04, 2002 507

### 18-1. Major Sub-division and Minor Sub-Division

18-1.1. Major Sub-division means any sub-division including sub-division of 2.47 or more acres (1 hectare), or any size sub-division requiring any new street or road, or the extension or addition of substantial new public facilities, or any sub-division of plot.

18-1.2. "Minor sub-division" means any sub-division containing less than 2.47 acres (1 hectare) fronting an existing street, not involving any new street or road or the extension of or addition of substantial new public facilities.

### 18-2. Conditions for Special Development Permits for Major Sub-Division

18-2.1. In addition to conditions prescribed under 3-3.8. in granting a Special Development Permit upon approval of a major sub-division plan, MP&ECD may:

18-2.1.1. imposes land use restrictions compatible with an applicable detailed plan, contingency plan, or planning positions;

18-2.1.2. requires such restrictions, or others, to be incorporated in leases or sub-leases granted to plot holders;

18-2.1.3. requires the applicant to secure the concerned public agencies and lessees of plots against defaults by the applicant in meeting his obligations to make improvements on the site, or any other obligations the applicant may undertake, or the planning agency may impose, to protect the interests of lessees or sub-lessees.

18-2.2. Where the development of the site of a major sub-division is to occur in phases, MP&ECD may grant a Special Development Permit for the first phase, and provisional permits for a later phase or phases which may become effective only upon further review of the development and which shall be subject to such revision as MP&ECD shall deem necessary following such review.

18-2.3. MP&ECD shall limit the validity of a Special Development Permit for a major sub-division to such period as it may deem



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Reasonably necessary to complete the development or specified stage of development, and if at the end of such period the development or stage is not completed the Special Development Permit shall lapse unless extended on application.

18-2.4. It shall be unlawful for any person to erase, alter, or modify any development permit issued by the Concerned Authority/MP&ECD including the application thereof or any plans or drawings accompanying the same.

18-2.5. The issue of a development permit shall not absolve the applicant from complying with other statutory provisions.

18-2.6. Any development permit issued shall be void twenty four (24) months after the date of issue or the period fixed unless extended on application.

**18-3. Sub-Division and Amalgamation of plots**

For the sub-division and amalgamation of plots in the approved schemes and other areas, the criteria laid down below shall be followed.

**18-3.1. Sub-Division of Plots:**

18-3.1.1. Sub-division of any residential, commercial and industrial plots shall be allowed by the Concerned Authority in case of minor sub-division and with the approval of MP&ECD in case of major sub-division as per the rules set forth in these Regulations.

18-3.1.2. Plots earmarked for flats shall not be considered for sub-division in to smaller plots.

18-3.1.3. Sub-division of residential plots will only be considered to the extent that sub-divided plot shall not be less than 400Sq.yds. (336.13 Sq.m).

18-3.1.4. Sub-division of commercial plots will only be considered to the extent that sub-divided plot shall not be less than 400 sq.yds.(336.13Sq.m) having a minimum frontage of 60ft.(18.27m). The FAR of the original plot, COS and orientation of the original plot shall be allowed.

18-3.1.5. In case of industrial plots a sub-divided plot shall not be less than 1000Sq.yds (840.3Sq.m) or 25% of its original allotted size whichever is greater.

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18-3.1.6. Parking requirement for commercial plots shall be calculated in proportion to the requirement of the original size of plot.

18-3.1.7. No sub-division of a plot shall be considered without each of the sub-divided parts having a direct approach from a planned road / street.

18-3.1.8. Building regulations of the respective category of the plots shall be applicable to the subdivided plots to the extent that the COS will remain the same. However a five feet (1.5m) minimum open space shall be provided on both sides of the sub-dividing lines.

18-3.1.9. For built-up plots demolition permission will be produced before allowing sub-division.

18-3.1.10. City Area.

<b>Civil Lines, Frere Town, Clifton, Queens Quarters, and Bath Island Quarters.</b>	<b>Area of the sub-divided plot shall be from 477Sq.yds. (401Sq.m) to 952Sq.yds. (800Sq.m).</b>
<b>(b) Garden East and West, Tahilram and Lawrence Quarters (as per Govt. Garden Quarters Scheme No.II).</b>	<b>Minimum Area of the sub- divided plot shall be 952 Sq.yds. (800 Sq. m)</b>
<b>(c) Jamshed Quarters and Muslimabad.</b>	<b>Minimum Area of the sub- divided plot shall be 571Sq.yds. (480Sq.m)</b>
<b>(d) Railway Quarters, Serai Quarters, Ghulam Hussain Qasim Quarters, Bunder Road Quarters, Old Town Quarters, Wadhmal Odharam Quarters, Market quarters, Napier Quarters, Ranchore Quarters, Ramswamy Quarters Preedy Quarters Rambagh Quarters, Saddar Bazar Quarters, Harchand Rai Vishamdas Quarters, Keamari Quarters.</b>	<b>Minimum area of the sub-divided plot shall be 142Sq.yds. (120Sq.m) &amp; minimum frontage of 30ft.(9m)</b>

18-3.1.11. For Katchi Abadis the Concerned Authority, with the approval of MP&ECD, may allow subdivision.

18-3.1.12. No relaxation of these rules shall be allowed in respect of the sub-divided plots.

18-3.2. Amalgamation of plots:

18-3.2.1. “Amalgamation of two or more residential plots shall be allowed by the concerned Authority with the concurrence of Master Plan & Environmental Control Department upto a area of amalgamated plot maximum of 1200Sq.yds.(1008Sq.m) provided land grant/allotment conditions of the plots are similar. The above limits do not apply to the plot other than residential.

Seven copies of proposed amalgamation plan shall be submitted with the signature of Town Planner and owner for approval.

18-3.2.2. Rules of the original category of plot shall be applicable on the amalgamated plot. Where there is no similar category of plots, the terms and conditions shall be determined by the Master Plan & Environmental Control Department.

**18-4. Change of Land use:**

18-4.1. Change of land use of amenity: No amenity plot reserved for the specific purpose shall be converted or utilised for any other purpose.

18-4.2. Change of land use of Residential plots:

18-4.2.1. No residential plot shall be converted into any other use except with the approval of MP&ECD after the recommendations of the Concerned Authority

18-4.2.2. The applicant shall apply and pay necessary fee to the concerned authority for change of land use of the plot with full justification, which shall examine the application in the light of the planning of the area and forward it to the MP&ECD for consideration.

18-4.2.3. The MP&ECD shall also issue a public notice for the change of land use of the plot / plots in accordance with the provisions of these Regulations and the expenses shall be borne by the applicant.

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18-Sub-Division & Amalgamation of

Land & Change of Land use

18-4.2.4. The MP&ECD, shall give due consideration to the objections from the Public before the final decision.

18-4.2.5. The applicant shall pay the prescribed fees and other charges to MP&ECD.

18-4.2.6. Final NOC (No Objection Certificate) shall be issued by the Concerned Authority, after approval of MP&ECD.

18-4.2.7. Industrial plot cannot be converted into residential and commercial use except for Petrol Pump and CNG Station with the approval of MP&ECD on payment of charges.

18-4.2.8. Residential plot within a residential neighbourhood can be allowed to be used for education by the MP&ECD after inviting public objection from immediate neighbourhood in consultation with Transport Department.

18-4.2.9. Plots designated for use as cinema may be allowed to use upto 25% of the permissible covered area for commercial activity in a (multiplexes) provided the remaining 75% continues to be used exclusively for cinema.

**18-5. Commercialisation of plots:**

18-5.1.1. Conversion of residential plot into Commercial shall be allowed only according to a uniform commercialisation policy formulated and revised from time to time by Master Plan & Environmental Control Department with approval of Government and notified in Sindh Government Gazette on the basis of comprehensive study of various urban areas under pressure for commercialisation. Individual plots outside the policy will not be considered for commercialisation.

## **CHAPTER 19 – GENERAL STANDARDS: LAND USE CLASSIFICATION**

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### **General**

19-1.1. As used in this land use classification, as elsewhere in these Regulations, the term 'includes or 'including' indicates that the listed items are intended to be illustrative and not exclusive.

19-1.2. Where land includes mixed uses, the designations of the various uses classes may be combined as appropriate (e.g. "commercial-cum-residential").

### **Urban Uses – Residential**

19-2.1. Residential uses: includes all land used for dwelling facilities, but does not include land used for lodging facilities operated on a commercial basis.

19-2.2. Other residential uses:

19-2.2.1. Government Uses: includes the use of land for all governmental purposes such as offices, post offices, police stations, jails and foreign missions, other than uses specifically included in other classifications.

19-2.2.2. Health and Welfare Uses: includes land used for health and social welfare services such as health center, medical & dental clinics, hospitals, maternity homes, medical research institutions, nurseries, mother and child care centers, homes or other institutions for physically disabled persons, mental institutions, homes for the elderly, and veterinary clinics/hospitals including green areas and open spaces essential for the proper functioning of such institutions.

19-2.2.3. Education uses: includes all land used for nursery schools, kindergartens, primary schools, secondary schools, high schools, colleges, special colleges, technical colleges, universities, research institutes, madressah, all such institutions related with education purposes (other than medical), and fine arts institutes, including green and open spaces essential for the proper functioning of such institutions.

Note: The sites reserves for education use cannot be convert

Into any other use.

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### **19-Land Use Classification**

19-2.2.4. Assembly Uses: includes all land used for libraries, cinemas, theatres, concert halls, planetaria, aquaria (if outside of zoo), non-sportive clubs, exhibition halls, and exhibition grounds etc. With the

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exception of exhibition grounds, open areas of these facilities will be limited by their actual operational needs.

19-2.2.5. Religious uses: includes all land used by mosques, jamaat khana, monasteries, churches, synagogues, shrines, temples, dargahs, imambargahs, and tombs including ancillary green and open spaces belonging to the religious body owning the land.

19-2.2.6. Commercial (trade) uses: normally includes only the land used for the activity in question, though this may be increased by additional open or green space, if the operation of the facility concerned requires it. Commercial (trade) uses includes:

- a) Whole sale trade: subzi mandi, fruit mandi, whole sale markets.
- b) retail shopping: including shops, shopping centers, department stores, bazaars, markets and hawkers areas juma bazar etc.;
- c) Personal services: including barbers, hair-dressers, baths, tailoring, shoe-making, laundries and dry cleaners;
- d) Catering: including restaurants, banquet halls, marriage hall/lawn, refreshment stalls, buffets,
- e) Lodging: including hotels, motels and clubs providing lodging;
- f) Business offices including banks;
- g) Petrol stations, , CNG station.
- h) Cyber Cafe etc.

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**19-Land Use Classification**

19.2.2.7. Parks and playgrounds: includes:

all green spaces, including various related cultural or recreational facilities such as greenhouses, zoological and botanical gardens and their related feasibility, toilet for both sex and fist aid facility, but excluding green spaces ancillary to welfare or educational facilities, and excluding median or other dividing green strips in road rights-of-way;

**19-2.2.8. PLAY GROUND**

a) All open spaces designated for all indoor or

Outdoor sports activities of all types whether fully developed or not; and

b) All structures serving sports activities, like sports complex, gymnasia, swimming pools, stadium, race-courses, sports clubs of all kinds, whether they are part of an open space designated for sports activities or are independent structures.

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Note: Spaces reserved for parks and play grounds shall not be converted for any other amenity or for any other use.

19-2.2.8. Burial grounds: includes graveyards of any religious denomination, Towers of Silence and crematoria.

19-2.2.9. Transportation right-of-way: includes highways and refer roads with service road and streets, parking and loading areas therein, green belts, and pedestrian lanes.

19-2.2.10. Parking: includes driveway, parking spaces, bus bays, parking lots, ramps, and buildings used wholly for parking purposes.

19-2.2.11. Residential manufacturing: those industries in which the process carried on or the machinery installed are such that it could be carried on or installed in any residential area without detriment to the environment or pleasant circumstances, features and advantages of the area as specified in Regulation No.25-6.1.

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**19-Land Use Classification**

19-2.2.12. Aquatic Recreational Areas: Sea coast, lakes, rivers, ponds, water falls, boating basins, marine promenade, marine clubs, yachting clubs. Urban uses - Non residential

**19-3. Urban uses- Non residential**

19-3.1. Manufacturing Uses: includes all industrial activities other than cottage industries and may be sub-divided into:

19-3.1.1. large-scale manufacturing/ heavy industry.

19-3.1.2. small-scale manufacturing/ light industry.

19-3.2. Wholesale uses: includes all warehousing, godowns, and wholesale markets.

19-3.3. Construction: includes yards of construction firms, open storage of construction materials, pre-processing of constructional materials, and small pre-fabrication plants serving particular construction projects, but does not include a site under construction which is intended for another ultimate use.

19-3.4. Utilities and Municipal Service facilities: includes all facilities for utility services, excluding those parts of utility networks that are under or above transportation rights-of-way. Utilities and municipal services facilities may be included:

19-3.4.1. Water supply: including protected water resources areas, water purification plants, pumping stations, water mains, water conduits rising mains and water reservoirs;

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**CHAPTER 19 – GENERAL STANDARDS: LAND USE CLASSIFICATION**

19-3.4.2. Sewerage: including treatment plants, sewage farms, oxidation ponds, sludge ponds outside industrial enterprises, pumping stations and main trunk sewers;

19-3.4.3. Solid waste disposal: including composting plants incinerator and general or special dumping grounds and landfill sites;

19-3.4.4. Electricity: including power stations, step-down stations, transformers in separate structures, and high-tension lines.

19-3.4.5. Gas: including gas works, pressure reducing stations and main gas conduits;

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**19-Land Use Classification**

19-3.4.6. Communication: including Radio, TV, wireless stations, boosting stations and telephone exchanges etc.

19-3.4.7. Others: including storm water drains, flood embankments fire-brigade stations, depots of public works supplies and equipment, and civil defence depots.

19-3.5. Transportation terminals: includes airports, harbors, railway stations and yards, bus depots, truck terminal stands and tramway depots and terminals.

19-3.6. Protection Zones: includes buffer areas around industrial facilities or transportation terminals and river beds, which must be kept vacant to protect nearby uses from such facilities or terminals, but does not include buffer areas suitable for agriculture.

**19-4. Semi-Urban Uses**

19-4.1. Vacant improved land: includes land reclaimed for development, such as through the provision of major roads and trunk utility lines, but not yet developed.

19-4.2. restricted land: includes land the use of which is governed by national security regulations.

**19-5. Non-Urban Uses**

**19-5.1. Agriculture and Forestry Uses:**

19-5.1.1. Agricultural lands: includes arable lands, Poultry Farm, pastures and grazing grounds and orchards.

19-5.1.2. Woodlands: includes woods, forests and tree nurseries.

19-5.1.3. fishing: includes fish harbors, fish ponds and fish farms or hatcheries.

19-5.1.4. Irrigation: includes irrigation canals, ditches and dykes.

19-5.2. Mines and quarries.



19-5.3. Salt pans.

19-5.4. Non-Urban Vacant:

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**19-Land Use Classification**

19-5.4.1. Developable vacant: includes vacant land, whether developable for urban or non-urban use, other than vacant land under.

19-5.4.2. Residual Vacant Land: including areas prone to risks/hazards detrimental to human lives, all land not capable of development, including land subject to annual flooding.

19.5.5. Water bodies, sea, lake, pond, rivers.

19.5.6. Tourist resorts/Holiday Towns and Historical sites.

## CHAPTER 20 – GENERAL STANDARDS: BULK AND SPATIAL

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#### 20-1. Plot Areas

20-1.1. For all new major sub-division schemes, the following standard plot areas shall be observed:

20-1.1.1. Minimum plot area of 80Sq.yds. (66.89Sq.m.)

20-1.1.2. plot greater than 81Sq.yds.(67.7Sq.m.) and not more than 120Sq.yds.(100.33 Sq.m).

20-1.1.3. plot greater than 121Sq.yds.(101.17Sq.m.) and no more than 240Sq.yds.(200.67Sq.m.).

20-1.1.4. plot greater than 241Sq.yds.(201.5Sq.m.) and no more than 400Sq.yds.(334.45Sq.m.).

20-1.1.5. plot greater than 401Sq.yds.(335.28Sq.m.) and not more than 600Sq.yds.(501.67Sq.m.).

20-1.1.6. Flat site: not less than 2420Sq.yds.(2023.4Sq.m).

20-1.1.7. commercial plots not less than 60Sq.yds.(50.42Sq.m).

20-1.2. Concerned Authority, in their areas of jurisdiction, may set higher minimum levels, but may not reduce them beyond the sizes defined above.

20-1.3. The determinations by the Concerned Authority of plot sizes shall be referred by such agencies to MP&ECD for its comments, and in the event of differences, the MP&ECD determination shall prevail.

#### 20-2. Plot Shape

Plot shapes shall generally be rectangular quadrangles; provided, however, that where this would cause practical difficulties arising from irregular or unique features of a plot, the developer may apply for an exception. In any case:-

20-2.1. The ratio of frontage to depth of residential plots shall be no less than 1:1 and no more than 1:3.

20-2.2. Minimum width of residential / commercial plot shall not be less than 20ft. (6 m.)

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#### 20-Bulk & Spatial Standards

#### 20-3. Density Standards

20-3.1. Definitions:

20-3.1.1. "Residential density" means the average number of persons residing on 1 acre (4067.22Sq.m) of residential area. For the purposes of this clause "residential area" means an area devoted to residential uses, as defined in clause 19-2.1; and does not include streets or lanes or other residential uses defined in Clause 19-2.2.

20-3.1.2. “Residential density” means the average number of persons residing on or occupying 1 acre. of residential area. For the purposes of this clause “residential area” means an area devoted to residential uses, other than residential uses, as defined in clause 19-2.2.

20-3.2. The following residential density requirements shall apply:

20-3.2.1. To the indicated types of housing development:

a) on 80Sq.yds.(66.89Sq.m.). plots: no more than 500 persons per acre (0.404 hectare)of residential area;

b) on plots greater than 81Sq.yds.(67.7Sq.m) to 120Sq.yds.(100sq.m). plots: no more than (400) Four hundred persons per acre (0.404 hectare) of residential area;

c) on plots greater than 121Sq.yds.(101.17Sq.m) to 240Sq.yds.(200.67Sq.m) plots: no more than (300) Three hundred persons per acre (0.404 hectare) of residential area;

d) on plots greater than 241Sq.yds.(201.5 sq.m) to 400Sq.yds.(334.45 sq.m) plots: no more than (200) two hundred persons per acre(0.404 hectare) of residential area;

e) on plots greater than 401Sq.yds.(335.28Sq.m) to 600Sq.yds.(501.67Sq.m) plots: no more than 150 persons per acre (0.404 hectare) of residential area;

20-3.2.2. Flats for low income groups: no more than (650) six hundred fifty persons per acre (0.404 hectare) of residential area;

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### **20-Bulk & Spatial Standards**

20-3.2.3. Flats for medium income groups: no more than 500 persons for acre (0.404 hectare). of residential area;

20-3.2.4. Flats for high income groups: no more than (325) three hundred twenty five persons per acre (0.404 hectare) of residential area.

### **20-3.3. For developed areas:**

20-3.3.1. In areas already substantially developed, where the requirements of sub-clause 20-3.02 are inappropriate for either the development of vacant areas or redevelopment of deteriorated built-up areas, the Concerned Authority may approve less restrictive density standards for residential development with the approval of MP&ECD provided, however, that the Concerned Authority in making such determinations takes into account the following factors:

a) the number and size of the dwelling units to be constructed;

b) the pattern of existing housing development in the neighbourhood;

c) the terms and conditions and restrictions of the land grant conditions governing the development;

d) the potential improvement of hygienic conditions in relation to available capacity of utility infrastructures and sanitation facilities; and

e) the health, safety and general welfare of the residents of the Community of which the development is a part.

20-3.3.2. In the case of redevelopment schemes, the Concerned Authority shall refer its determinations of such density requirements to MP&ECD and such requirements shall be subject to MP&ECD approval.

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**20-Bulk & Spatial Standards**

**20-4. Land Allocation**

20-4.1. Allocations for various land uses for new residential schemes shall be as follows.

20-4.1.1. Residential area for residential uses as defined 19-2.1 shall be allowed upto maximum 55% of the total area of land.

20-4.1.2. Commercial area for commercial uses as defined in sub-clause 19-2.2.6 shall be allowed upto maximum 5% of the total area of land.

20-4.1.3. Amenity area for other residential uses shall be as under:-

a) Roads/Streets, right of way minimum 22% of the total area of the land.

b) Parks minimum 5% of the total area of the land.

c) Play Grounds minimum 5% of the total area of the land.

d) Public uses including religious uses such as mosque, Imam-Bargaas, etc. minimum 5% of the total area of the land.

e) Educational uses minimum 3% of the total area of the land.

20-4.2. Allocations of land for new industrial towns and estates for large and medium size industries shall be as follows:-

20-4.2.1. Industrial area as defined in 19-3.1.1 shall be allowed upto maximum 70% of the total area of land.

20-4.2.2. Commercial area as defined in sub clause 19-2.2.6 shall be allowed upto maximum 1% of the total area of land.

20-4.2.3. Amenity area for other residential uses shall be as under:-

a) Roads/Streets, right of way minimum 20% of the total area of the land.

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**20-Bulk & Spatial Standards**

b) Parks/Play Grounds minimum 3% of the total area of the land.

c) Public uses including Educational and religious uses minimum 6% of the total area of the land.

20-4.2.4. On industrial plots of 5 acres and more large industrial plots, 8% of the total plot area in the rear shall be allowed for residential, local commercial, amenity, road etc. within the premises for labour and staff for which a separate approach shall have to be provided. The minimum distance between the factory and residential units shall be atleast 40 ft. (12.18 m.)

20-4.2.5. In any industrial area, no road shall be less than 50 ft. (15.22m) in width for areas allocated for large and medium industries and no less than 40 ft. (12.18m) for area allocated for small industries.

## CHAPTER 21 – GENERAL STANDARDS: HIGHWAYS, MAJOR ROADS, BOULEVARDS, STREETS AND LANES

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### 21-1. Pedestrian Lanes

21-1.1. Thoroughfares intended exclusively for pedestrian traffic, referred to as "pedestrian lanes", and shall be at least 10 ft. (3m.) wide, as given in FIGURE-1.

21-1.2. Pedestrian lanes, if abutting plots on both sides, shall have uninterrupted length not greater than 30 times its width provided that interruption shall be created by other pedestrian lane or vehicular street.

21-1.3. The grade of pedestrian lanes in cross-section shall be level, and their longitudinal slope may not be greater than 5%, provided however, that:-

21-1.3.1. If the slope of the terrain is greater than 5%, the difference in slope may be made up by an appropriate number of steps; the series of steps for each 5% higher slope shall be separated by a landing at least 6.5 ft. (1.97m) wide also there should be a ramp for wheel chair.

21-1.3.2. If the lane is along double or single rows of plots in a terrain sloping more than 5%, the difference in slope may be made up by an appropriate number of steps at the bottom end of each double or single row of plots, as the case may be also. Also there should be ramp for wheel chair for special persons.

### 21-2. One-Way Streets (Types A, B, C)

21-2.1. As shown in FIGURE-2, Typical Street Cross-Sections, appended to this Part, Street Types A, B, and C shall be one way streets.

21-2.2. Minimum width of one way street shall be 24ft.(7.31m) with parallel parking on one side only.

21-2.3. One-way streets shall be intersected by vehicular streets at least every 500 ft.(152 m.)

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### 21- Highways, Major Roads,

Boulevards, Streets & Lanes

### 21-3. Two way Streets (Types D, E, F, G)

21-3.1. Minimum width of two way street excluding parking shall be 40ft. (12.18m)

21-3.2. Street Type E (FIGURE-2) shall be so designed and maintained as to permit parallel parking on one side only.

**21-4. HIGHWAYS, MAJOR ROADS AND BOULEVARD(TYPES-H, I & OTHERS)**

21-4.1. For Highways and major roads of not less than 100ft.(30m) right-of-way a permanent service road shall be provided on each side of the Highway/Boulevard.

21-4.2. The width of side walks (a) shall depend on the pedestrian traffic volume.

21-4.3. New width of green strip (b) in roads will depend on the nature and dimension of the utility lines to be laid under them.

21-4.4. The width of the green median shall be at least 10 ft.(3m) as to provide adequate pedestrian refuge island at crossing but where necessary such strips may be released by separate train/LAT right-of-way.

21-4.5. No direct access to highway or major roads will be allowed except through a service road at appropriate distances.

21-4.6. Bus bays/lanes on all major roads shall be provided in consultation with Transport Department.

**21-5. Visibility at Cross Roads**

21-5.1. In the interests of pedestrian safety and vehicular traffic visibility at cross roads, no trees or any other impediment/structure will be planted within 30 ft. (9.13 m) of any street right-of-way limit.

21-5.2. For the same purposes, except as otherwise provided in sub-clause, the borders of streets shall be chamfered at such distances from their crossing as provided in sub-clause 25-1.02.

**21-6. Street Lines and Building Lines**

21-6.1. Street rights-of-way lines shall be regarded as distance between building lines of two front buildings except where building setback lines are established, pursuant to these Regulations or otherwise.

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**21- Highways, Major Roads,**

Boulevards, Streets & Lanes

21-6.2. No structure or part of a structure of ground floor may project beyond such building line or building setback line.

## **CHAPTER 22 – GENERAL STANDARDS: INDUSTRIAL DEVELOPMENT**

**THE SINDH GOVT. GAZETTE APRIL 04, 2002 526**

### **22-1. Scope**

22-1.1. For the purpose of these Regulations, the terms 'industrial uses' 'industrial purposes', industrial activities' and 'industrial development' include:

22-1.1.1. the making or manufacturing of any articles or part of any article;

22-1.1.2. the altering, fabricating, ornamenting, finishing, compounding, assembling, blending, mixing, packing or canning, adapting for sale, or breaking up or demolition of any article;

22-1.1.3. the extraction, dressing, treatment or preparation for sale of minerals, or the extraction or preparation for sale of oil;

22-1.1.4. any other activity which has been designated as "industry" by the Federal Government or Government of Sindh through a notification.

22-1.2. For the purposes of these Regulations, industries are classified as "evidentiary manufacturing" and "non-evidentiary manufacturing" (Chapter 19).

### **22-2. Permits for Industrial Development**

22-2.1. No land development for industrial purposes may be undertaken without a Special Development Permit from MP&ECD, except in the case of evidentiary manufacturing for which a General Development Permit may be obtained from the concerned Authority upon compliance with the requirements of an applicable detailed plan, any area standards and any other pertinent requirements or regulations.

22-2.2. The concerned Authority determining an application for a development permit for industrial purposes may grant the permit with consultation of MP&ECD only if it is satisfied that the applicant has complied, or will comply, with:-

22-2.2.1. the performance standards set forth in this chapter.



22-2.2.2. any applicable bulk, height, area or other standards specified in Chapters 19 to 21 in Appendices A to E;

22-2.2.3. the requirements of any applicable detailed plan or planning position.

22-2.2.4. any applicable requirements of other laws, regulations or bye-laws for licensing or regulating industrial uses or operations for the protection of the environment, or of health and welfare of residents of the community.

### **22-3. Criteria for Special Development Permit for Industrial Purposes.**

22-3.1. In determining an application for a Special Development Permit for industrial purposes, the MP & ECD shall apply the following performance standards, as may be appropriate.

22-3.1.1. Removal of Wastes: The applicant shall submit plans for the removal of liquid and solid wastes from the site in such manner as shall avoid or minimize the pollution of nearby water courses or sources, sewers, or water supply facilities, or damage to sewer lines or sewerage treatment plans; and the developer and operator shall comply with such conditions as the MP & ECD may impose in respect of the disposal of industrial waste.

22-3.1.2. Removal of noise and vibration: The applicant shall give the details of noise and vibration generation in the industry and / or its control and shall avoid or minimize the noise and vibration generation; and the owner and operator shall comply with the conditions set down by the MP & ECD.

22-3.1.3. Access and loading: Facilities for vehicular access and unloading shall be adequate for the particular industrial activities, and be so designed and located as to ensure safety and eliminate fire hazards.

22-3.2. In addition to the requirements of paragraph 22-3.1, the MP & ECD shall give consideration to the following, as may be appropriate:

22-3.2.1. the location of the site and whether it is designated for industry in an applicable detailed Master plan or development plan;

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22-3.2.2. implications for road and rail traffic and traffic congestion;

22-3.2.3. the precise nature of the industrial process in relation to its impact on the environment, especially, though not exclusively, in reference to the emission of fumes and dust and creation of noise.

22-3.2.4. the potential burden on utilities i.e. water, sewerage, electricity, gas, telephone etc.;

22-3.2.5. if sought to be located in a rural area, whether the activity is the processing of agricultural products or is otherwise traditionally conducted in rural area; and in any event, whether the proposed industrial development is likely to invite urban development in the area and, in particular, pressures on green belt areas;

22-3.2.6. the particular needs of the industry, such as the need to be near water, docks or a source of raw materials.

## **CHAPTER 23 – GENERAL STANDARDS: COASTLINE RECREATIONAL DEVELOPMENT**

**THE SINDH GOVT. GAZETTE APRIL 04, 2002 529**

### **23-1. Interim control area:**

As per the Karachi Coastal Recreation Development Plan entire 40 mile strip of Karachi Coastline right from Hub River estuary passing through Paradise Point, Hawkesbay, Manora and Western back-water, Eastern back-water and Clifton, Gizri Defence and Korangi Creek, Phitti Creek Kadera Creek and right upto Ghara Creek is an interim control area for the purpose of recreation and tourism.

### **23-2. Sectors of Karachi Coastal Zone:**

The Karachi Coastal zone is divided into following sectors:

- A- From Hub River estuary upto Paradise Point.
- B- From Paradise Point upto Hawkesbay.
- C- From Hawkesbay to Manora including western back-water.
- D- Clifton including western back-water of China Creek.
- E- From Clifton to Gizri Creek upto Malir River Estuary.
- F- Korangi Creek, Phitti Creek, Kadero Creek and Ghara Creek.

### **23-3. Environmental Planning Zones:**

The following environmental planning zones as per the Karachi Coastal Recreation Development Plan should be considered while planning a recreation scheme within coastal area.

#### **23-3.1. Conservation area:**

23.3.1.1. Where no infra-structural development is required nor access is allowed.

23.3.1.2. Where controlled / limited infrastructural development may be allowed and public access may also be allowed. These include following areas along Hawkesbay and Sandspit and Manora Beach: green turtle, mangrove swamps, coral reef, oyster beds, Rock Pools and bird roosting and nesting sites.

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### **23-Coastline Recreation Development**

#### **23.3.2. Utilization Area:**

23.3.2.1. This is a sensitive area affecting other areas. The natural character of the area should be maintained or improved.

23.3.2.2. There are areas which are suitable for development.

23.3.3. Area of concern:

23-3.3.1. It is a developments and condition affecting area. Improvement in this area may be beneficial.

23-3.3.2. Future developments may affect area, hence control is required.

23.3.4. Restricted zone:

23-3.4.1. Access is restricted within a radius of 1.24 miles (2 Km) of KANUP. No development is allowed.

23-3.4.2. Public access may be allowed but no permanent structures may be constructed.

#### **23-4. Utilization Area (Aras for planning).**

23-4.1. These areas are suitable for development area marked as 3b. The coastal areas need special consideration both from the point of view of safety and to maintain their simple natural beauty which is the principle ingredient in their attraction to day-tippers and holiday makers. Expert views in the field of planning, architecture, oceanography, geography, engineering, environmental sciences and laws to be applied.

23-4.2. The following aspects may be given special consideration in planning:

23-4.2.1. Ample space between property line and high water line.

23-4.2.2. Ample beach space per person.

23-4.2.3. Location of car parking area away from the beach area.

23-4.2.4. Design of marinas and pairs etc. may not hamper free flow of tides.

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#### **23-Coastline Recreation Development**

23-4.2.5. Prepare arrangement for garbage collection, waste water disposal etc.

23-4.2.6. Safety measures to check pollution of the sea by beach activities.

23-4.2.7. Safety measures such as life-guard and medical aid.

23-4.2.8. Arrangement for fire fighting, alarming system in case of tidal waves, cyclone etc.

#### **23-5. Building Regulations**

Each Recreation and amusement project requires special design compatible with most modern facilities and buildings in other parts of the world, both for holiday makers and for local and foreign tourists for development of tourism. A proper feasibility of the project is to be drawn by the Consultants covering all aspects and the maximum gross density should not exceed 25 persons per acre.

23-5.1. Sanitation and drainage facilities will be provided to the maximum efficiency for the disposal of waste water and removal of solid waste without polluting the Coastline

23-5.2. As a special feature any other special element, building, equipment may be allowed. Innovative structures and buildings of special architectural character may be allowed.

23-5.3. Following land use composition shall be allowed for recreation project:

**% of total Acres/hectare**

23-5.3.1. Boarding and lodging area 20

23-5.3.2. Open area with landscaping

**For recreation 70**

23-5.3.3. Circulation roads and Car Parking Area 10

23-5.3.4. A plot ratio of 1:1 shall be used for all buildings for hotels, motels, amusement halls.

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**23-Coastline Recreation Development**

23-5.3.5. Recreation project may include hotels, motels for boarding and lodging, restaurant, marina clubs, swimming pools, casino, yachting clubs, boating basins, Dolphine Parks and other modern types of amusements and water based recreation without damaging the natural environment of the Coastline.

23-5.3.6. Large open space for car parking along the approach road will be provided. Proper car parking facilities will be designed.

## CHAPTER 24 – PARKING REQUIREMENTS

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### **24-1. Scope**

Parking requirements for motor vehicles specified in these Regulations shall apply when so ever: -

24-1.1. A new building is constructed or a change of use of existing building is established;

24-1.2. An existing building is altered and there is an increase in the floor area of the building, then additional parking requirement shall be totally applicable to the proposed addition only within the property limits as required under these Regulations.

### **24-2. General Conditions**

24-2.1. The parking space, including ramps, shall not be included in FAR.

24-2.2. Total parking space requirement of every building shall be determined as a sum of parking requirement for each type of use to which the building is subjected.

24-2.3. Minimum clear height of parking structure without obstruction shall be 7'-6" (2.28m).

24-2.4. Detailed plan clearly showing entry, exit, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc. shall be submitted.

24-2.5. 16% of the total car parking space will be utilized to provide space for Motorcycle parking @ 6 Motorcycles and 8 bicycles for every one car.

24-2.6. Minimum one out of every 50 car parking stalls shall be dedicated for the disabled persons at most convenient location.

24-2.7. When units of measurement used in computing the number of parking spaces result in the requirement of a fractional space, the nearest whole number to next higher side of parking spaces shall be taken.

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### **24-Parking Requirements**

#### **24-3. Car Lifts**

24-3.1. Where car lifts are provided there shall be a minimum of two car lifts with facilities of standby generator where-ever so required.

24-3.2. Minimum one car lift wherever so required with standby generator shall be provided for every 40 cars, if parking level is at more than 40ft.(12m) in height from road level.

24-3.3. One car lift with standby generator shall be provided for every 50 cars, if parking level is up to 40ft. (12m) in height.

#### **24-4. Application of Parking Requirements**

24-4.1. Minimum one motor vehicle parking space shall be provided for:

24-4.1.1. every 6 bedrooms for a hotel of three star category and above. In addition to a per room requirement, parking space shall be provided for all other facilities e.g. restaurants, conference room etc;

24-4.1.2. every 10 beds and or per consulting room of a clinical/medical service building;

24-4.1.3. every 100Sq.ft.(9.29Sq.m) in places of all public assembly, unless specified as hereunder;

24-4.1.4. every 50 visitors who can be accommodated by an area or structure for sports activities;

24-4.1.5. every 2000Sq.ft.(185.87Sq.m) of floor area of office space in an industrial building unit or wholesale use facilities;

24-4.1.6. every 800Sq.ft(75Sq.m) of floor area of space for retail shopping;

24-4.1.7. every 8 seats/occupancy of restaurants or banquet halls;

24-4.1.8. every 1000Sq.ft.(92Sq.m) of business office;

24-4.1.9. Every 4000Sq.ft. (371.7Sq.m) floor area of all educational institutions situated on a plot measuring 2000 Sq.yds and above;

24-4.1.10. every 60Sq.yds.(50.4Sq.m) of plot area of 1000Sq.yds. (840.33Sq.m) marriage lawn/hall;

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#### **24-Parking Requirements**

24-4.1.11. apartment building, residential or residential-cum-commercial building - for every 1200Sq.ft.(111.52Sq.m) floor area of only residential use, whereas commercial use area shall be governed by above relevant rules;

24-4.1.12. every 3000Sq.ft.(27.88Sq.m) of floor area of Cinema.

#### **24-5. Parking requirements for other uses**

24-5.1. In the case of land development, structure or facilities where uses do not fit the categories given above, the agency determining an application for a development permit may require the provision of parking spaces to the extent reasonably necessary to promote any of the purposes after due vetting by Transport Department.

24-5.2. In addition to the foregoing requirements the authority determining an application for a development permit shall require the provision of off-street parking spaces for all motor vehicles,

including trucks, fork lifter etc. and any animal-drawn vehicles essential for the operation of facilities or enterprises on the premises, and the provision of adequate loading and unloading facilities for industrial unit for supply vehicles so located as to cause the least possible obstruction to the pedestrians as per requirement of Transport Department.

24-5.3. As a condition for the granting of permission for land development involving the laying out of new roads, road widening or road expansion, or otherwise having a significant impact on traffic conditions in the vicinity, MP&ECD may require any of the following:

24-5.3.1. the provision of off-street parking space facilities for terminals for public service vehicles, including buses, taxis, trucks and animal drawn vehicles;

24-5.3.2. the provision within transportation rights-of-way of parking strips, or taxi, carriage, or bus stands, or loading and unloading spaces for supply vehicles; or

24-5.3.3. the incorporation of any other design features necessary to achieve any of the purposes set forth in these Regulations.

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**24-Parking Requirements**

24-6. Standards for Parking spaces

24-6.1. Configuration of parking space under these Regulations shall conform to the minimum standards given in the table below:

Table – 24.1

DESCRIPTION	FOR CAR	FOR MOTORCYCLE
<b>Bay width</b>	8ft.(2.43m)	2.5ft.(0.75m)
<b>Bay length</b>	16ft.(4.86m)	6ft.(1.8m)
<b>Gradient of ramp*</b>	1:7.5	1:8.5
<b>Straight Turning radius (outer)</b>	24ft.(7.3m)	--
<b>Helical length Turning radius</b>	32ft.(9.7m)	
<b>Lot Turning radius</b>	17.5ft.(5.3m)	
<b>Minimum Ramp and Driveway width</b>		
<b>Two way traffic.</b>	18ft.(5.5m)	--
<b>One way traffic.</b>	11ft.(3.4m)	--
	as per Table-24.2	



- i) For ramp gradient with 1:7.5 transition space of 8.5ft. length shall be provided at start and termination of ramp with gradient of 50% of the main ramp gradient.
- ii) For total climb of up to 3.3ft.(1m), the above shall be exempted.

**Table – 24.2**

Angle of Parking (degrees)	Stall width Ft.	Stall length Ft.	Kerb length per car Ft.	Stall depth Ft.	Min. one way driveway width Ft.	Lot width 1 row+1 driveway Ft.	Lot width 2 rows+1 driveway Ft
<b>0=along kerb</b>	8 (2.4m)	19(5.8m)	19 (5.8m)	8 (2.4m)	11.5(3.5m)	19.5(6.0m)	27.5(8.4m)
<b>30</b>	8 (2.4m)	16(4.9m)	18(5.5m)	15(4.6m)	12(3.7m)	27(8.2m)	42(12.8m)
<b>45</b>	8 (2.4m)	16(4.9m)	17(5.2m)	17(5.2m)	12(3.7m)	29(8.8m)	46(14.0m)
<b>60</b>	8 (2.4m)	16(4.9m)	15(4.6m)	18(5.5m)	21(6.4m)	39(11.9m)	57(17.4m)
<b>90</b>	8 (2.4m)	16(4.9m)	8 (2.4m)	16(4.9m)	25(7.6m)	41(12.5m)	57(17.4m)

**24-7. Exemption from Provision of Parking Space**

The following types of buildings/plots shall be exempted from provision of car parking space within the premises.

24-7.1. Plots upto 720 sq.yds. (600.sq.m).

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**24-Parking Requirements**

24-7.2. All buildings on plots of odd shapes and dimensions where there is no physical possibility of designing car parking space within the premises. The exemption in such case shall be given by a committee of representative of PCATP, PEC and the C.O.B. of the concerned zone/Area. The appeal against the decision of the Committee may be referred to Oversee Committee and its decision shall be final.

24-7.3. All places of worships.

24-7.4. Educational buildings of low income area/groups with due vetting by Transport Department.

24-7.5. Orphanage house, buildings for destitutes or similar use after the vetting of T Transport Department.

**24-8. Lighting Standard for Parking Lot**

<u>Area</u>	<u>Light Intensity (Foot Candle)</u>	
	<u>Minimum</u>	<u>Desirable</u>
Entrance	50-80	80-100
Driving Aisles	8-10	10-15
Over Parked Vehicles	3-5	5-10

## CHAPTER 25 – ZONING REGULATIONS / AREA STANDARDS

**THE SINDH GOVT. GAZETTE APRIL 04, 2002 539**

### **25-1. INTRODUCTION**

25-1.1. In addition to the general conditions as specified in clause No.25-1.2. to 25-1.10. special conditions applicable to different categories of plots shall be applicable.

25-1.2. Chamfering for Corner Plots.

25-1.2.1. Unless otherwise specified in FIGURE-3, the corners of all plots abutting on two intersecting roads for auto vehicles shall be chamfered as follows:-

a) From 30ft.(9.0m) to 59ft.(17.9m) width of the road, the distance should be 6ft.(1.83m);

b) From 60ft.(18m) to 109ft.(33.22m) width of the road, the distance should be 9ft.(2.74m);

c) From 110ft.(33.53m) and above width of the road, the distance should be 15ft.(4.56m);

d) In case building abut on service road the chamfered will be governed on the width of the service road.

25-1.3. Projections

25-1.3.1. Boundary walls or any other structures in the front of the plot shall be totally within the plot.

25-1.3.2. For those sides of buildings which abut property line, no openings, projections or attachments of any nature whatsoever shall be permitted, except for those buildings where property lines abut on to a public street or a permanently open space.

25-1.4. Ancillary structures

25-1.4.1. Area of the car porch in house shall not be included in FAR, upto a maximum of 380Sq.ft.(35sq.m). If car porch is constructed in the front or side COS, maximum clear overall height shall not exceed 8ft.(2.43m) from the floor level of the plot, and a maximum depth of 20ft.(6m) shall be allowed along the property line. No construction or occupancy shall be allowed over it within COS. However, any construction above car porch outside the COS shall be included in the FAR.

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### **25-Zoning Regulations**

25-1.4.2. Staircase tower over the stair shaft shall be allowed with maximum clear height of 10ft.(3m). This area shall not be included in FAR.

25-1.4.3. Guard room of maximum 64Sq.ft.(5.95Sq.m) area having maximum height of 10ft.(3m) from centre of the road shall be allowed in the front COS in all type of plots having an area of 400Sq.yds. (335Sq.m) and above.

25-1.4.4. The loft area upto a maximum height of 5ft.(1.52m) on bathroom and kitchen shall not be included in FAR.

25-1.5. Space between blocks in Residential Plots.

In case where a number of Blocks are designed within the plot boundary, open space between two blocks on front and rear sides of the blocks shall be 50% of the height of the block minimum 30ft.(9m) and a minimum open space between the blocks on other two sides of the blocks shall be 20% and minimum 15ft.(4.56m) of the height of the block as illustrated in FIGURE-4 & FIGURE-5.

25-1.6. Landscaped and recreation spaces

25-1.6.1. In all residential and residential-cum-commercial projects for public sale, a minimum of 20% of the mandatory open spaces shall be properly landscaped. This landscaped space shall be left open to sky and shall not be used for parking of vehicles.

25-1.6.2. For all public sale/public use/industrial and commercial plots exceeding 600Sq.yds.(502Sq.m) a minimum of 8% of the permissible floor area ratio shall be provided for recreation facilities/children play area/prayer area. This area shall not be included in the total floor area up to a maximum of 8% of total floor area.

25-1.7. Exemptions from FAR

25-1.7.1. In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from FAR:

- a) Car parking including ramps and driveways.
- b) Building services areas, such as sub-station, plant rooms, lift shafts, lift machine rooms, electrical and mechanical ducts and electric power generator space.
- c) Arcades, if provided.

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### **25-Zoning Regulations**

25-1.8. Height related setbacks of buildings

For all buildings except houses the height of buildings will be such that it would not intersect an imaginary line from the opposite side of the main road serving the building at an angle of 65° with the horizontal. (Not applicable on chimney shaft of industrial buildings, flag masts and communication equipment, FIGURE-6).

25-1.9. Miscellaneous

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No workshop for denting, painting or repairing of vehicles shall be allowed on commercial plots. In addition, a building intended to carry out dangerous and offensive trades, trades emitting obnoxious smell, factories and mills which produce noise, smell, smoke or other nuisance shall not be allowed to be constructed on commercial plots.

25-1.10. Height Restriction of the Building.

25-1.10.1. The restricted flying gap and safety zone as prescribed by the Civil Aviation Authority and PAF shall be taken into consideration while determining the height of the building.

25-1.10.2. The height of the building shall not be above the podium level of 91ft.(27.72m) MSL within 3/4 mile(1.2 K.m) radius of Quaid-e-Azam’s Mausoleum.

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#### 25-Zoning Regulations

25-2. RESIDENTIAL

25-2.1. Building Bulk Standards

All Residential houses/bungalows shall observe the following standards, except where any of these standards are in conflict with Clause 25-9, in which case Clause 25-9 shall prevail.

PLOT SIZE (sq.yds.)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
Up to 59 (49.5m <sup>2</sup> )	85%	1:2	None	None	15Sq.ft. (4.5Sq.m) with min width 3ft.(0.9m)
60-119 (50.4- 100m <sup>2</sup> )	85%	1:2	3ft.(0.9m)	None	Courtyard 5ft.(1.5m) x 5ft.(1.5m)
120- 199 (100.8- 167m <sup>2</sup> )	75%	1:2	3ft.(0.9m)	None	3ft.(0.9m)
200-299 (168- 251.3m <sup>2</sup> )	65%	1:2	5ft.(1.5m)	5ft.(1.5m) on one side	7ft.(2.13m)
300-399 (252- 335.2m <sup>2</sup> )	65%	1:1.8	5ft.(1.5m)	5ft.(1.5m) on one side	7ft.(2.13m)

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<b>400-499 (336-419.3m<sup>2</sup>)</b>	55%	1:1.5	7.5ft.(2.25m)	5ft.(1.5m)	7ft.(2.13m)
<b>500-999 (420-839.5m<sup>2</sup>)</b>	50%	1:1	10ft.(3m)	7ft.(2.1m)	7.5ft.(2.25m)
<b>1000-1499 (840.3-1259.6m<sup>2</sup>)</b>	45%	1:1	15ft.(4.56m)	7ft.(2.1m)	10ft.(3m)
<b>1500 (1260.5 m<sup>2</sup>) &amp; larger</b>	40%	1:1	15ft.(4.56m)	7ft.(2.1m)	10ft.(3m)

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**25-Zoning Regulations**

25-2.2. Other Conditions

25-2.2.1. Subject to the General Conditions as defined in Clause 25-1.

25-2.2.2. Height of all houses/bungalows measured from Plinth level, but excluding parapet, overhead tank, lift machine room if required, staircase tower, and barsati, shall not exceed 35ft.(10.66m) or three stories whichever is less (except for category H – plots of 4000 sq.yds and above where height of 72 ft or 6 stories whichever is less will prevail).

25-2.2.3. Plots abutting a public street on the rear shall be exempted from the provision of rear COS up to Plot size of 59Sq.yds. (49.57Sq.m). For plots greater than 59Sq.yds.(49.57Sq.m), the rear COS shall be 50%.

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**25-Zoning Regulations**

25-3. COMMERCIAL

25-3.1. Building Bulk Standards

All Commercial plots shall observe the following standards, except where any of these standards are in conflict with Clause 25-9, in which case Clause 25-9 shall prevail.

PLOT SIZE (Sq.Yds.)	FOOT PRINT	FAR	MINIMUM ARCADE	MINIMUM COS SIDES UPTO 30ft.(9m) HEIGHT	MINIMUM COS SIDES ABOVE 30ft.(9m) HEIGHT	MINIMUM COS REAR UP TO 30ft.(9m) HEIGHT	MINIMUM COS REAR ABOVE 30ft.(9m) HEIGHT
Up to 60 (50.42m <sup>2</sup> )	90%	1:2		None	None	5ft.(1.5m) x 5ft.(1.5m)	5 ft.(1.5m) x 5 ft.(1.5m)
61- 299 (51.26- 250m <sup>2</sup> )	85%	1: 2.50			None	5ft.(1.5m) x 5ft.(1.5m)	-----
300- 399 (251- 334m <sup>2</sup> )	GF 85% Upper	1:4		5ft.(1.5m) on one side only	10% of building height above 30ft.(9m), with a minimum of 5ft.(1.5m)	7ft.(2.1m)	7ft.(2.1m)
400- 599 (335- 501m <sup>2</sup> )	Flr-75%	1:5					
600- 799 (502- 668m <sup>2</sup> )	70%	1:5	8ft.(2.5m)	5ft.(1.5m)		8ft.(2.5m)	10% of building height above 30ft.(9m), with a minimum of
800- 999 (669- 835m <sup>2</sup> )		1:5					
						10ft.(3m)	

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	65%			7ft. for 1000 – 1999 Sq.yds.	10% of building height above 30ft.(9m), with a minimum of 10ft.(3m)		10ft.(3m)
<b>1000- 2000 (836- 1672m<sup>2</sup>) Larger</b>		1:5.5		10ft. (3m) for over 2000 Sq.yds.			

25-3.2. Other Conditions

- 1). For plots abutting public street at the rear, rear COS above 30 ft.(9m) shall be only minimum as specified for Plot size.
- 2). Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above chart (25-3.1), the allotment conditions or previous regulations which provide for higher FAR shall be adopted.
- 3). In case of corner plot, COS on sides abutting the lane or road shall be condoned and arcade will be provided.

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**25-Zoning Regulations**

25-4. FLAT SITES CATEGORY

S.NO.	FOOT PRINT	F.A.R.	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
1.	40%	1:2.75	20ft.(6m)	20ft.(6m)	20ft.(6m)

25-4.1. Subject to the General Conditions as defined in Clause 25-1



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**25-Zoning Regulations**

25-5. AMENITY PLOTS

25-5.1. Subject to the general conditions as defined in Clause 25-1.

S.NO.	PLOT SIZES	FOOT PRINT	F.A.R.	MINIMUM COS FRONT (Ft.)	MINIMUM COS SIDES (Ft.)	MINIMUM COS REAR (Ft.)
1.	LESS THAN 1.0 ACRE	50%	1:1.5	10(3m)	10(3m)	10(3m)
2.	1.0 ACRE AND ABOVE	50%	1:1.5	20(6m)	20(6m)	20(6m).

**Note:**

- The number of floor shall be restricted to Ground + 2 floors.
- Elevators / lift and or ramps (Slope 1:12) for pedestrian and stretcher use shall be provided for all hospital and health out-lets of more than Ground + 1 floors.

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**25-Zoning Regulations**

25-6. INDUSTRIAL AREAS (other than defined in Clause 25-9)

S.NO	PLOT SIZE SQ. YDS.	FOOT PRINT	FAR	MINIMUM COS FRONT (Ft.)	MINIMUM COS SIDES (Ft.)	MINIMUM COS REAR (Ft.)
1	Up to 1100 (460m <sup>2</sup> )	70%	1:2.5	8 (2.44m)	5 (1.5m) one side	10 (3m)
2	1101 to 2500 (461-2090m <sup>2</sup> )	70%	1.2.5	10 (3.0m)	10 (3m) each side	10 (3m)

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<b>3</b>	2501 to 20000 (2091- 16722m <sup>2</sup> )	65%	1:2	20 (6.0m)	15 (4.5m) each side	15 (4.5m)
<b>4</b>	20001 to 30000 (16722- 25084m <sup>2</sup> )	60%	1:2	20 (6.0m)	15 (4.5m) each side	20 (6m)
<b>5</b>	30001 to 45000 (25085- 37625m <sup>2</sup> )	60%	1:1.5	30 (9.13m)	15(4.5m) each side	20 (6m)
<b>6</b>	Above 45000 (37625-m <sup>2</sup> )	60%	1:1.5	30 (9.13m)	15(4.5m) each side	45(13.5m)

25-6.1. Subject to the general conditions as defined in Clause 25-1.

25-6.2. The area of the following structures will not be treated as floor area:-

25-6.2.1. Overhead Tank.

25-6.2.2. Underground Tank.

25-6.2.3. Open Platform.

25-6.2.4. Above ground open washing space and water tank.

25-6.2.5. Underground chemical stores.

25-6.2.6. Gas Sub-Station.

25-6.2.7. Oil Tank.

25-6.2.8. Underground air raid shelter not exceeding 10% of the foot print.

25-6.2.9. Electrical/mechanical plant room.

25-6.2.10. Parking space.

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25-6.3. For industrial units on plots over 3500Sq.yds.(2926.42Sq.m), loading and unloading facilities shall be provided within the area of the plot, in keeping with the functioning of the industrial unit.

25-6.4. Change in nomenclature / type of industry is permissible upon clearance from the Concerned Authority.

25-6.5. Only those industries will be permitted as are not considered hazardous or obnoxious as defined by the Insurance Association of Pakistan (1996) of hazardous Category (1) and (2) and/or defined in the list given in Clause 25-6.11.

25-6.6. The following single storey structures will be permitted in the COS along the access road/s.

25-6.6.1. KESC substation to the required size by the authorities.

25-6.6.2. Time/Gate office of 150sq.ft (13.94Sq.m) area.

25-6.6.3. Guard/Security room of size not more than 90Sq.ft.(8.36Sq.m).

25-6.7. All effluents discharged from industrial processes will be in keeping with the standards laid down by the applicable Federal / provincial / local government environmental standards.

25-6.8. In all buildings/containers used for storage of inflammable materials, approval of Chief Inspector of Explosives is mandatory.

25-6.9. For installation of all Boilers in/outside the factory, special approval from the Chief Inspector of Boilers is mandatory.

25-6.10. For industries using natural gas, the laying/testing certificate of pipes has to be furnished by contractors who are registered with the relevant Gas Company.

25-6.11. All hazardous waste shall be disposed of as per conditions mentioned in the Clause No.12-4. of chapter 12.

25-6.12. List of specific trades and industries which are required especially designated/approved areas for their location (excluding residential and general industrial zones).

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25-6.12.1. Dangerous trades in inflammable materials.

a) Timber.

b) Fire-wood in excess of 500 maunds, charcoal in excess of 300 bags, and coal in excess of 100 bags.

c) Hay and straw.

d) Sugar refining.

e) Acetylene gas manufacture.

f) Ammonia, Chlorine or bleaching powder manufacture.

g) Distillation of coal, petroleum, refuse grade or bones.

h) Storage of petroleum in excess of 19,984.8Gallons (75,700 litres).

i) Manufacturing of gun powder and fire crackers etc.

25-6.12.2. Offensive trades emanating obnoxious Smells/Effluents.

a) Processing and trading in bones, tallow, offal, fat, blood, hides, skins, manure, catgut, oil cloth, fish, and hoofs.

b) Burning of lime, manufacturing of cement, bricks, earthenware and pottery.

c) Coke ovens.

d) Crematory.

e) Glue size or gelatine manufacturing where the processes include the refining or recovery of products from fish, animal refuse or offal.

f) Grease, lard, fat or tallow rendering or refining, lime, cement manufacture.

g) Rubber or guttapercha manufacture or treatment, shoe polish manufacture..

h) Slaughtering of animals.

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**25-Zoning Regulations**

**25-7. COTTAGE INDUSTRIES, WORK-SHOPS, GODOWNS**

25-7.1. Subject to the general conditions as defined in Clause 25-1.

S. NO.	PLOT SIZES (SQ. YDS.)	FOOT PRINT	F.A.R.	MINIMUM COS FRONT (Ft.)	MINIMUM COS SIDES (Ft.)	MINIMUM COS REAR (Ft.)
1.	Less than 120(100m <sup>2</sup> )	80%	1:2	---	---	5(1.5m)
2.	121- 240 (100- 200m <sup>2</sup> )	70%	1:2	5 (1.5m)	---	8 (2.5m)
3.	241- 500 (201- 418m <sup>2</sup> )	70%	1:1.75	5 (1.5m)	---	8 (2.5m)

## KARACHI BUILDING & TOWN PLANNING REGULATIONS-2002

### CHAPTER 25 – ZONING REGULATIONS / AREA STANDARDS

4.	Above 500 (418m <sup>2</sup> )	70%	1:1.5	10 (3m)	10 (3m)	8 (2.5m)
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25-7.2. Under no circumstance will any type of hazardous, obnoxious, offensive or noisy activities be carried out which create a nuisance for the neighbours and the locality as specified in clause 25-6.12.

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##### 25-Zoning Regulations

###### 25-8. DAIRY PLOTS

25-8.1. Subject to the General conditions as defined in Clause 25-1.

25-8.2. These are special type of plots, where processing of milk into various items will be done. Cattle or other livestock will not be allowed on these plots.

25-8.3. Not more than 1/3rd of the plot area shall be allowed to be covered including all ancillary structures.

25-8.4. Compulsory open space of 20ft.(6m) all around shall be left.

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##### 25-Zoning Regulations

###### 25-9. OLD CITY AREAS

###### 25-9.1.ZONE 'A'

25-9.1.1. The following areas are included in this zone.

- a) Lyari Quarters (LY)
- b) Lea Quarters
- c) Keamari Quarters
- d) K.P.T. Area
- e) Queens Quarters (QR)
- f) Jamshed Quarters (J.M) Muslimabad
- g) Hyderabad Colony - Fatima Jinnah Colony
- h) Garden East Quarters (G.E.)
- i) Garden West Quarters (G.W.)

25-9.1.2. Floor area ratio shall be followed according to the use as laid down hereunder:

- a) Residential uses 1:1.75
- b) Industrial uses 1:1.75
- c) Residential-cum-commercial uses 1:2.00
- d) Commercial uses 1:2.50

25-9.2.ZONE 'B'

25-9.2.1. The following areas are included in this zone.

- a) Bath Island Quarters.
- b) Civil Lines Quarters(C.L).
- c) Frere Town Quarters(F.T).
- d) Portion of Cantonment Quarters.
- e) All plots facing Drigh Road, National Highway from Sindhi Muslim Housing Society to Malir Bridge.

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**25-Zoning Regulations**

25-9.2.2. Floor area ratio shall be followed according to the use as laid down hereunder:

- a) Residential uses 1:2
- b) Industrial uses 1:2
- c) Residential-cum-commercial uses 1:2.5
- d) Commercial uses 1:3

25-9.3.ZONE 'C'

25-9.3.1. The following areas are included in this zone.

- a) Serai Quarters (SR)
- b) Railway Quarters (RRY)
- c) Saddar Bazaar Quarters (SB)
- d) Portion of Preedy Quarters (PR.2)
- e) Portion of Artillery Maidan (A.M.)
- f) Portion of Cantonment Quarters.

g) Portion of Civil Lines Quarters.

25-9.3.2. Floor area ratio shall be followed according to the use as laid down hereunder:

- a) Residential 1:3.00
- b) Industrial uses 1:3.00
- c) Residential-cum-commercial uses 1:4.00
- d) Commercial uses 1:6.00

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**25-Zoning Regulations**

25-9.4.ZONE 'D'

25-9.4.1. The following areas are included in this zone.

- a) Ghulam Hussain Kasim Quarters (GK)
- b) Old Town Quarters (O.T.)
- c) Bunder Quarters (B.R.)
- d) Market Quarters (M.R.)
- e) Napier Quarters (N.P.)
- f) Tahil Ram Quarters (T.L.)
- g) Wadhomal Oddahram Quarters (W.O)
- h) Ranchores Lines Quarters (R.C)
- i) Ramsawami Quarters (R.S)
- j) Lawrence Road Quarters (L.R.)
- k) Harchand Rai Vishandas Quarters (H.V.)
- l) Part Portion Garden West (G.W)
- m) Soldier Bazar Quarters (Sol. B.)
- n) Part Portion of Preedy Quarters (P.R.I.)
- o) Arambagh Quarters (R.B.)
- p) Artillery Maidan Quarters (A.M.)

25-9.4.2. Floor area ratio shall be followed according to the use as laid down hereunder:

- a) Residential 1:3.00
- b) Industrial uses 1:3.00
- c) Residential-cum-commercial uses 1:4.00
- d) Commercial uses 1:4.50

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25-Zoning Regulations

25-9.5. ZONE 'E'

25-9.5.1. The following areas are included in this zone.

- a) KDA Scheme No. 35, Jacob Lines.

25-9.5.2. Floor area ratio shall be followed according to the use as laid down hereunder:

- a) Residential 1:3.00
- b) Residential-cum-commercial uses 1:6.00
- c) Commercial uses 1:6.00

**25-9.6. GENERAL**

25-9.6.1. Subject to the general conditions as defined in Clause 25-1.

25-9.6.2. In case the depth of the plot is less than 25ft.(7.6m) it would be exempted from the rear COS.

25-9.6.3. For building facing road/street less than 30ft.(9.13m) in width; a minimum distance of 15ft.(4.5m) from centre of the road/street measured at right angles to the face of the building shall be maintained. In case of a plot abutting on road/street on more than one side, then this rule shall apply for all such sides of the plots.

25-9.6.4. There shall be a minimum 7.5ft.(2.25m) COS in the rear of the building. Where there is a lane at the back, the minimum distance measured from the centre of the lane to outermost face of the building shall be 7.5ft.(2.25m), FIGURE-7.

25-9.6.5. Corner plots where the buildings is allowed to abut on the sides shall be required to leave minimum square space of 7.5ft.(2.25m) on the side at the rear corner.



25-9.6.6. For all residential plots facing more than 30ft.(9.13m) road / street width, the minimum COS and foot print as prescribed in Clause 25-2 shall be applied except the part of old city including following area.

- Lyari Quarters(LY), Lea Quarters, Keamari Quarters, KPT area, Serai Quarters(SR), Railway Quarters(RY), Saddar Bazar

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### **25-Zoning Regulations**

Quarters(SB), Preedy Quarters(PR), Artillery Maidan(AM), Ghulam Hussain Kasim Quarters(GK), Old Town Quarters(OT), Bundar Quarters(BR), Market Quarters(MR), Napier Quarters(NP), Tahil Ram Quarters(TL), Wadhomal Oddahram Quarters(WO), Ranchore Line Quarters(RC), Ramsawami Quarters(RS), Lawrance Quarters(LR), Harchand Rai Vishandas Quarters(HV), Soldier Bazar Quarters(Sol.B), Aram Bagh Quarters(RB).

25-9.6.7. For all commercial/residential-cum-commercial plots facing more than 10m. road/street width the minimum COS and foot print as prescribed in Clause 25-3 shall be applied.

25-9.6.8. The plot ratio for public buildings falling under the category of “other residentiary uses” as defined in Sub-clauses 19-2.02.1 through 19-2.02.5 shall be the same as for residential or industrial uses of the respective zones in which they fall.

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### **25-Zoning Regulations**

#### **25-10. CINEMA HOUSES**

25-10.1. Subject to the general conditions as defined in Clause 25-1.

25-10.2. In addition to the Cinematograph Act Confer, the following standards shall be adopted:

25-10.2.1. The spacing between the rows of seats shall be calculated as follows;

25-10.2.2. Minimum width of the seats shall be 18inches (0.5m).

25-10.2.3. Minimum back to back space between the rows of the seats shall be 3ft.(0.91m).

25-10.2.4. Minimum width of the gangway shall be 4ft (1.21m).

25-10.2.5. No cinema shall be planned within 700ft.(213.21m) of any mosque, religious building, hospital, public building or school.

25-10.3. Floor area ratio shall be followed 1:1 for plots meant for cinema houses.

25-10.4. No residential accommodation except a single room accommodation of a maximum covered area not more than 250Sq.ft.(23.23Sq.m) shall be allowed.

25-10.5. The size of the cinema shall be calculated on the basis of number of seats @ 20Sq.ft.(1.86Sq.m) per seat.

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**25-Zoning Regulations**

**25-11. PETROL STATIONS**

25-11.1. Subject to the general conditions as defined in Clause 25-1.

25-11.2. For the purposes of this Clause the term “Petrol Station” means a station for the sale, at retail, of petrol and ancillary products for motor vehicles.

25-11.3. A petrol station may be located only on a main collector street having a total right-of-way of at least 60ft.(18.27m).

25-11.4. A petrol station may not be located within 0.62mile(1km) of the site of an existing or approved petrol station unless the petrol station and the other such site or sites are located on the opposite side of a street having a right-of-way of not less than 100ft.(30m) and a dividing median strip.

25-11.5. The minimum street frontage of a petrol station shall be 60ft.(18.27m).

25-11.6. The minimum area of a petrol station used for petrol filling facilities and servicing activities shall be 1000Sq.yds.(840Sq.m) provided, however, that in built-up areas with limited available space, the MP&ECD may permit a reduction to no less than 600Sq.yds.(504.20Sq.m) if at least 10ft.(3.04m) of open space is maintained on each side of the petrol station.

25-11.7. Access roadways shall be constructed in accordance with the following requirements:

25-11.7.1. No access roadway may cross the sidewalk at an angle of more than 45o;

25-11.7.2. The width of each lane shall be at least 12ft.(3.6m);

25-11.7.3. Both an “in” and “out” roadway shall be provided, respectively leaving and entering the approach traffic lane at an angle of not more than 45o.

25-11.8. Adequate space shall be provided for parking for oil supply tankers while discharging its load.

25-11.9. No less than one (1) lavatory shall be provided at each petrol station exclusively for public use in addition to lavatory/lavatories provided for the staff.

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**25-Zoning Regulations**

25-11.10. Petrol Station can be allowed on commercial and industrial plots after conversion into specific designated petrol pump plot provided all other requirements noted above are met and after calling of

public objections through press and with the approval of MP&ECD on payment of prescribed fees and charges @Rs.1000/-per Sq.yd. (Rs.1196/- per Sq.m)for commercial and @Rs.3000/- per Sq.,yd. (Rs.3588/-per Sq.m)for industrial plots.

25-11.11. NOC for Petrol Station shall be issued on payment of NOC charges @Rs.50,000/- (LS).

25-11.12. On an existing Petrol Pump, CNG facilities shall be allowed only if the area is more than 1000Sq.yds.(840Sq.m).

25-11.13. Commercial activities may be allowed including a tire puncture shop and a small shopping mart etc.

25-11.14. A single storey retail mart/shop shall be permitted on an area not exceeding 5% of the plot area in addition to the tyre & puncture shop.

25-11.15. Telephone facility.

25-11.16. Drinking water (fountain).

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### **25-Zoning Regulations**

#### **25-12. C.N.G. STATIONS**

25-12.1. CNG cases should be forwarded by District Co-ordinating Officer, CDGK as well as the concerned authorities to Master Plan and Environmental Control Department for examination and for further recommendation.

25-12.2. CNG Station can be installed on Commercial or Industrial Plots after following the due procedure for conversion and after payment of prescribed conversion charges. Conversion will be done into designated CNG use after calling public objections and with the approval of MP&ECD on payment of conversion charges.

25-12.3. All ownership and title documents including Allotment Order, Possession Order, Site Plan and Lease Deed etc. duly attested are to be supplied. In addition permission from Ministry of Petroleum and Natural Resources is also required.

25-12.4. Three copies of layout plans duly signed by the owner and registered Town Planner should be submitted to the MP&ECD for processing and approval.

25-12.5. The minimum area of the plot will be 600Sq.yds.(504.20Sq.m) on which CNG station can be allowed.

25-12.6. No proposed exclusive CNG Station shall be located within 300ft.(91.37m) of crossing of two major arteries or a roundabout or as prescribed by MP&ECD in consultation with Transport Department.

25-12.7. The minimum frontage of plot for CNG Station should be 60ft. (18.27 m).

25-12.8. C.N.G. Station can be allowed only on roads having at least 60ft.(18.27m) width.

25-12.9. The Compressor Station shall be located at a minimum distance of 3ft.(0.91m) in-side from the boundary walls and all measures provided in CNG safety Rules 1992 and subsequent amendments shall be followed.

25-12.10. Selected Commercial activities may be allowed such as Tyre Puncture shop and small shopping mart to the extent of 5% of the total area of the plot.

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**25-Zoning Regulations**

25-12.11. In case of Service Station NOC for water Supply from Karachi Water & Sewerage Board will also be provided required.

25-12.12. All building structures shall be constructed leaving a compulsory open space of at-least 10ft.(3m) from the boundary of the plot.

25-12.13. Apart from office for Manage, a Public Lavatory comprising of two(2) W.C's and drinking water facility shall also be provided for the public.

25-12.14. NOC will be issued with the approval of MP&EC on payment of T.P Scrutiny charges at the following rates:

For Commercial Plots @Rs.500/- per Sq.yds.(Rs.595/-Sq.m)

For Industrial Plot @Rs.1500/- per Sq.yds.(Rs.1785/-per Sq.m)

25-12.15. 25-Access roadways may follow an angle of 20° to 45° with the road at entry and exit and will have a minimum width of each lane of at least 12ft.(3.65m).

25-12.16. Telephone facility.

25-12.17. Drinking water (fountain).

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**25-Zoning Regulations**

**25-13. RELIGIOUS BUILDINGS**

25-13.1. Subject to the general conditions as defined in Clause 25-1.

25-13.2. A Maximum of 5% of commercial activity for generating income/fund for maintenance of mosque shall be allowed on a plot reserved for religious buildings.

25-13.3. No religious building shall be built within 700ft.(213m) of any cinema house, theatre, or similar entertainment facility.

25-13.4. Religious buildings shall only be permitted on plots reserved for this purpose or on plots with specific approval from the Concerned Authority and concerned district administration for change in land use, if any, which shall be carried out in accordance with the procedures laid down in these Regulations. Reasonable residential area may be allowed for the Khateeb. Not exceeding 1000Sq.ft.(836Sq.m).