

**MANUAL
OF
MDA BUILDING AND ZONING REGULATIONS 2007
AND
OTHER NOTIFICATIONS**



September, 2007

(Amended up to November, 2016)

**MULTAN DEVELOPMENT AUTHORITY
GOVERNMENT OF THE PUNJAB**

**MESSAGE
FOR THE
ADDITIONAL DIRECTOR GENERAL**

I am thankful to all the formations who contributed in comprehensive compilation of “Manual of MDA building and Zoning Regulations, 2007 & Other Notifications”. Utmost efforts have been made to give awareness to the citizens of Multan city about MDA laws, fees etc.



MDA is trying its best level to provide quality public facilities to the residents of Multan. However, public is also requested to follow up the Building Regulations in true spirits. Implementation of these Regulation will, of course, help the MDA to make the city more beautiful. Any suggestion in this regard shall highly be appreciated.

Together we can make Multan and great city to live.

**ALTAF HUSSAIN SARIO
ADDL. DIRECTOR GENERAL**

ACKNOWLEDGEMENT

Multan Development Authority is proudly bringing up to date "Manual of Instructions" containing "MDA Building and Zoning Regulations, 2007" as well as other Notifications, orders etc issued in this respect.

The completion of this manual was not possible without the participation and assistance of my colleagues. Their contribution is highly appreciated and gratefully acknowledged. However, I would like to express their deep appreciation and indebtedness specially Mr. Khawaja Waqas, Mrs. Iqra Murtaza, Mr. Muhammad Ashraf, Miss Ramsha Rehman, Mr. Usama Nawaz, Arch. Abdul Qadir, Arch. Khalid Sharif Chauhan and Arch. Aftab Ahmed for their support, devotions hard working during the preparation of this booklet.

MDA Multan always respects and looks for any valuable suggestion or proposal from all stakeholders for betterment of these Regulations. These Regulations can also be reached at MDA official website www.mda.gov.pk and mobile android application.

Khalid Javed
Director Town Planning
MDA, Multan

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Acronyms

BR	Building Regulation
BTS	Base Trans-receiver Station
CBD	Central Business District
CEOR	Construction Engineer on record
EIA	Environmental Impact Assessment
EPA	Environmental Protection Agency
ESCO	Electric Supply Company
FAR	Floor Area Ratio
FT	Feet
HEC	Higher Education Commission
HLDC	High Level Design Committee
HVAC	Heating, Ventilation and Air Conditioning
IN	Inch
MDA	Multan Development Authority
LG&CD	Local Government and Community Development Department
M	Meter
NRM	National Reference Manual on Planning and Infrastructure Standards 1986
OGRA	Oil & Gas Regulatory Authority
PCATP	Pakistan Council of Architects and Planners
PEC	Pakistan Engineering Council
PLGO	Punjab Local Government Ordinance 2001
RCC	Reinforce Cement Concrete
SEOR	Structural Engineer on record
Sq. ft	Square Feet
Sq. m	Square meter
TIA	Traffic Impact Assessment
UC	Union Council
WAPDA	Water and Power Development Authority
WASA	Water and Sanitation Agency

PREAMBLE

MULTAN DEVELOPMENT AUTHORITY

Whereas, it is expedient to provide for a uniform framework for regulating development of areas under the control of the Multan Development Authority.

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

And whereas, in exercise of powers granted under section 7(v) read with section 44 of the Punjab Development of Cities Act (Act XIX of 1976), the Multan Development Authority is pleased to notify the following regulations for the City District of Multan within the areas under the control of MDA, as decided in its meeting held on 11-8-2007, vide Agenda Item No.3.

SHORT TITLE AND COMMENCEMENT

- (i) These Regulations may be called the MDA Building and Zoning Regulations, 2007.
- (ii) They shall come into force with effect from date of publication in the official gazette.

INTRODUCTORY

1.1 Definitions

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

ACRE: means a size of land equal to 43560 sq. ft (4047 sq. m) or 9.68 Kanals in case of Lahore District & 35986.85 sq. ft (3345sq. m) or 8 Kanals in other districts of Punjab.

ACT: means the Development of Cities Act 1976 and The Lahore Development Authority Act 1975, as the case may be.

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

¹**AMALGAMATION:** Means the joining of two or more adjoining (side by side and/or back to back) plots of the same land use into a single plot for building purposes.

²**ANCILLARY BUILDING:** Means a building subservient to the principal building on the same plot e.g. servant quarters, garages and guardroom etc.

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

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

³**AREA:** As defined in the Integrated Master Plan for Multan 2008-2028.

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

¹ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

² -do-

³ -do-

⁴**ARCHITECTURAL PLAN:** Means a plan showing the arrangements of proposed building works, including floor plans, elevations and section, in accordance with the requirements of the rules and regulations of the Authority

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

AUTHORITY: means the Development Authority of the respective city.

⁵**AUTHORIZED OFFICER / OFFICIAL:** Means any officer appointed and duly authorized by the Authority to conduct and accomplish such act or acts any other such thing as contemplated by the Authority on its behalf.

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

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

⁶**BASEMENT:** Means the lowest part of a building, partly or completely below ground level.

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

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

⁷**BUILDING HEIGHT:** Means total height of the building measured from the crown of the road to the roof top (finished floor level of roof) excluding structures such as chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank.

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

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

⁴ -do-

⁵ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

⁶ -do-

⁷ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

rooms, passenger stations and terminals of air surface and other public transportation services and stadiums etc.

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

BUILDING REGULATIONS: means the Development Authority Building and Zoning Regulations 2007.

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

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

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

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

⁸**CLEAR STOREY HEIGHT:** Means the clear height from finished floor to bottom of roof slab.

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

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

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

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

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

⁸ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

⁹**COMPOUNDABLE VIOLATIONS:** means the violations where the violator is relieved from charge by paying fine for the violations done against the building bylaws.

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

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

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

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

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

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

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

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

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

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

¹⁰**DECLARED COMMERCIAL AREAS:** These are the roads or areas predominantly used for commercial purposes in the established built up areas that have been declared as commercial area.

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

⁹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

¹⁰ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

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

¹¹**DRAINAGE:** Any system of natural and artificial removal of surface and sub-surface water (liquid, sewage etc.) from any area.

¹²**EARTH QUAKE RESISTIVE STRUCTURE:** Building designed to prevent total collapse, preserve life, and minimize damage in case of an earthquake or tremor, to ensure Earth quake resistant structures that absorb and dissipate seismically induced motion through a combination of means: damping decreases the amplitude of oscillations of a vibrating structure, while ductile materials (e.g, steel) can withstand considerable inelastic deformation.

¹³**EDUCATIONAL INSTITUTIONS:** Means a School, College, University, Library, Madrassa, Research & Training Centre and Testing Laboratory etc.

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

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

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

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

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

¹⁴**FIRE FIGHTING SYSTEM:** The properly placed equipment to extinguished fire.

¹⁵**FLOOR AREA:** Means the horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projections allowed under these regulations

FLOOR AREA RATIO (FAR): means the aggregate covered area of a building or buildings (excluding the area under covered parking) on a plot divided by the total area of the plot,

¹¹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

¹² The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

¹³ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

¹⁴ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

¹⁵ -do-

FLOOR HEIGHT: means the vertical distance from the top of the floor finish to the top of the ceiling.

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

¹⁶FVP (FREQUENTLY VISITED PREMISES):It means that all the land uses where commuters visited the premises very frequently such as display center, branded stores, bakeries, food chain, and Banquet halls etc.

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

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

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

GOVERNMENT: means the Government of the Punjab

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

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

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

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

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

INDUSTRIAL ZONE: means an industrial zone prescribed in the Master Plan and approved schemes.

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

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

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

¹⁶ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

¹⁷**KANAL:** Means a size of land equal to 20 marlas or 600 sq.yard/ 5400 square feet.

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

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

¹⁸**LOCAL DEVELOPMENT PLAN:** A plan for any specific area for specific type of urban development for which specific Building and Zoning Regulations may be prepared and notified by the Authority.

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

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

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

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

¹⁹**MARLA:** Means the size of land equal to 270sqft for urban, 272.25sqft for rural.

²⁰**MARQUEE:** A large tent used for social or commercial functions.

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

²¹**MEGA PROJECTS:** A mega project is an extremely large scale investment project that's include bridges, tunnels highways, railways, airports, power plants and waste water projects.

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

¹⁷ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

¹⁸ -do-

¹⁹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

²⁰ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

²¹ -do-

²²**MULTI-STOREY BUILDING:** Means a building having more than three storey's or more than 38 ft. height, which is less excluding basement.

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

²³**NON-COMPOUNDABLE VIOLATIONS:** Means the violations which are not compounded.

²⁴**OPEN SPACE:** Area of protected or conserved land on which development is indefinitely set aside.

²⁵**ODD SHAPED PLOTS:** Odd shaped plot means the plot which does not have a regular shape or odd in terms of implementation of specified bylaws.

ORDINANCE: means the Punjab Local Government Ordinance 2001.

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

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

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

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

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

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

²⁶**PLOT SIZE CATEGORY:** Plot size category means, the plot size defined in the layout plan of scheme.

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

²² -do-

²³ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

²⁴ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

²⁵ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

²⁶ -do-

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

PRESCRIBED FORM: means a form prescribed for various purposes by the Development Authority under these Regulations.

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

PROPERTY LINE: means the boundary wall of the plot.

²⁷**PUBLIC BUILDING:** means a building designed for public use and includes Dispensaries, Post Offices, Police Stations, Bus/Wagon Stands, Railway Station, Airport Terminals, Town Halls, Libraries, And Premises Of Social Agencies such as Hostels, Local Government Offices and Educational Institutions, Hospital And Clinics, Mosques, Religious Buildings, Fire Stations and Rescue Centers etc.

RAMP: mean a drive way that has a running slope steeper than one unit vertical in 20 units horizontal (5-percent slope).

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

RELIGIOUS BUILDINGS: means mosques, churches, shrines etc.

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

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

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

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

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

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

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

²⁸**STEEL STRUCTURE:** A structure which is made from organized combination of structural steel members designed to carry loads and provide adequate rigidity.

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

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

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

²⁹**STAGES OF APPROVAL:** Every building shall be visited during approval of building plan as follows:

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

³⁰**STAGES OF CONSTRUCTION:** Every building shall be visited during construction as follows:

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

³¹**SKYLINE:** The maximum prescribed height limit beyond which no structure including machine room, parapet wall, mummy, HTML tower, advertisement boards/hoardings etc are permitted.

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

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

TRAFFIC IMPACT ASSESSMENT STUDY: means a comprehensive exercise to indicate the potential traffic impacts of any new Development and provide operation analysis of the adjacent and surrounding roads ways, traffic signals, sidewalks, general traffic and public transport etc. It also suggests the various measures to mitigate / reduce the potential traffic impacts

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

²⁸ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

²⁹ -do-

³⁰ -do-

³¹ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

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

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

WINDER: mean a tread with nonparallel edges.

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

1.2 Zoning

These Regulations shall be applicable to the following different Zones;

1.2.1 Residential Zone

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

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

1.2.2 Commercial Zone

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

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

- g. **Predominantly Open Areas:** commercial units, offices and buildings of public assembly in predominantly open areas.

1.2.3 Industrial Zone

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

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

1.2.4 Special Areas Zones

- a. **Walled City Area or Historically Significant Areas**
- b. The building regulation for Walled City Area or Historically Significant Areas as specified in the approved Master Plan or schemes shall be prepared by the Development Authority of the respective City District.
- c. **Flood Plain**

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

- d. **Environmentally Sensitive Areas**

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

Chapter-2

SITE REQUIREMENTS: *RESIDENTIAL*

2.1 Established Built Up Areas

2.1.1 ³²Mandatory Open Spaces:

(a). For the buildings abutting on roads having up to 25 ft (7.62 m) or above right of way, the mandatory open spaces shall be as follows:

Plot size Category	Building line	Rear space	Side space
Less than 5 Marlas	5 ft	Not required	Not required
5 Marlas & above but less than 10 Marlas	5 ft	5 ft	Not required
10 Marlas & above but less than 1 kanal	10 ft	7 ft	5 ft on one side
1 kanal & above but less than 2 kanals	10 ft	7 ft	5 ft on both side
2 kanals & above	20 ft	10 ft	10 ft on both sides
Apartment building*on four kanals and above	30 ft	13 ft	13 ft on both sides

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

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

(c). In case of odd shaped plots, the size of mandatory open spaces shall be determined by the commission/committee nominated by Authority.

2.1.2 ³³Building Height

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

(b). Maximum height of any apartment building allowed on residential plots in approved schemes/ controlled area measured from the crown of the road to the roof top (finished

³² The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

³³ -do-

floor level of roof) shall not exceed 80ft (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank)

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

(d). In case of approved Apartment sites the maximum height of any Apartment Building measured from the crown of the road shall not exceed 1.5 times of the road width of right of way (Exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning plant and overhead water tank). i.e.

$$\text{Building Height} = (\text{R.O.W} \times 1.5)$$

(e) Minimum height of parapet wall shall be 2.9 ft.

(f) In case of maximum allowed storeys for a particular building the maximum height of parapet wall shall not exceed from 5ft 6 inches.

2.1.3 ³⁴Ground Coverage and Floor Area Ratio (FAR)

For buildings abutting on roads having up to 25 ft (7.62m) or above right of way, the FAR shall be as applicable in established built up areas as follows:

Plot size	Maximum FAR
Less than 5 Marlas	1:2
5 Marlas & above but less than 10 Marlas	1:1.6
10 Marlas & above but less than 1 kanal	1:1.5
1 kanal & above but less than 2 kanals	1:1.4
2 kanals & above	1:1.3
Apartment building* on four kanals and above	1:2.5

³⁴ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

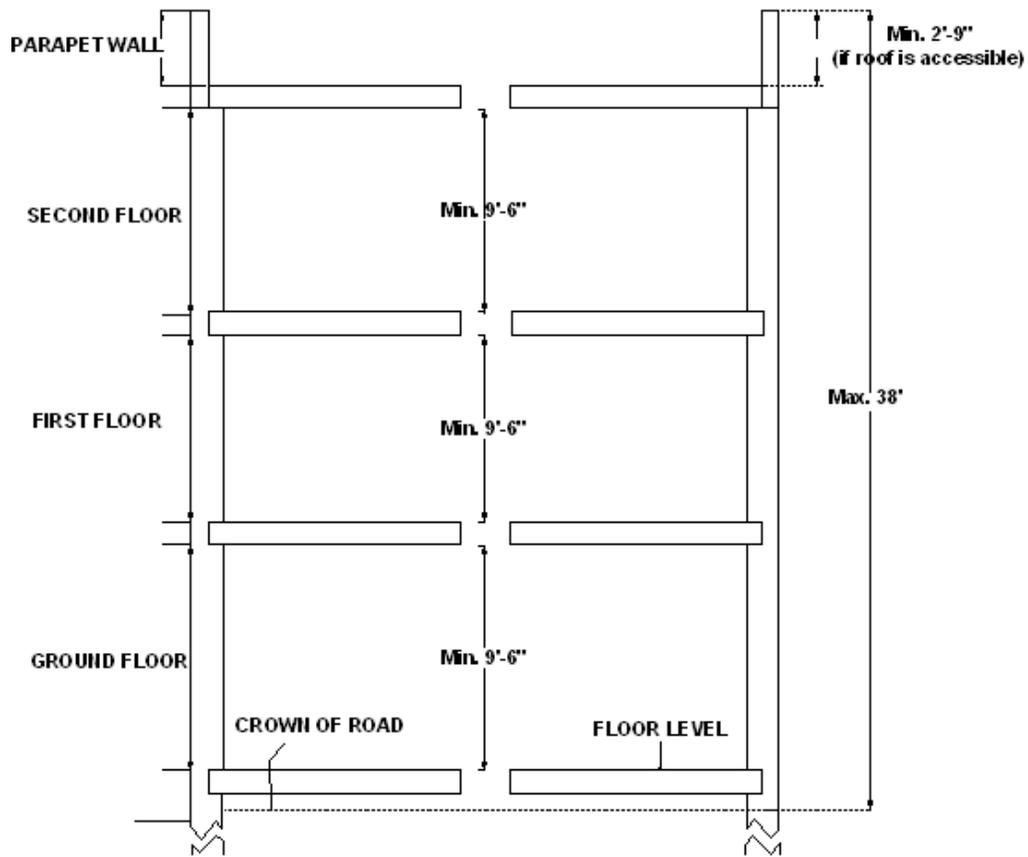


Fig-2.1 Height of Residential Building

2.1.4 ³⁵Porch

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

2.1.5 ³⁶Toilet / Bathroom

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

³⁵ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

³⁶ -do-

2.2 Approved Schemes

2.2.1 ³⁷Mandatory Open Spaces

Plot Size	Building Line	Rear Space	Side Space
Less than 5 Marlas	5ft (1.52 m)	5 ft (1.52 m)	Not required
5 Marlas & above but less than 10 Marlas	5ft (1.52 m)	5 ft (1.52 m)	Not required
10 Marlas and above but less than 1 kanal	10ft (3.05 m)	7 ft (2.13 m)	5 ft (1.52 m) (on one side)
1 kanal and above but less than 2 kanal	10ft (3.05 m)	7 ft (2.13 m)	5 ft (1.52 m) (on both sides)
2 kanal & above	20ft (6.1m)	10 ft (3.05 m)	10 ft (3.05 m) (on both sides)
Apartment building*	30ft (9.15 m)	13 ft (3.96 m)	13 ft (3.96 m) (on both sides)
Approved Apartment Sites	30ft (9.15 m)	13 ft (3.96 m)	13 ft (3.96 m) (on both sides)

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

- a. In approved schemes, Apartment Buildings shall only be permissible in areas specially earmarked for the purpose.
- b. In areas other than (a) above, Apartment Buildings may be permitted on sites measuring 4 kanals and above.

2.2.2 ³⁸Building Height

(a). The height of any building other than Apartment Buildings measured from the crown of the road to the roof top (finished floor level of roof) shall not exceed 38 ft (11.58 m). (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank).

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

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

(d). Maximum height of any Apartment Building allowed on residential plots in approved Schemes measured from the crown of the road to the roof top (finished floor level of

³⁷ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

³⁸ -do-

roof) shall not exceed 45ft (13.72m). (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank).

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

2.2.3 ³⁹Ground Coverage and Floor Area Ratio (FAR)

Maximum floor area ratio shall be as follows:-

Plot size/zone	Max No. of storey (excluding basement)	Max Height	Max FAR	Minimum Parking Provision
Less than 5 Marla	3	38	1:2.4	Not Mandatory
5 Marla & above but less than 10 Marla	3	38	1:2.3	1 Car space
10 Marla & above but less than 1 kanal	4	45	1:2.8	1 Car space Per Storey
1 kanal to 30 marla	4	45	1:2.6	1 Car space Per Storey
Above 30 marla but less than 2 kanals	4	45	1:2.4	2 Car spaces Per Storey
2 kanals and above	4	45	1:2.2	2 Car spaces Per Storey

2.2.4 Porch

As provided in section 2.1.4.

2.2.5 Toilet/Bathroom

As provided in section 2.1.5

2.2.6 ⁴⁰Farm house

- (a). The number of storey's permissible in a farm house shall not be more than two with a maximum building height of 30ft (9.15m) **and one basement may be permitted in farm house.**
- (b). Maximum ground coverage shall be 40%.

³⁹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁴⁰ -do-

2.3 Predominantly Open Areas

2.3.1 Mandatory Open Spaces:

Plot size Category	Building line	Rear space	Side space
Less than 5 Marlas	5 ft	5 ft	Not required
5 Marlas & above but less than 10 Marlas	5 ft	5 ft	Not required
10 Marla and above but less than 1 kanal	10 ft	7 ft	5 ft on one side
1 kanal & above but less than 2 kanals	10 ft	7 ft	5 ft on both sides
2 kanals & above	20 ft	10 ft	10 ft on both sides
Apartment building*	30 ft	13 ft	13 ft on both sides
Approved Apartment Sites	30 ft	13 ft	13 ft on both sides

2.3.2 Building Height

(a). The height of any building other than Apartment Buildings measured from the crown of the road to the roof top (finished floor level of roof) shall not exceed 38 ft (11.58 m). (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank)

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

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

(d). Maximum height of any Apartment Building allowed on residential plots in approved Schemes measured from the crown of the road to the roof top (finished floor level of roof) shall not exceed 45ft (13.72m). (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank)

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

2.3.3 Ground Coverage and Floor Area Ratio (FAR)

As provided in section 2.2.3.

2.3.4 Porch

As provided in section 2.1.4.

2.3.5 Toilet/Bathroom

As provided in section 2.1.5.

2.3.6 Farm house

As provided in section 2.2.6

2.4 ⁴¹Professional Activities Allowed in a Residential Units

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

2.5 ⁴²Apartment Buildings

The apartment building can be allowed on sites:-

- a) On approved apartment sites with height 1.5 times of the width of right of way plus the width of the setback in front of the plot (Exclusive of chimney stacks, lift heads and water tower). Building height = (R.O.W x 1.5) + setback
- b) In areas other than (a) apartment building may be permitted on sites measuring 4 kanal and above with 80 ft height (Exclusive of chimney stacks, lift heads and water tower).
- c) On amalgamation of plots with resultant plot size of 4-kanal and above, apartment building may be permitted with maximum height up to 80-ft height.
- d) Parking requirement for Apartment Building shall be as follows:
1-car/ 1000 sq-ft. of covered area
- e) Mandatory Open Space for Apartment Building shall be as follows-

Plot size/zone	Building Line	Rear space	Side space
*All Apartment building	30-ft	13-ft	13-ft (on both sides)

- notwithstanding the provisions of above, a guard room measuring not more than 100 sq ft in area is permissible near the gate in case of apartment building.
Whereas FAR and ground coverage shall be as follows:

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

⁴¹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁴² -do-

- i. Structure stability Drawing/Calculations are compulsory above 38-ft.
- ii. Plots can be amalgamated side by side and/or back to back, considering the same plot size category
- iii. Multiple ownership for amalgamation is allowed
- iv. Extra above height charges above 38 ft
- v. Augmentation charges for converted plots

2.6. ⁴³Additional Requirements

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

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

⁴³ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

Chapter-3**SITE REQUIREMENTS:
COMMERCIAL****3.1 ⁴⁴Plots of 6 kanals and Above Located on Roads with Minimum 80 ft Right of Way**

Plots of 6 kanals and Above Located on Roads with Minimum 75-80 ft Right of Way (For plots less than 6 kanal respective Building Regulations under section 3.2, 3.5 and 3.6 shall be applicable depending on its location).

3.1.1 Building Height, FAR and Ground Coverage

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

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

3.1.2 Mandatory Open Spaces

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

3.1.3 ⁴⁵Setback on Upper Floors

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

3.2 Central Business District

Excluding the areas under 3.1

3.2.1 Mandatory Open Spaces

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

3.2.2 Building Height

⁴⁴ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁴⁵ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

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

3.2.3 ⁴⁶Ground Coverage and Floor Area Ratio (FAR)

- (a) The maximum coverage of the plot area shall be 7/8th on the ground floor and 3/4th on the subsequent floors with maximum FAR of **1:6**.
- (b) Only one basement is allowed with a maximum depth of 12ft from the road level for plot area upto 1 kanal. However, plots having area more than one kanal may have more than one basement.

3.3 Main Civic and Commercial Centres

3.3.1 ⁴⁷Mandatory Open Spaces

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

3.3.2 Building Height

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

3.3.3 Ground Coverage and Floor Area Ratio (FAR)

- a. The maximum coverage of the plot area shall be 7/8th on the ground floor and 3/4th on the subsequent floors with maximum FAR of 1:5.
- b. Only one basement is allowed with a maximum depth of 12ft (3.66m) from the road level for plot area upto 1 kanal. However, plots having area more than one kanal may have more than one basement.

3.4 Neighborhood Commercial Areas

3.4.1 Mandatory Open Spaces

No mandatory open spaces are required for commercial / office buildings to be erected in these areas.

3.4.2 ⁴⁸Building Height

The maximum height of the building shall be as follows:

Plot size	Maximum Building Height
Less than 3 marlas	38 ft or 3 floors
3 marlas & above but less than 10 marlas	50 ft or 4 floors

⁴⁶ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

⁴⁷ -do-

⁴⁸ -do-

10 marlas & above	60 ft or 5 floor
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3.4.3 ⁴⁹Ground Coverage and Floor Area Ratio (FAR)

The maximum ground coverage and FAR shall be as follows:

Plot size	Ground floor coverage including Arcade	Subsequent Floors Coverage	FAR
Less than 3 marlas	100 %	100 %	1:2
3 marlas & above but less than 10 marlas	100 %	100 %	1:3
10 marlas & above	7/8th of plot area	3/4th of plot area	1:4.5

- a. Only one basement is allowed with maximum depth of 12ft (3.66m) from the road level if the area of plot is up to 1 kanal.
- b. The arcade shall be minimum of 1ft above the road level.
- c. The finished floor level of the shop in case of basement shall be 3ft above from the finished floor level of arcade with minimum 1ft 6 inches high ventilator.

3.5 Declared Commercial Roads

3.5.1 ⁵⁰The mandatory open spaces, height of building and covered area shall be as follows:

Plot size	Rear space	Side space	Maximum height allowed	Maximum covered area
Less than 5 marlas	Not required	Not required	40 ft	87 %
5 marla to less than 10 marlas	5ft	Not required	40 ft	87 %
10 marla to upto 1 kanal	7ft	5 ft on one side*	50 ft	87 %
1 kanal upto 2-kanal	10 ft	5 ft on both sides	60 ft	87 %
Above 2 kanal	13 ft	13 ft on both sides	70 ft	87 %

- i. Provision of setback shall be as defined/ prescribed in the gazette notification of controlled roads.
- ii. Parking shall be allowed in setback.
- iii. The side space of two properties shall be at their adjoining side

3.5.2 Additional Regulations

Additional Regulations mentioned in clause 3.6.4 except “f” shall also be applicable.

⁴⁹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁵⁰ -do-

3.6 To the Converted Plots under Commercialization Rules

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

3.6.1 ⁵¹Mandatory Open Spaces

The building lines for all categories of converted plots shall be as specified by the **District Planning & Design Committee**. The other mandatory open spaces shall be as follows:

Plot Size	Rear Space	Side Space
Less than 5 Marlas	5 ft (1.52 m)	Not required
5 Marlas & above but less than 10 Marlas	5 ft (1.52 m)	Not required
10 Marlas & above but up to 1 kanal	7 ft (2.13 m)	5 ft (1.52 m) (on one side)
Above 1 kanal but less than 2 kanals	7 ft (2.13 m)	5 ft (1.52 m) (on both sides)
2 kanals & above	13 ft (3.96 m)	13 ft (3.96 m) (on both sides)

3.6.2 ⁵²Building Height

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

[Building height=(ROWx1.5)+ Setback]

3.6.3 ⁵³Ground Coverage and Floor Area Ratio (FAR)

The maximum ground coverage shall be 65% of the plot area. The FAR up to 38ft (11.58 m) height shall not exceed **1:2.4**. However, the FAR shall increase proportionate to the increase in height subject to maximum of 1:8.

3.6.4 ⁵⁴Additional Regulations

Following additional Regulations shall also be applicable:

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

⁵¹ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

⁵² -do-

⁵³ -do-

⁵⁴ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

- f. No structural changes shall be allowed in the buildings after grant of temporary / annual commercialization.
- g. The side spaces between two commercial buildings shall be kept at the same level for common use.
- h. Parking Basements can be constructed according to the soil conditions/water table in the particular area.
- i. For Mega projects, FAR, Ground coverage, Height and similar architectural/planning aspects shall be decided by the Authority (Governing Body).
- j. A separate space for loading and unloading of goods shall be provided in design (master plan and building plan) and no such activity shall be allowed on adjoining road.
- k. U and L shaped buildings (not applicable on corner plots):
 - i. For U and L shaped building plans, the side and rare mandatory open spaces can accumulatively be provided at the center or side of the building.
 - ii. Parking may be allowed at open spaces.
 - iii. Maximum 25% area of open spaces may be covered at first and subsequent upper floors.
 - iv. Minimum 6ft Arcade shall be mandatory on each storey.
 - v. Maximum 3 storeys are allowed in this case.
- l. Residential building plan on controlled roads shall be approved as per the decision of District Planning & Design Committee (DPDC).

⁵⁵NEW REQUIREMENTS

Deleted.

3.7 Predominantly Open Areas

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

3.8 ⁵⁶Regulations for Bus Stands and Filling Stations

3.8.1 Bus/Mini Bus/Stands

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

⁵⁵ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁵⁶ -do-

Note:

- i. All requirements of Motor Vehicle laws shall be complied with.
- ii. Regional Transport Authority (RTA) guidelines shall be followed.

3.8.2 ⁵⁷CNG / Petrol Filling Stations

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

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

The other minimum requirements will be as follows:

Pump	Min.Area	Min.ROW	Min.Front
Petrol	1-1/2 K	50'	70'
CNG	1 K	50'	60'

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

3.8.3 ⁵⁸Theatres, Concert Halls, Marriage Halls, Clubs, Exhibition Halls and Banquet Halls

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

2. For approved schemes as well as on MDA controlled roads a separate lane of 15ft for pick up and drop purpose shall be provided in addition to set back inside the boundary wall.

3. A separate space for loading and unloading of goods shall be provided and services shall not be catered on road area.

3.8.4 ⁵⁹Temporary Marquee

1. Temporary Marquee of steel structure with fire ratted material sheet can be allowed on commercial/converted plots of 4 kanal and above subject to provision of NOC / certification from civil Defense/ Rescue-1122 and structure stability certificates. The building line of 40 ft and 15 ft

⁵⁷ -do-

⁵⁸ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁵⁹ -do-

mandatory spaces shall be kept clear on both sides and rear of the plot and parking shall be provided as prescribed for marriage halls.

2. For approved schemes as well as on MDA controlled roads a separate lane of 15ft for pick up and drop purpose shall be provided in addition to set back inside the boundary wall.

3. A separate space for loading and unloading of goods shall be provided and services shall not be catered on road area.

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

3.9.1 ⁶⁰Mandatory Open Spaces, FAR and maximum Ground Coverage

The provisions shall be as follows:

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

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

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

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

3.9.2 ⁶¹Building Height

The height of any building measured from the crown of the road to the roof top shall not exceed 70 ft (21.34m) except chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank and it shall consist of not more than 6-storeys.

⁶⁰ -do-

⁶¹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

Chapter-4**SITE REQUIREMENTS:
INDUSTRIAL****4.1 Industrial Estates and Industrial Areas in Approved Schemes****4.1.1 Mandatory Open Spaces , Maximum Coverage Area & FAR**

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

4.1.2 Building Height

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

4.2 Industrial Zones in Established Built-Up Areas**4.2.1 Mandatory Open Spaces, Maximum Coverage Area & FAR**

Plot Size	Front Space	Rear Space	Side Space On both sides	Max FAR	Max Ground Coverage
Less than 10 marlas	5 ft (1.52m)	5 ft (1.52m)	5 ft (1.52m)	1:2	65%
10 marlas & above but upto 1 kanal	10ft (3.05 m)	5 ft (1.52m)	5 ft (1.52m)	1:2	60%

Above 1 kanal but upto 2 kanals	15ft (4.57 m)	7ft (2.13 m)	7ft (2.13 m)	1:2	55%
Above 2 kanals but less than 4 kanals	20 ft (6.1m)	13ft (3.96m)	13 ft (3.96m)	1:2	55%
4 kanals & above but less than 1 acre	30 ft (9.15m)	13 ft (3.96m)	13 ft (3.96m)	1:2	55%
1 acre & above but less than 5 acre	50 ft (15.24m)	20 ft (6.1m)	20 ft (6.1m)	1:2	55%
5 acre and above	70 ft (21.34m)	20 ft (6.1m)	20 ft (6.1m)	1:2	55%

4.2.2 Building Height

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

4.3 Industrial Zones in Predominantly Open Areas

4.3.1 Mandatory Open Spaces, Maximum Coverage Area & FAR

As provided under section 4.1.1

4.3.2 Building Height

As provided under section 4.1.2

4.4 ⁶²General Conditions

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

⁶² The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

Chapter-5

PARKING REQUIREMENTS

5.1 General

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

5.2 Parking Space Standards

5.2.1 Apartment buildings

The following minimum parking space provisions shall be made:

One car space for every 1200 sq ft. (111.52 sq m) of covered area subject to a minimum of one car space for every housing unit; and

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

5.2.2 ⁶³Government or Semi Govt. Offices, Pvt. Offices, Court or Tribunals, Commercial including Large Stores & Retail Shops, Hospitals & Exhibition Halls

One car space for every **800 sq.ft.** (74.36 Sq.m) of floor area; and

5.2.3 ⁶⁴Hotels

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

⁶³ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

⁶⁴ -do-

5.2.4 Restaurants ,Clubs & Cafes

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

5.2.5 ⁶⁵Marriage Halls, Banquet Halls & Community Centres

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

5.2.6 Cinema, Theatres & Concert Hall

One car space for every 5 seats; and

5.2.7 ⁶⁶Cultural Institutions (Parks & Monuments) Post Offices & Police Stations:

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

5.2.8 Industrial Buildings, Warehouses & Godowns

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

5.2.9 Schools, Colleges and Educational Institutions

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

5.2.10 Motor Cycles

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

5.3 Parking Spaces Specifications

5.3.1 ⁶⁷Calculating the Parking Requirements

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

⁶⁵ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁶⁶ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

⁶⁷ -do-

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

5.3.2 ⁶⁸Floor Height

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

5.3.3 ⁶⁹Parking Geometry

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

Components	M/car	M/Cycle
Stall width	8ft (2.44m)	2ft-6 in (0.76m)
Stall length	16ft (4.88m)	6ft(1.83m)
Turning radius (measured from middle of two way ramp or outer curve of one way ramp)	20ft (6.1m)	6ft (1.83m)
Lot turning radius	17.5ft (5.33m)	---
Approach ramp width/driving lane <ul style="list-style-type: none"> • One way • Two way 	10ft (3.05m) 18ft (5.49m)	3ft (0.91m) 6ft (1.83m)
Width of approach ramp would increase at the turns allowing for turning radius of 20ft.		
Gradient of Ramp	1:10	1:10
The ramp slopes may be increased to maximum 1:5 provided that for slopes over 1:10, a transition at least 8ft (2.44m) long is provided at each end of the ramp at one half the gradient of the ramp itself as shown in figures-5.1 & 5.2.		
Aisle width (minimum) <ul style="list-style-type: none"> • One way <ul style="list-style-type: none"> - 90 degree stall - Less than 90 degree stall 	18ft (5.49m) 16ft (4.88m)	6ft (1.83m) 6ft (1.83m)
<ul style="list-style-type: none"> • Two way 	20ft (6.1m)	6ft (1.83m)

⁶⁸ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁶⁹ -do-

Ventilation & fire protection in parking area

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

5.3.4 Lighting Arrangement

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

5.3.5 ⁷⁰Basement, Ramp, Parking

- a. The lower ground floor/basement if used for car parking purposes can be constructed after leaving 4ft (1.22 m) space all around within the plot. This would apply in the case where only one basement is provided with a maximum excavation of 12 ft (3.66 m). Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level.
- b. For the construction of basement, the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot. The owner has to surrender the cost of the structure in the setback area for road widening in future if needed without any compensation.
- c. For the construction of basement the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot. The owner will have to surrender the setback area for road widening in future if needed without any compensation.
- d. No ramp is allowed in side and rear spaces at ground level if these spaces are not abutting a road.
- e. However the level of the roof of the basement in the mandatory open spaces required to be provided under these Regulations shall not exceed 6 inches above the crown of the road.
- f. The lower ground floor/basement if used for purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these Regulations.
- g. No Ramp shall start within 10ft clear space from the plot line for entry and exit purposes. Such ramp should have a maximum slope of 1:5, with transition slopes minimum 8ft long and maximum 1:10 gradient at both ends. (see fig. 5.1)
- h. Where entry/exit to the basement is from the rear mandatory open space, a minimum chamfer of 6x6 ft shall be provided at the rear two corners of the building at the ground floor level (see fig. 5.2).
- i. In case, a commercial building is proposed to be used for multi-purposes like hotel, banquet hall or apartments etc. the parking requirements for these uses shall be calculated separately on the basis of proposed uses as per these Regulations.

⁷⁰ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

- j. In the parking basement non-usable areas such as generator room/water tanks/ pumping stations/engineering services/ transformer may be permitted subject to the condition that the area does not increase 10% of the particular floor area with proper enclosure.
- k. The rooms for security/emergency staff may also be permitted in parking basement which will not create any hindrance in parking.
- l. In case of provision of parking in basement, the parking space should be provided for both Motor Bikes and Motor Cars. Parking Basement only for Motor Bikes will not be approved.

5.3.6 Signage

- a. The building plans should clearly show entry, exits, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc.
- b. For the construction of basement, the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot. The owner has to surrender the cost of the structure in the setback area for road widening in future in needed without any compensation.

5.3.7 Construction of partition walls

No partition walls shall be constructed in parking areas.

5.3.8 Incentive for provision of additional Parking

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

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

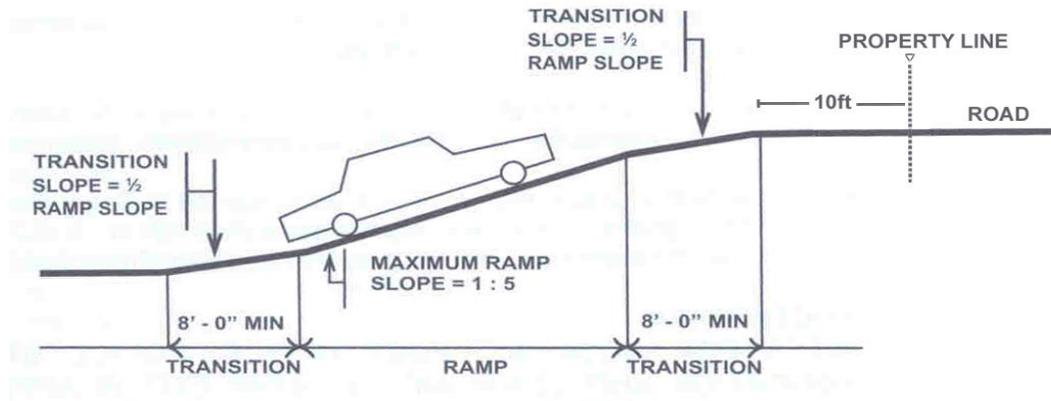


FIG. a
RAMP SLOPES TRANSITIONS ARE REQUIRED
ONLY IF RAMP SLOPE EXCEEDS 1 : 10

Fig-5.1 Ramp

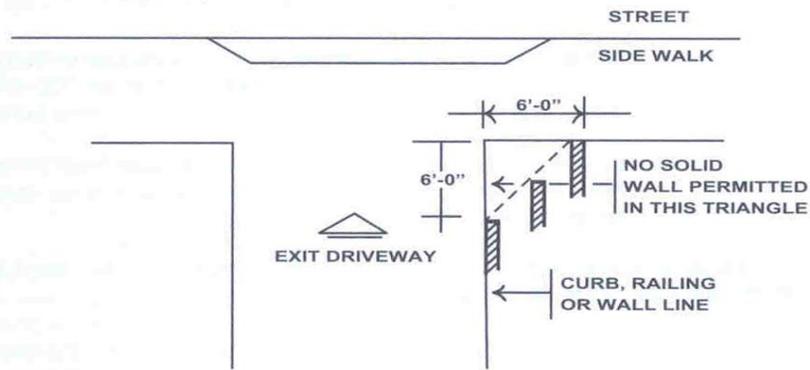


FIG. b

Fig-5.2 Chamfering at Driveway

Chapter-6

SPACE AND SAFETY REQUIREMENTS

6.1 External Building Requirements

6.1.1 Right of Way

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

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

6.1.2 Buildings of Public Assembly

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

6.1.3 ⁷¹Amalgamation of Plots

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

Note: Constructed buildings can be amalgamated.

6.1.4 ⁷²Subdivision Of Plots in Approved Housing Schemes

⁷¹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

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

“Sub-division of plots of MDA, MIT & private schemes shall be allowed to the inherited property to be divided without observing 6.1.4 among the legal heirs of a deceased for personal use.”

- a. Subdivision shall not be allowed for a plot of less than one kanal.
- b. Subdivision of one kanal and above but less than two kanals plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Competent Authority. The resultant subdivided plot shall not be less than 10 marlas (209.14 sqm)
- c. Subdivision of 2 kanals (836.55 sqm) and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Competent Authority. The resultant subdivided plot shall not be less than 1kanal (418.28 sqm)

6.1.5 ⁷³Neon Sign/Signage/Hoarding

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

6.1.6 Building Elevation

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

6.1.7 ⁷⁴Projections from the Face of Building

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

6.1.8 Pergola

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

⁷² The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

⁷³ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁷⁴ -do-

6.1.9 ⁷⁵Boundary Wall

1. The plan for construction of Boundary wall in the approved public/ private housing schemes, land sub-division and private housing in the Area as defined in “Punjab Private Housing Scheme and Land Sub-division rules 2010”, shall be got approved from the Authority on payment of prescribed fee (provided that no structural plan road or access to adjoining properties will be blocked by constructing such boundary walls).
2. No boundary wall where permitted shall exceed 8ft in height from the crown of the road and 9ft in case of educational buildings. Provided that no structural plan road or any access to adjoining abadies will be blocked.

For residential buildings in commercial areas

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

6.1.10 Chamfer

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

6.2 Internal Building Requirements

6.2.1 ⁷⁶Basement

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

- a. that a basement shall be served with an independent entrance and in addition it shall have an emergency exit except for houses;
- b. that the level of the main sewer permits gravity flow at a gradient of not less than 1:40 or if this may not be possible, pumping arrangement shall be installed;
- c. that the sewer passing under the basement is gas tight;
- d. that the minimum height of any basement room shall be 8 feet (2.44m) other than habitual room.
- e. In case of residential/commercial, the minimum area of the basement shall be 100 Sq.ft and shall be constructed after leaving the mandatory open spaces required under these Regulations.
- f. that basement in other buildings shall be as prescribed in chapter 3&5
- g. that the foundations of the basement shall not intrude into the adjoining properties.

⁷⁵ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁷⁶ -do-

6.2.2 ⁷⁷Specifications

a. Residential Room

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

b. Shops

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

c. ⁷⁸Arcades

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

⁷⁸ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

6.2.3⁷⁹ Ramp & Toilet for Disabled Persons

a. In all buildings other than residential buildings, a ramp of minimum 4-feet width and having maximum gradient of 1:6 should be provided for disable persons. In case of non-provisions of lifts, each floor should be accessible through this ramp. A toilet for disabled must also be provided. Toilets, water closet and bath rooms in commercial, public and apartments buildings shall be provided as follows:

- i. One set minimum area 80 sft for floor area of 1000-3000 sft
- ii. Two set minimum area 80 sft for floor area above 3000 sft.

6.2.4 Incentives for Additional Facilities

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

6.2.5⁸⁰ Fire Drills

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

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

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

6.3 Internal Lighting and Ventilation Specifications

6.3.1⁸¹ Size of External Openings

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

⁷⁹ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

⁸⁰ -do-

⁸¹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

opening while being in the limits of mandatory open spaces. Or the opening is provided with double glazed, triple glazed or E-Glass.

6.3.2 Toilet, Water Closet and Bathrooms

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

6.3.3 ⁸²Internal Air Wells/patio/wind catcher

- a. Kitchens, toilet, water closets and bath rooms may have sources of daylight and ventilation like room internal air wells/patios/wind catchers. In such cases, the following minimum sizes:-
- i. For building up to 2 storeys in Building Height :50 sq ft (4.65 sq m) minimum width of air well 6 ft (1.83 m)
 - ii. For building from 3 to 7 storeys: 100 sq ft (9.29 sq m) minimum width of air well : 8ft (2.44 m)
 - iii. For building higher than 8 storeys: 200 sq ft (18.59 sq m) minimum width of air well: 10 ft (3.05 m)
- a. The floor of each air well shall be adequately drained.
- b. Reasonable access shall be provided at the bottom of each air well.
- c. No internal air well or portion thereof shall be roofed over except in case of design following the rules of wind catcher (top can be covered with roof at 7ft height from finished floor level of roof, where each wall shall have clear open space of 80% of the total wall area.)

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

6.4 Fire Resistance and Fire Precautions

6.4.1 General

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

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

6.4.2 Special Buildings

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

⁸² The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

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

6.4.3 Fire Precautions in Air-conditioning System

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

6.4.4 Extinguishment of Fires

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

- a.
 - i. All buildings shall have one multipurpose (A, B, C) dry chemical powder 6 Kg fire extinguisher for each 2000 sq. ft. of floor area. At least two fire extinguishers of 6 Kg each shall be placed on each floor (if floor size is less than 2000 sq. ft.).
 - ii. The maximum travel distance to a fire extinguisher shall not exceed 75 ft. but for kitchen areas this distance is 30 ft.
- b. Firefighting buckets
- c. An independent water supply system in pipes of steel or cast iron with adequate hydrants, pumps and hose reels.
- d. All multistory buildings having four to ten floors shall have a pressurized internal fire hydrant system with an independent over-head water tank of minimum 7500 gallons and external under-ground water tank of 15000 gallons. In case where the building is over 10 storeys high, it shall have an independent over-head tank of 15000 gallons and external under-ground water tank of minimum 30000 gallons. The external under-ground water tank shall be accessible to the fire-fighting vehicles at all times.
- e.
 - i. The pressurized internal fire hydrant system shall be independent and separate from the normal water supply system and shall be maintained at 3-5 bar pressure at all

- floors through an electric pump of suitable capacity for firefighting, which remains operational even if the power supply of main building is shut off.
- ii. The hydrant system shall have two compatible standard inlets at ground level for connecting with the emergency fire vehicles.
 - iii. The pressurized internal fire hydrant system shall have a water hydrant outlet (with shutoff valve and pressure gauge) connected to a 1.5 inch x 100 ft fire hose stored in a metallic hose cabinet at or near an emergency staircase.
 - iv. All firefighting pumps shall be placed in such a manner that their base is at least two ft below the bottom of the water tank.
- f.
- i. For external fire hydrants all buildings shall have engine operated standby external fire-fighting pump connected to an adequate water source and supplying water to an external pipeline serving to external fire hydrants.
 - ii. The external fire hydrant shall be located at least six ft away and not more than fifty ft from the building. The distance between any two hydrants shall not exceed more than 100 ft.
- g. Separate fire exit stairs.
- h. Fire Alarm System
- i. First Aid Box
- j. Smoke masks
- k. Breathing apparatus
- l. A plan showing the firefighting provisions in the building shall be displayed at the site.

6.4.5 Fire Drills

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

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

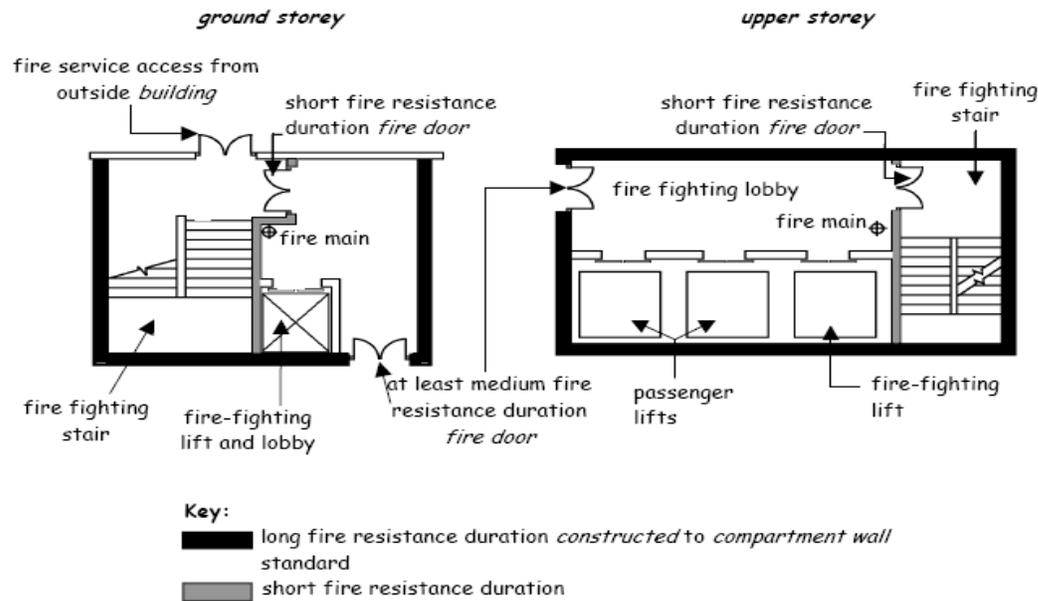


Fig-6.1 Firewall

6.5 Emergency Exit Specifications

6.5.1 ⁸³Means of escape in case of emergency

- a. All means of escape from a building including extra corridors, stairs etc. shall permit unobstructed access to a street or to an open space or to an adjoining building or roof from where access to the street may be obtained.
- b. All buildings shall have windows on the street elevation within convenient reach and of adequate size to enable persons to escape in case of emergency.
- c. Every block of Apartment Buildings having more than 6 Apartments at each floor shall be served with an additional stair-case.
- d. In a block of Apartment Buildings emergency stair-cases shall be provided in addition to the main stair-case/stair-cases.
- e. An emergency stair-case shall be sited at such a position that it should be accessible to all the Apartments without any hindrance or obstruction and it should be open to a permanently ventilated space.
- f. Every multi storey building shall be provided with emergency staircase / staircases as the case may be in addition to the main staircase/staircases in the manner that building having over 10,000 square feet area per floor shall have stair case designed in a way that the maximum travel distance to a staircase shall not exceed over 100 feet.

⁸³ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

- g. The staircase shall be separated from the main building by two fire doors, opening outwards. The fire door shall be hinge type with clear width of at least 3 ft and minimum one hour fire resistant rating.
- h. The staircase shall have an accessible window or opening towards the road with adequate size (minimum 2.5 ft x 3 ft) to enable evacuation of persons in case of an emergency.
- i. The staircase(s) route shall be adequately illuminated at all times and free from all obstructions.
- j. Each staircase shall be clearly marked by a sign reading “EXIT” in plainly legible letters not less than 6 inches high.
- k. For every multi-storey building, a Building Safety Manager with a designated Emergency Response Team to implement fire safety plan and to ensure prompt evacuation at the hour of need shall be appointed. The designated Manager and his Emergency Team should be trained by Rescue-1122 and Civil Defense.

6.6 Utility Services Specifications

6.6.1 ⁸⁴Water Supply

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

Following are the minimum sizes for an underground water tank:

UNDERGROUND WATER TANK

Plot size upto 3 storey	L	W	H	Cubic feet
Above 1 kanal	10'-0"	5'-0"	4'-0"	200 Cft
Multi storey 4 to 10 storey	30'-0"	10'-0"	8'-0"	2400 Cft
Above 10 storey	30'-0"	20'-0"	8'-0"	4800 Cft

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

OVERHEAD WATER TANK

Plot size upto	Width	Length	Height	Cubic feet	Gallon
Upto 7 Marla	3'-0"	4'.0"	2'-6"	30 Cft	200
7 Marla to 1 kanal	5'-0"	5'.0"	2'-6"	62Cft	400
Above 1 kanal	5'-0"	5'-0"	4'-0"	100 Cft	600
Multi storey 4 to 10 storey	15'-0"	10'-0"	8'-0"	1200 Cft	7500
Above 10 storey	20'-0"	15'-0"	8'-0"	2400 Cft	15000

⁸⁴ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

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

6.6.2 Drainage

- a. All, drainage and sanitary installations shall be carried out in accordance with the requirements of WASA/Municipal/Public Health Engineering Department for drainage, plumbing and sanitary fitting.
- b. Where there is a public sewer, all sewer laid in the building shall be connected thereto.
- c. Where no public sewer is in existence, all sewage shall be connected to Septic Tank and then to a Soakage Pit. Septic Tanks and Soakage Pits shall:-
 - i. be so constructed as to be impervious to liquid either from the outside area or inside;
 - ii. be so sited as not to discharge pollution in to any spring, stream or water-course or any well, the water from which is used for drinking or domestic purposes.
- d. Septic Tanks shall be provided in all the residential and commercial buildings. All the sullage water of the buildings shall be connected to the septic tank and then to the public sewer.
- e. The minimum sizes of septic tanks for residential plots will be as follows:

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

- f. Size of septic tanks for commercial and public buildings shall be as per requirements of WASA/Public Health Department.
- g. The roof of every building and floor of balcony abutting a street or constructed over a street shall be drained by means of down take pipes.

6.6.3 Sanitation

- a. Houses and Apartments

- i. Every dwelling or an independent residential unit shall have at least one water closet and one bathroom.
 - ii. For houses and apartments with more than 3 bed rooms, the provision of water closets and bathrooms will be appropriately increased according to Building Code of Pakistan /NRM.
- b. Buildings, other than houses and Apartments: shall be provided with sanitary facilities appropriate to their use and occupancy according to NRM/ Building Code of Pakistan.

6.6.4 Solid Waste Management

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

6.6.5 Electricity

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

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

7.1 Design

7.1.1 Earthquake Resistant Design

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

7.1.2 Structural/Engineering Design

- a. Basic Loads to be considered in Design: following loads shall generally be taken into account, as a minimum:
 - i. Dead loads
 - ii. Live loads
 - iii. Earth pressure
 - iv. Pressure of water and other liquids
 - v. Wind loads, where they govern the design
 - vi. Seismic Loads
 - vii. Such other loads as are relevant
- b. Additional Loads to be Included In Special Cases: following loads shall additionally be taken into account, where there is reasonable probability of their occurrence or in cases where the applicable codes require that they also be considered:
 - i. Explosion (use the specific risk specified)
 - ii. Impact (use the specific risk specified)
 - iii. Influence of equipment (use the specific characteristics of the equipment intended to be placed)
 - iv. Removal of Support (Use the specific facts of the case and only when undertaking modification of an existing building).

7.1.3 Compliance to Design Codes

- a. The structural design of buildings shall meet the requirements of the current edition of the following design codes:
 - i. Uniform Building Code, 1997 Edition, International Conference of Building Officials, USA
 - ii. International Building Code, 2006 Edition, International Code Council, USA.
 - iii. Building Code Requirements for Structural Concrete (ACI 318-99) and Commentary (ACI 318 R-99), American Concrete Institute, USA
- b. The geotechnical investigations shall be done in the light of the specific details of the building, the order of loads and special requirements, if any. The scope and quantum of testing shall be consistent with the applicable parameters of the project.

7.1.4 Structural Drawings

- a. Structural drawings shall show the information and level of detail customarily required to be carried by design drawings.
- b. Drafting shall follow the generally accepted conventions and practices.
- c. All drawings shall be numbered and revision numbers with dates shall be clearly marked.
- d. The structural drawings/documents shall also show the following information:
 - i. Specific values of the various geotechnical parameters adopted.
 - ii. Specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed.
 - iii. Specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.
 - iv. Design live loads adopted for each floor.
 - v. Uniformly distributed and other dead loads adopted for each floor.
 - vi. A description of partitions at each floor and the loading adopted to account for them.
- e. Structural drawings shall bear the seal and signature of the structural engineer.
- f. Tests for construction materials:
 - i. The Authority may require the testing of any construction materials to determine if materials are of quality specified.
 - ii. Tests of materials shall be carried out by an approved agency at the cost of the builder. Such tests shall be made in accordance with the prevailing standards.
 - iii. A complete record of tests of materials and their results shall be available for inspection during progress of work.

7.2 Sites

7.2.1 Building Site

No building shall be erected upon a site reclaimed with town sweeping or other refuse, until the whole ground surface or site of such building has been rendered innocuous and

has been covered with a layer of clean earth, sand, hard core, clinker or ash rammed solid at least 12 inches (0.30 m) thick

7.2.2 Boundary Wall

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

7.3 Foundations

7.3.1 Ground Test

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

7.3.2 Foundation Near Drain

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

7.3.3 Structural Calculations

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

7.3.4 Damp Proof Course

- a. Proper damp proofing shall be provided for walls and floors according to the standard specifications in Uniform Building Code, 1997 or International Building Code, 2006 of USA & NRM, 1986.
- b. Where the floor or wall of a building is, in the opinion of the Authority, subject to water pressure, that portion of the building below ground level shall be suitably waterproofed.

7.3.5 Basement

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

7.4 Staircases and Lifts

7.4.1 ⁸⁵Staircase Specifications

- a. All buildings other than Apartment Buildings upto three storeys shall have stair-cases having a minimum clear width of 3 ft-6 inches (1.07 m) and 4 ft (1.22 m) where they exceed three storeys.
- b. In Apartment Buildings stair-cases shall have the following minimum width:-
 - i. Upto 5 storeys 4 ft (1.22 m) clear
 - ii. Above 5 storeys 4 ft-6 inches (1.37 m) clear
- c. The riser of the stair-case step shall not be more than 7.1/2 inches (0.19 m) and the tread not less than 10 inches (0.25 m)
- d. There shall not be more than 15 risers between each landing. A landing shall not be less than 3ft-6inches (1.07m) in depth except in case of service stair-case where the number of risers may be increased depending upon the situation and design.
- e. Winders may only be permitted in residential buildings other than Apartment Buildings.
- f. All stair-cases in Apartment Buildings shall be of reinforced cement concrete or other non-inflammable material.
- g. Steel spiral staircase of 5ft diameter for servants is allowed in the rare mandatory open space and straight steel stair case of 2.5ft width is allowed in rare and side mandatory open space.
In case of circular stair case landing is not compulsory.

7.4.2 Lifts

- a. Lifts shall be provided in buildings where the climb is more than 4 storeys.
- b. Lifts shall conform to the international standards with respect to all safety devices and specifications.
- c. Number of lifts should be provided keeping in view the size, building height and use of the buildings in conformity with standards of Uniform Building Code, 1997 or International Building Code, 2006 of USA & NRM, 1986.

7.5 Design Requirements for BTS / Towers / Antennas

- a. Mobile companies will design towers keeping in view the following aspects:
 - i. Using towers which occupy less space.

⁸⁵ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

- ii. Using eye suiting colors on the towers.
- iii. Utilization of high rise buildings/water tanks, wherever possible.
- iv. Usage of maximum monopoles walls mounts/masts in cities.
 - v. Indoor solutions in big cities must be encouraged.
 - vi. Mobile companies will try to share the towers where ever possible keeping in view all the technical aspects.
- b. Mandatory spaces of plots shall not be violated whenever towers are installed.
- c. All towers/BTS will comply with all applicable standards laid down by Federal Regulatory Authorities in addition to these conditions.
- d. In case of operations of BTS sites on generators, initially when WAPDA electricity is not available, noise level of the generators set shall be kept up to 65-75DB (Decibel) and vibration level will not exceed over 1.1 M, at one meter distance from the generators. All generators shall be housed in brick walled room/sound proof canopies to ensure that the above two parameters, don not exceed the given limits.

BUILDER'S OBLIGATIONS

8.1 Obligations of Builder at Construction Sites

8.1.1 Air Pollution

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

8.1.2 Site Hoardings

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

8.1.3 Written Permission for Use of Street

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

8.1.4 Utility Departments to be Informed for Excavation of Public Street

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

8.1.5 Utility Services not to be Obstructed

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

8.1.6 Obstructions to be Lit and Marked

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

8.1.7 Removal of Obstructions and debris After Completion of Works

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

8.1.8 Timbering

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

8.1.9 Stability of Adjacent Buildings

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

8.1.10 Filling of Excavated Site.

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

8.1.11 Loading edges of Excavation

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

8.1.12 Permit to Demolish Building

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

8.1.13 Scaffolds and Shuttering

- a. Appropriate scaffolds shall be provided for all works that cannot safely be done from the ground or from part of the building or from a ladder or other available means of support and sufficient safe means of access shall be provided to every place at which any person has at any time to work.
- b. No roof, floor or other part of the building shall be so overloaded during the process of demolition / construction with debris or materials so as to render it unsafe.
- c. All shuttering of multi-storey building shall be in accordance with the design codes as specified in section 7.1.3

8.1.14 Work on Sloping Roofs

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

8.1.15 Precautions for Raising or Lowering Loads

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

8.1.16 Security of Loads

- a. Every part of a load shall be securely fixed or supported while being raised lowered or suspended and shall be adequately secured to prevent danger from slipping or displacement.
- b. Every receptacle used for raising, lowering and suspending blocks, bricks, tiles or other objects shall be so designed and constructed as to prevent the accidental fall of such objects.

8.2 Obligations of Development Authority

8.2.1 Cancellation of Permission

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

8.2.2 Power to Seal

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

- a. If the building has become structurally dangerous.

- b. If the building is in the process of illegal construction or has been illegally constructed.
- c. If adequate firefighting arrangements have not been provided to the satisfaction of the fire-fighting department.
- d. If the electricity network has become dangerous.
- e. If the facade of the building has deteriorated.

8.2.3 Maintenance of Building

- a. The Development Authority may issue instructions to the builders / occupants of the building for improvement of facade and management of the common utility areas. In case the builder / occupier fail to comply with the instructions, the Development Authority may undertake the work at the risk and cost of the occupier / builder.
- b. The builder / occupants shall be responsible to maintain the building including all common utility areas as per requirements of any regulations enforced.

8.2.4 Dangerous Obstructions

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

8.3 Dangerous Buildings

- a. If a building or its part has become unsafe and structurally dangerous it shall be the responsibility of the builder/occupier to undertake immediate repair, or if the structure is beyond repair to demolish part or whole of the building as the case may be.
- b. The Authority may constitute a committee consisting of engineer(s) , architect(s) and town planner (s) to declare a building dangerous
- c. If the builder/occupier fails to comply with the instructions issued, the Authority may take actions and demolish the building or its part as the case may be at the risk and cost of the builder/occupier.

ROLES AND RESPONSIBILITIES

9.1 General

- a. The various activities from design to construction of all buildings shall be undertaken by persons, as defined in these Regulations.
- b. Every person shall be responsible for the discharge of his duties as per his/her following prescribed role.
 - i. **Builder:** responsible for obtaining approval of building plans from the competent authority, ensuring compliance with the provisions of Building Regulation and, instructions issued during or after the construction. He /she shall also hire requisite professionals.
 - ii. **Consultant:** responsible for designing and supervision of construction activities in accordance with the approved building plans, Building Regulations and other instructions.
 - iii. **Contractor:** responsible for constructing the building as per provisions of approved building plan, Building Regulations and other instructions.
 - iv. **Development Authority:** responsible for performance of its functions and duties in accordance with the provisions of the Act and Building Regulations.

9.2 Builder- Responsibilities

9.2.1

- a. Builder shall engage the services of following qualified professionals for the various stages of the project:
 - i. **Consultants**
 1. Architect
 2. Geotechnical Engineer (for multi storey & buildings of public assembly)
 3. Structural Engineer/Vetting Structure Engineer (for multi storey & buildings of public assembly)
 4. Electrical Engineer (for multi storey & buildings of public assembly)
 5. Public Health Engineer (only for multi storey & buildings of public assembly)
 6. HVAC and Mechanical Engineer (for multi storey & buildings of public assembly)
 - ii. **Resident Engineer** (for multi storey & buildings of public assembly)

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

- b. The builder shall enter into a contract with each of the above professionals, as applicable, and before the start of services of a professional, submit to the Development Authority a written document signed by the builder and the respective professional, showing the agreed scope of the services for record.
- c. The builder shall ensure that the construction contract shall duly allocate the required role to the above consultants and Resident Engineer with all the attendant powers envisaged in the agreed documents as 9.2(b) above.
- d. In cases, where there is a change in the name or role of any professional engaged by the builder/Professionals pursuant to Building Regulations, the builder shall promptly inform in writing to the Development Authority on BR-14. The work, assigned to that particular professional, shall remain suspended till such time that the name of a substitute is provided along with a copy of the contract.
- e. The builder shall display on a reasonable hoarding board showing approved building and site plan, visible to the general public and monitoring team of the development authority at the construction site.
- f. The builder shall be responsible for the disposal of debris/waste from construction site to the waste disposal site, as prescribed by the district government.
- g. The builder shall be responsible to restore the area in front of his/her plot after construction
- h. The builder shall be responsible to display the sanctioned plan at the site.

9.2.2 Builders responsibility for BTS / Towers / Antennas

- a. The area approved for installation of BTS towers shall be maintained / beautified by the concerned company to create environmental friendly atmosphere.
- b. Repair and maintenance of the premises on / in which the BTS sites are to be constructed will be the responsibility of the Mobile Company as per their requirement.
- c. The security of BTS towers in all respects shall be the absolute responsibility of the concerned cellular company.
- d. In case the site is acquired by any Government agency for development activity in public interest, the removable structure shall be removed by the cellular company at its own risk and cost. However, compensation for land and permanent structures shall be regulated according to relevant provisions of law.
- e. Any future change in approved specifications (tower base, height, building structure) will require fresh sanction from the concerned Development Authorities.

9.3 ⁸⁶Consultants - Qualification and Responsibilities

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

1. Architect

- i) The architect registered with the PCATP and having a registration with the Development Authority to prepare building plans.
- ii) The architect shall produce architectural designs, drawings and where required in contract also the technical specifications.
- iii) The Architect shall ensure that all architectural designs are in accordance with the Building Regulations.
- iv) The architect shall be responsible for ensuring the implementation of design according to the approved plan. In case of the design supervising architect is changed than it shall be informed to the authority in writing.

2. Structural Engineer / Vetting Structural Engineer

1. The Structural Engineer/vetting Structural Engineer shall be a consulting engineer registered with PEC with 5 years of professional experience as structural engineer.
2. The Structural Engineer shall produce structural design drawings and, where so required by contract also technical specifications.
3. The structural designs shall comply with requirements of the Code specified under Regulation 7.1.3.
4. The review of structural drawings & designs, required under these Regulations, shall be undertaken by a vetting Structural Engineer.

3. Electrical Engineer

1. The electrical engineer shall be a consulting engineer registered with PEC, and shall have practiced this specialty as a registered professional electrical engineer for at least five years.
2. The electrical engineer shall be responsible for producing electrical design drawings and, where so required by his/her contract, also for technical specifications.
3. The electrical engineer shall be responsible for ensuring conformity with designs and drawings on the site.

4. HVAC and Mechanical Engineer

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

⁸⁶ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

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

5. Public Health Engineer

1. The Public Health Engineer shall be a consulting engineer, registered with PEC and shall have practiced this specialty as a registered professional public health engineer for at least five years.
 2. The Public Health engineer shall produce Public Health designs drawings and, where so required by his/her contract also for technical specifications.
 3. The Public Health Engineer shall be responsible for ensuring conformity with designs and drawings on the site.
- b. Each Consultant listed at i to-v above shall visit the site at regular intervals but at least once in a fortnight during the construction period when work related to his/her services is in progress.
- c. Each Consultant shall record the date and time of his/her visit and his findings during the visit and send a copy to the Resident Engineer for record.
- d. Whenever a Consultant finds that construction/works is not taking place according to approved designs, drawings and specifications he shall immediately inform the Builder, Resident Engineer and the Development Authority on BR-13.
- e. In case the consultants do not inform the Development Authority his/her case will be referred to the competent forum for blacklisting.

9.4 ⁸⁷Resident Engineer - Qualification and Responsibilities

- a. The construction activity shall be supervised by a resident engineer registered as a professional civil engineer, with PEC with 10 years experience in construction projects.
- b. The Resident Engineer shall:
 - i. Render full-time on-site supervision of the project.
 - ii. Develop and implement a construction-site safety program
 - iii. Take all reasonable measures to adhere to all good engineering construction practices.
 - iv. Cause to employ reasonably trained staff, in respective fields, as and when required, for undertaking the supervision.
 - v. Cause such testing and inspections to be carried out as are required, in his opinion, but such testing shall in no case be less than that prescribed by the Uniform Building Code, 1997, USA.
 - vi. Hold conferences with the contractor, builder and concerned consultants at suitable intervals, reviewing progress, quality and safety. Minutes of the said conferences shall be duly maintained.

⁸⁷ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

- vii. To maintain a complete set of all approved plans, designs, drawings and specifications at site.
- viii. Promptly inform the Development Authority on BR-13 and builder if in his/her view construction/works is taking place in violation of the approved designs, drawings and specifications.
- ix. Maintain all the construction/works records at site during construction and handover the same to the builder after completion of construction
- x. The construction/works records shall comprise of the following:
 - 1. Progress record of construction activities
 - 2. Event report including weather condition, seismic tremors, wind, temperature and rain fall data.
 - 3. Record of the site presence of the key staff members of the Resident Engineer, Contractor(s) and subcontractor(s), on a daily basis
 - 4. Record of contractors and sub-contractors working on the site
 - 5. Copies of all change orders
 - 6. Copies of as-built drawings, for only such elements where the construction has significantly deviated from the design drawings
 - 7. Record of all tests including a description of samples, storage, transportation, test results and acceptance notes, with dates.
 - 8. Records of all formal inspections made by him, on a day-to-day basis, of the individual elements, with a checklist of parameters inspected and approved.
 - 9. Record of the minutes of periodic conferences made with the contractor/ builder and consultants.
 - 10. Record of all correspondence made.
 - 11. Record of visits of the Authority officials and the consultants and copies of written instructions issued by them
 - 12. Reports of all failures if any including a technical evaluation of the facts and the action taken
 - 13. Reports of all accidents including a technical evaluation of the causes of accidents and the action taken.

For residential buildings in commercial areas

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

9.5 Contractor- Qualification and Responsibilities

- a. Every contractor hired by the builder must be registered with PEC having valid license for undertaking the particular category of work.
- b. The contractor shall carry out his/her duties in a professional manner ensuring safety at the construction site and conformity to designs, drawings, specifications in accordance with Building Regulations and good engineering construction practices.
- c. The contractor shall ensure that all his / her workers/staff working at construction site are fully insured against any injury or death due to mishap.
- d. The contractor shall employ reasonably skilled staff at the site, headed by a licensed professional as per requirements of PEC.

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

9.6 Development Authority - Responsibilities

- a. The field staff shall visit the site as prescribed under these Regulations.
- b. The field staff shall ensure that the building is constructed as per approved plans. The structural engineering staff shall ensure that the construction is taking place as per approved structural designs and specifications and as per good engineering construction practices to ensure quality of construction.
- c. In case of any violation of approved plans and designs action shall be taken immediately as per these Regulations.
- d. All structures/towers shall be inspected by the respective Development Authority after every two years to ensure safety and environmental standards.

9.7 General Obligations/Responsibilities

9.7.1 Soil/Material Testing

- a. All geotechnical investigation and material testing services shall be ensured by all respective professionals. These tests shall be carried out in approved laboratories for respective tests.
- b. In cases, where a particular laboratory does not possess the facility of undertaking a particular test, it shall be permitted for that laboratory to get that test executed by another laboratory possessing such facility and approved for executing that test or a class of tests.

9.7.2 Substitution of Building Professional

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

BUILDING PLAN SANCTIONING & CONTROLLING AUTHORITY

10.1 General

- a. Every builder including the Federal Government⁸⁸, Provincial Government, Autonomous, Semi-Autonomous and Local Bodies of Provincial Government and Provincial Government Agencies intending to carry out building works within the area under the jurisdiction of the respective Development Authority shall comply with the requirements of these Building Regulations.
- b. No land or building shall be used in a manner inconsistent with the use prescribed in any Master Plan and Approved Scheme as may be applicable or converted under the Punjab Local Government Commercialization Rules notified by the government from time to time and in violation of these Building Regulations.
- c. The following buildings shall be exempted from the operation of these Regulations:
 - i. Any structure erected or used or intended to be erected and used exclusively for the purpose of plant-house or bird-cage having maximum height of 4 ft (1.22m).
 - ii. Any structure intended to stand for a period of not more than 6 months, provided that prior permission of the Development Authority has been obtained in writing and an undertaking is given to remove such structure within six months.
 - iii. No permission is required for *minor repairs* as defined in chapter-1.

10.2 Application for Building Works

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

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

⁸⁸ Subject to provision of The Government Building Act, 1899

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

10.1 Submission of Plans and Documents

10.3.1 Plans

- a. All applications shall be made on Application Forms BR-1, BR-2 prescribed by the Development Authority as at Appendix-A.’
- b. The building plan shall be prepared by a duly registered architect and shall bear the stamp, signature and registration number of the architect and signatures of the builder.
- c. Five copies of every such plans and design drawings shall be furnished to the Authority along with the application, two of which shall be mounted or drawn on linen. Two copies signed by the Authorized officer of Development Authority signifying approval shall be returned; one of which (copy mounted or drawn on linen) shall be displayed on the construction site; at a prominent public place, duly laminated to protect it from rain/sunlight.

10.3.2 ⁸⁹Documents

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

- a. **Documents of Title:** All the title documents relating to the plot/plots including the allotment / transfer order, site plan and lease etc. showing the right of developer or power of attorney to carry out such work.
 - i. Site Photographs.
The builder shall provide photographs of the site and its adjacent property. (In panoramic form).
- b. **Site Plan**
 - i. A site plan drawn to a scale of 100 ft (30.49m) to an inch (0.03m) (1:1250) to show the site to which it refers, unless its address is a number in a regular sequence of numbers in an Approved Scheme.
 - ii. A block plan of the site drawn to a scale of not less than 32 ft (9.76m) to an inch (0.03m) (1:400) showing the position of the proposed building and existing buildings, if any;;the width and level of the streets on which the plot abuts and the adjoining plot numbers together with cardinal points.

⁸⁹ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

c. Building Plan

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

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

d. Drainage Plan

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

e. Landscape Plan

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

f. Evacuation Plan

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

g. Undertaking

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

h. Religious building

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

10.3.3 Multi Storey Buildings and Buildings of Public Assembly

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

- a. Structure Stability Certificate**

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

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

 - i. Design criteria, specifying design loads, reference standards and codes, and the methods of analysis and design adopted.
 - ii. Design computations
 - iii. Design drawings
 - iv. Relevant technical specifications
 - v. Soil investigation report.
- c. Excavation Plan and Design of Pile Work / Retaining Structures**

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

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

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

 - i. when construction up to plinth level is completed (see BR-7)
 - ii. when construction up to 38ft (11.58m) level is completed (see BR-8)
 - iii. upon completion of the building (see BR-9)
- f. Details of Building Materials**

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

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

 - i. Industrial Buildings
 - ii. Hospitals

- iii. Hotels
 - iv. Urban Development Projects
 - v. Complex of buildings on a plot of 20 Kanals or above
- h. ⁹⁰NOC from Engineering Branch of MDA.**
- The prospective builder shall conduct a Traffic Impact Assessment study for the construction project if the project falls within any of the following conditions. The builder shall acquire a NOC from the Traffic Engineering Agency:
- i. Non –residential building having plot area of 4 kanals (1673 sqm) or above.
 - ii. Non –residential building having 5storeys and above

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

- a. The documents submitted under regulation 10.3.3 above shall be forwarded for scrutiny to the vetting Structural Engineer working for the Development Authority.
- b. The vetting Structure Engineer working for the Development Authority shall vet the structural drawings prepared by the builder’s Structure Engineer. The builder’s Structure Engineer shall incorporate the required changes (if any). The structural drawing or amended structural drawing as the case may be, shall be duly signed by the vetting Structure Engineer working for the Development Authority and builder’s Structure Engineer. The signed structural drawings shall be forwarded to the Development Authority, in duplicate within thirty days from the date these were forwarded by the Development Authority to its vetting Structure Engineer.
- c. In case the builder’s Structure Engineer and the vetting Structure Engineer working for the Development Authority do not reach a consensus, the builder’s Structure Engineer shall request the Development Authority to nominate another vetting structure engineer whose decision shall be final.
- d. Within 10 days of the receipt of the approval of the structural drawings from the vetting Structure Engineer working for the Development Authority, the competent Authority shall issue a formal sanction of the building plans.

10.3.5 Documents for installation of BTS / Towers / Antennas

- a. All cellular companies desirous to install BTS towers/ antennas etc in the city / rural areas of Punjab shall make an application to this effect to the Development Authority.
- b. The application for NOC for the installation of the communication tower shall be accompanied with the following documents:
 - i. Site plan of the proposed site

⁹⁰ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

- ii. Site details, whether to be installed on roof top / building premises or open plot.
- iii. A copy of approved building plan in case the antenna / tower is to be installed on roof-top of the building.
- iv. Structural stability certificate from a qualified Structural Engineer / Engineering Company registered with the Pakistan Engineering Council and countersigned by the Director concerned of the Mobile Telephone Company.
- v. NOC from Civil Aviation Authority where ever required.
- vi. Affidavit from the concerned owner of the property.
- vii. Detailed design of the tower.
- viii. Ownership proof.
- ix. NIC copy of the owner.
- x. NOC from EPA for that particular location for generator set only.
- xi. Director concerned of Mobile Company to furnish an affidavit stating the following:
“In case of any loss to life or property the concerned cellular company will be bound to pay Rs. 0.2 million (2 lacs) to each victim and make good any damage to any property.” A proper indemnity bond in favour of the approving authority will be provided by the concerned cellular company.

10.3.6 Location of Installation of BTS / Towers / Antennas

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

10.4 Sanction/ Rejection of Building Plans

10.4.1 ⁹¹Sanction of Plan

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

- a. Pass orders granting or refusing permission to carry out such building works and in case of refusal specify the provisions of the Building Regulations violated; or
- b. Require further details of the plans, documents, plan scrutiny fee, specifications and any other particulars to be submitted to it.

⁹¹ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

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

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

- d. Approved building shall be released at the following three stages.
- i. Basement up to plinth level.
 - ii. Up to 38 ft (11.58m) Building Height
 - iii. Above 38 ft (11.58m) Building Height.

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

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

10.4.2 Revoke of Sanction of Plans

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

- i. defective title of the applicant,
- ii. material misrepresentation, or
- iii. fraudulent or negligent statement contained in the application made under these.

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

10.4.3 Appeals Against Rejection and Revocation of Plan

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

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

In case of multi storey and buildings of public assembly, the construction works shall not commence even if the building plan is sanctioned, until structural drawings are vetted and approved by the Engineering Directorate of MDA.

10.4.5 Competent Authority for Sanction / Rejection of Building Plans

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

The Competent Authority

Land Use	Plan Sanctioning /Rejection Authority	Completion Certificate Issuing Authority
Residential		
up to 7 Marlas	Assistant Director (Town Planning)	Deputy Director (Town Planning)
up to 1 kanal	DDTP	Director (Town Planning)
above 1 kanal and farm houses	DTP	Director (Town Planning)
Apartment building(residential)	DTP	Director (Town Planning)
Commercial Buildings Up to height of 38 ft.		
• up to 10 Marlas	DDTP	DTP
• above 10 Marlas	DTP	DTP
Multi-storey Buildings, Buildings of Public Assembly and Public Buildings height above 38 ft.		
All sizes	Director General	DTP
Industrial		
All sizes	DTP	DTP

10.4.6 ⁹² Issuance of Clearance Certificates

a) Residential plots of MDA Schemes:

Up to 7 marla	Assistant Director (TP)
Above 7 marla but less than 1 kanal	Deputy Director (TP)
Above 1 kanal	Director (TP)

b) Commercial plots of MDA Schemes

Up to 3 marla	Deputy Director (TP)
Above 3 marla all sizes	Director (TP)

⁹² The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

10.5 ⁹³Building Plan Scrutiny Committee

10.5.1

- a. Notwithstanding the provisions under 10.4.5 all the building plans for apartment buildings, multi-storey buildings, buildings of public assembly, commercial buildings on more than two kanals plots and industrial on more than 4 kanal plots shall be scrutinized by a committee consisting of the following before sanction of the plans:
1. Director Town Planning
 2. Director Engineering
 3. Director Estate and Land Management
 4. Staff Officer Technical (SOT)
 5. Concerned Deputy Director Town planning
 6. Concerned Deputy Director Architect

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

10.5.2 ⁹⁴Plan Scrutiny Committee for BTS / Towers / Antennas

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

1. Director Town planning
2. Director Engineering
3. Director Estate and Land Management
4. Staff officer technical (SOT)
5. Concerned Deputy Director Town planning
6. Concerned Deputy Director Architect

10.5.3 ⁹⁵Commission for addressing of hardship cases

*For decisions related to hardship cases, a Commission/Committee shall be separately approved by the Governing Body.

10.6 ⁹⁶High Level Design Committee (HLDC)/or Any Other Committee

Notwithstanding the provisions under 10.4.5 and 10.5, wherever High Level Design Committee/ Any Other Committee is functioning all the building plans (except residential, designated plots of approved schemes and the commercial building plan having area less than 1 kanal but not exceeding the 38ft height) along the notified roads shall also be scrutinized by the HLDC/ Any Other Committee before sanction of Building plan.

⁹³ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

⁹⁴ -do-

⁹⁵ -do-

⁹⁶ -do-

Note: If the height of any commercial building on notified road exceeds from 38ft height, it shall be scrutinized by HLDC.

10.7 Validity of Sanctioned Plan

10.7.1

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

10.7.2 Validity of Permission for BTS / Towers / Antennas

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

10.8 Building Inspection During Construction

10.8.1 ⁹⁷Inspection of Buildings

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

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

Authorized officer/official	Residential	Commercial	Multi-storey	Controlled Road
Building inspector/ draftsman or any officer upto BPS-16	Once during every stage of construction and approval	Once during every stage of construction and approval	Once during every stage of construction and approval	Twice a week
Assistant	-do-	-do-	-do-	Once a

⁹⁷ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

Director TP				week
Deputy Director TP	Once during any stage of construction & approval	-do-	-do-	Fortnightly
Director TP	-do-	Once during any stage of construction & approval	-do-	Fortnightly

- f. All inspections carried out shall be duly recorded with dates and detailed observations in respective files with stamp and signatures.
- g. The Development Authority may reschedule the interval for site inspections according to the availability of field staff as per sanctioned strength.
- h. The Development Authority may outsource the field inspections to consultant/s. In such case the authorized field staff of the consultant/s shall be bound to submit detailed inspection reports in writing with date and signature on daily/weekly basis as the case may be.

10.8.2 Violation of Approved Plans

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

- a. Contravene any of the provisions of Building Regulations, any officer duly authorized in this behalf by the Development Authority may by written notice require the person carrying out building works within a period to be specified in such notice, either to:
 - i. make such alteration as shall be specified in such notice, with the objective of bringing the work in conformity with the said plans or provisions of these Regulations or
 - ii. to get amended plans approved after complying with the requirements of these Regulations.
- b. In the event of non-compliance with the requisition as made under these Regulations, any officer authorized by the Development Authority shall be competent to order in writing cessation of work or order demolition of such construction contravening the provisions of these Regulations. The expenses thereof shall be paid by the builder.
- c. In addition the authorized officer shall file a report to the concerned police station for registration of case against the accused.

10.8.3 Construction in phases

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

- a. **Residential**

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

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

- b. Commercial** Two floors excluding basement

10.8.4 Concrete mixing at site

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

10.8.5 Safety Glass for Buildings

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

10.8.6 Dumping of Construction Material

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

10.8.7 Disconnection of Services

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

10.8.8 Rain Water

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

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

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

10.8.10 ⁹⁸Inspection Committee

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

1. Director Town Planning
2. Director Engineering
3. Deputy Director TP

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

10.9 Completion Certificate

10.9.1 Work Completion Notice

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

10.9.2 Inspection of Building Works

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

10.9.3 ⁹⁹Issuance of Completion Certificate

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

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

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

⁹⁸ The amendments in Building Bylaws 2007 notified vide no. 308/DTP/MDA dated 19-02-2016 and Published in Punjab Gazette Notification vide dated 18-03-2016 at P-(2455).

⁹⁹ -do-

Fees and Penalties

10.9.4 Scrutiny Fee

- a. The Development Authority shall charge fee for the scrutiny of building plans required to be submitted under these Regulations and other matters arising during the scrutiny of plans or in course of its construction. Such fee to be known as the "Scrutiny Fee" at rates fixed by the Development Authority from time to time.
- b. The Development Authority may exempt the payment of Scrutiny Fee, for premises, which in the opinion of the Development Authority will be used for a religious, charitable or educational purpose allowed by the Government.

10.9.5 Fee for NOC of BTS / Tower / Authority

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

10.9.6 Penalties and composition of offences

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

10.10 Special Conditions

10.10.1 ¹⁰⁰Non-compoundable Violations

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

- a. Conversion of an approved parking area into any other use.
- b. Construction of Additional floors in declared commercial roads.
- c. Any construction in the setback to be left open at ground level.
- d. Shortage of car parking provisions.
- e. Building Height and basement violations in Main Civic and Commercial Centers including Divisional and District Centers.
- f. Conversion of areas provided under section 5.3.1.

i. Compoundable Violations

- a. Compoundable violations in commercial buildings:

¹⁰⁰ The amendments in Building Bylaws 2007 notified vide no. 3300/Admn/MDA dated 25-11-2016.

- i. Commercial building having area less than 1 kanal shall have compoundable side and rare open spaces, subject to the provision of parking space in accordance with the covered area.
- ii. Above 1 kanal 20% of the side and rare mandatory open spaces shall be compoundable subject to the provision of parking space in accordance with the covered area.

The revised plan of commercial building shall be approved with fine by Building Plan Scrutiny Committee.

- b. For residential buildings if owner/builder shall have to construct any structure/bath at the upper floors over the bath allowed in the rare space shall pay the fine before plan approval.
- c. Director Town Planning shall consider compounding of mandatory open space violations in residential/commercial buildings.

10.10.2 Safety and Stability of Buildings

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

10.11 Relaxation Interpretation and Delegation

10.11.1 Relaxation

No relaxation in Building Regulations/Byelaws should be allowed.

10.11.2 Interpretation

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

10.11.3 Delegation

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

10.11.4 Others

- a. Building Regulations shall be in addition to the requirements of any other law and regulation applicable.
- b. Special Regulations may be prepared by the Development Authorities for areas like walled city, historically significant areas, flood plains, environmental sensitive areas, hilly areas and special areas such as Mall road and Governor house areas in Lahore and similar areas in other cities. However, the overall format and sequence of model

building regulations shall not be changed and these additions shall be made at appropriate places.

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

Appendices

BR FORMS

Appendix-A

**FORMS FOR
BUILDING APPLICATIONS**

BR-1
(Under Section 10.3.1-a)

APPLICATION FORM FOR NOTICE/PERMISSION TO BUILD

For Office Use Only
Application No.
Date: / /

To
The Director Town Planning (TP)

Sir/Madam,

I/We hereby apply for permission to execute the work of erecting / re-erecting a building of the following description on Plot No. of Scheme
.....

The following papers accompany this application:-

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

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

.....
Signature of applicant/ builder

Son of
Daughter of
Wife of
Widow of

.....

Correspondence Address:	
Phone:	
Date:	

.....
Signature of Registered Architect

Name of Registered Architect:	
Registration No. of Registered Architect:	
Address:	
Phone:	

BR-2
(Under Section 10.3.1-a)

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

To

The Director Town Planning

Sir/Madam,

I/We hereby apply for permission to execute the work of erecting / re-erecting a building of the following description on Plot No. of Scheme

.....
.....

The following papers accompany this application:

- | | | |
|--------------------------------------|------------------------|--------------------------|
| 1. Site Plan | Sheets (in triplicate) | <input type="checkbox"/> |
| 2. Building Plan | Sheets (in triplicate) | <input type="checkbox"/> |
| 3. Specifications | Sheets (in duplicate) | <input type="checkbox"/> |
| 4. Title Documents | | <input type="checkbox"/> |
| 5. Structure Stability Certificate | | <input type="checkbox"/> |
| 6. An Undertaking regarding damages. | | |

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

.....
Consulting Engineer

.....
Registered Architect

PEC Registration No:

PCATP Registration

.....
Owner

No:

Address:

Address:

Address:

.....

.....

.....

.....

.....

.....

BR-3

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

FORM OF SPECIFICATIONS

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

.....

Signature of the Applicant/ Builder
Date: / /

BR-4
(to be submitted in duplicate with application BR-1 or BR-2)

DETAILS OF BUILDING SPECIFICATIONS

1.	The material & methods of construction to be used for foundations, damp proof course, external walls, internal walls, roof, staircase and floors, etc.	<p><u>Foundations</u></p> <p><u>DPC</u></p> <p><u>External and Internal Walls</u></p> <p><u>Roof</u></p> <ul style="list-style-type: none"> • RCC slab • RCB roof • Steel girder • Pre-cast slabs and pre-stressed girders. • Second class roof consisting of bullies, rafters and tiles. <p><u>Staircase</u></p> <p><u>Floors</u></p> <p><u>Joinery Work</u></p> <ul style="list-style-type: none"> • Wooden doors, windows and CSW. • Steel doors, windows and CSW. • <p><u>Beams/Columns</u></p> <ul style="list-style-type: none"> •
2.	The purpose for which the building is intended to be used.	Residential / Commercial / Industrial / Other.
3.	The number of latrine, bath and urinals to be provided.	
4.	The manner in which drainage / sewerage of premises shall be disposed off.	
5.	The total area of openings.	

Appendices

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

BR-5
(Under Section 10.3.2.f)

**UNDERTAKING ON STAMP PAPER OF PKR. 500 TO THE DIRECTOR TOWN PLANNING
FOR PAYMENT OF DAMAGES**

(To be submitted along with Plans and Documents)

To
The Director Town Planning

PROPOSED BUILDING:

_____ (TITLE OF THE WORK)
PLOT NO.: _____ **AREA OF THE PLOT:** _____

ADDRESS AND LOCATION OF PROPOSED BUILDING:

Sir,

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

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

Tel. No.: _____

Signature: _____
Date: _____

Witness 1: _____
Designation with BS _____
NIC No. _____
Address: _____

Tel. No.: _____

Signature: _____
Date: _____

Witness 2: _____
Designation with BS _____
NIC No. _____
Address: _____

Tel. No.: _____

Signature: _____
Date: _____

Witness 3: _____
Designation with BS _____
NIC No. _____
Address: _____

Tel. No.: _____

Signature: _____
Date: _____

Appendix-B
**FORMS FOR
CERTIFICATES**

BR-6
(Under Section 10.3.3-e)

STRUCTURAL STABILITY CERTIFICATE

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

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

1. The structure of proposed building shall be designed by me in accordance with the provisions in the Building Regulations.
2. I shall carry out regular site inspections to see the quality of the material especially of steel and concrete to be used in this building.
3. I shall ensure testing of the structure during the course of construction through Resident Engineer and shall ensure the stability of the adjoining buildings / utility services / roads during digging for basement.
4. I shall submit the required certificates at the following stages along with consulting Architect and Resident Engineer.
 - a) Construction upto Plinth Level
 - b) Construction upto 38 ft (11.58m) Building Height
 - c) On completion of the construction

.....
Signature of Structure Engineer

Name of Structure Engineer:	
Address:	
PEC Registration License No:	

BR-7
(Under Section 10.3.3-e)

STRUCTURAL STABILITY CERTIFICATE

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

I / we

.....

hereby certify as following:

- a) That the structure of the building has been constructed upto plinth level as per sanctioned building plans.
- b) That the structure of the building has been completed upto plinth level as per approved structural designs & technical specifications.
- c) That testing of materials has been carried out in accordance with the provisions of the applicable codes.
- d) The construction has been done under our supervision as provided in the Regulations

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

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

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

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

**BR-8
(Under Section 10.3.3-e)**

STRUCTURAL STABILITY CERTIFICATE

(Certificate to be submitted upon completion of the Building upto 38-foot Building Height)

I / We

.....

hereby certify as following:

- a) That the structure of the building has been constructed upto 38-ft (11.58m) height as per sanctioned building plans.
- b) That the structure of the building has been completed upto 38-ft (11.58m) height as per approved structural designs & technical specifications.
- c) That testing of materials has been carried out in accordance with the provisions of the applicable codes and Regulations.
- d) The construction has been done under our supervision as provided in the Regulations.

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

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

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

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

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

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

(Certificate to be submitted upon completion of the Building)

We hereby certify as follows:

- a) That the construction of the building(s) at
.....
..... has been supervised by us & has been completed onas per sanctioned plans.
- b) That the construction works have been completed to our satisfaction & that the workmanship & all the materials have been used strictly in accordance with the approved structural design & technical specifications.
- c) That the construction has been done under our supervision & guidance & that the records of the supervision have been maintained.
- d) That no provision of the Regulations has been violated.
- e) That the building is fit for the purpose(s) for which it has been constructed.

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

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

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

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

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

CERTIFICATE FOR UNDERTAKING BY THE ARCHITECT ON RECORD

To
The Director Town Planning

Proposed building:

(Title of the work)

Plot No.:

Area of the Plot:

Address and location of proposed building:

Sir,

I am currently listed as Architect on Record with the Authority and am fully conversant with the Building and Zoning Regulations for Development Authorities in City Districts of Punjab.

I hereby certify that I have been appointed as the Architect on Record of the proposed building. I have verified the architectural design and specifications of the proposed building and certify that they comply with the Building and Zoning Regulations for Development Authorities in City Districts of Punjab.

I fully understand that in case my certificate is found to be false, or if it is found that the architectural design and specifications of the proposed building is inconsistent with the Building Regulations or that I have not fulfilled my responsibilities as prescribed therein, the Authority shall be at liberty to penalize me as per the provisions of the Building and Zoning Regulations for Development Authorities in City Districts of Punjab.

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

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

CERTIFICATE FOR UNDERTAKING BY THE STRUCTURAL ENGINEER ON RECORD

To
The Director Town Planning

Proposed building:

(Title of the work)

Plot No.:

Area of the Plot:

Address and location of proposed building:

Sir,

I am currently listed as Structural Engineer on Record with the Authority and am fully conversant with the Building and Zoning Regulations for Development Authorities in City Districts of Punjab.

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

I have verified the structural design and specifications of the proposed building and certify that they comply with the Building and Zoning Regulations for Development Authorities in City Districts of Punjab.

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

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

BR-12
(Under Section 9.4)

CERTIFICATE FOR UNDERTAKING BY THE RESIDENT ENGINEER ON RECORD

The Director Town Planning

Proposed building:

(Title of the work)

Plot No.:

Area of the Plot:

Address and location of proposed building:

Sir,

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

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

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

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

Appendix-C

**FORMS FOR
NOTICES**



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

**NOTICE TO THE DIRECTOR TOWN PLANNING OF NON COMPLIANCE OF BUILDING
TO SANCTIONED DESIGN AND SPECIFICATIONS**

To
The Director Town Planning

Proposed building:

(Title of the work)

Plot No.:

Area of the Plot:

Address and location of proposed building:

Sir,

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

This is to bring to your notice that construction of the building is not being undertaken in accordance with the sanctioned design and specifications and/or with the following Building and Zoning Regulations for Development Authorities in City Districts of Punjab. Details of non-compliance are as follows:

1. _____
2. _____

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

BR-14
(Under Section 9.2-d)

**NOTICE TO THE DIRECTOR TOWN PLANNING OF DISCONTINUATION OF PERSON
ON RECORD**

To
The Director Town Planning

Proposed building:

(Title of the work)

Plot No.:

Area of the Plot:

Address and location of proposed building:

Sir,

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

I wish to place on record that with effect from the said date, I shall neither be associated with this building nor be responsible for its compliance to the sanctioned design and specifications and to the Building and Zoning Regulations for Development Authorities in City Districts of Punjab.

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

BR-15
(Under Section 10.9)

**NOTICE TO THE DIRECTOR TOWN PLANNING FOR COMPLETION CERTIFICATE
FOR UP TO 3 STOREY BUILDINGS**

To
The Director Town Planning

Sir,

I/We hereby apply for Completion certificate for building

(Title of the work)

Plot No.:

Area of the Plot:

Address of building:

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

.....
Signature of applicant/ builder

Son of
Daughter of
Wife of
Widow of

Correspondence Address:	
Phone:	
Date:	

17. A ramp of 6-feet wide at gradient of 1:5 for the access of disabled persons to be provided at the entrance.
18. Sewerage Augmentation Charges, if any, shall be paid as per prevailing rates.
19. Extra heights charges, if any, shall have to be paid as per prevailing rates.
20. The conditions as laid down in commercialization letter, if any, shall also be adhered to.
21. Space earmarked for parking of vehicles will not be converted to any other use. Parking agreement executed shall be strictly adhered to.
22. No building or demolition works shall be undertaken unless necessary arrangements for sprinkling of water are made to prevent air pollution.
23. Necessary barriers shall be provided along the plot to prevent danger to the passerby.
24. Utility services shall not be disturbed and road shall be kept clear.
25. Proper scaffolding, shuttering, timbering shall be provided and special precautions shall be taken for safety of persons working on sloping roofs, while lowering and raising loads and while excavating basements.
26. All workers to be insured.
27. All debris, constructions material shall be removed after completion of works.
28. The building and common utility areas shall be maintained properly.
29. You shall inform the authority as soon as any of the consultants is changed along with the details of the substitute provided. The respective work will remain suspended till the hiring of a substitute.
30. After the building is operational, you shall arrange fire drills in association with local Rescue 1122, at least once in a year.
31. You shall comply with all other requirements of the Building regulations of the Authority.

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

Signature of Sanctioning Authority: _____

Stamp: _____

Copy to:

All Concerned Officials

Appendix-D

CHECKLIST



MDA BUILDING AND ZONING REGULATIONS OF CONTROLLED ROADS

Sr. No.	Name of Road	LMQ Road (500 ft on either side from the center of the road).					
1.	Starting point.	Mattital Chowk.					
2.	Ending point.	MDA Limits (2 kilometer away from Qadir Pur Rawan By pass)					
3.	Average width.	45-85 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 1 kanal	1:1.5	38	50	7	5 on one side	65% shall be calculated including set back area
b)	1 kanal to 4 kanal	1:2	38	50	13	13 on both sides	65% shall be calculated including set back area
c)	4 kanal to 8 kanal	1:4	70	50	13	13 on both sides	65% shall be calculated including set back area
d)	Above 8 kanal	1:6	120	50	15	15 on both sides	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All type of commercial permitted, permissible activity shall be allowed subject to approval from competent authority except following:</p> <ul style="list-style-type: none"> • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA, Governing Body. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Right of way of this road segment is 120 ft, set back 50 ft than clear portion will be 110 ft on either side from the center of road. • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	LMQ Road (500 ft on either side from center of the road)					
1.	Starting point	Mattital Chowk					
2.	Ending point	Aziz Hotel Chowk					
3.	Average width	60-85 ft					
4.	Size of Plot & Development Parameters	FAR	Maximum Height (feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity	<p>All type of commercial permitted, permissible activity shall be allowed subject to approval from competent authority except following:</p> <ul style="list-style-type: none"> • Primary level school shall not be allowed. • Any kind of marble / stone cutting/ storage units • All kind of manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers and chemicals etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road.	LMQ Road (500 ft on either side from the center of road except for Cantonment area where only southern side towards Railway line will be controlled area up to 75 ft from the center of the road for portion from Fort Colony towards Muzaffargarh.					
1.	Starting point.	Aziz Hotel Chowk					
2.	Ending point.	Shershah Road upto Shujabad Canal					
3.	Average width.	50-75 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground coverage
a)	Less than 10 Marlas	1:1.5	38	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	45	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity	<p>All type of commercial permitted and permissible activities shall be allowed subject to the approval of competent authority except the following:</p> <ul style="list-style-type: none"> • Shops selling hazardous material such as fire crackers, chemical etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions addition to the setback area following shall be the requirements: <ul style="list-style-type: none"> • Primary school 10 feet separate lane for pick and drop shall be provided. • Secondary school 15 feet separate lane for pick and drop shall be provided. • College 20 feet separate lane for pick and drop shall be provided. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	LMQ Road (500 ft on either side from the center of road)					
1.	Starting point	Shershah Road (Shujabad Canal)					
2.	Ending point	MDA Limits (Muzaffargarh Toll plaza)					
3.	Average width	65-75 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground coverage
a)	Less than 1 kanal	1:1.5	45	30	7	5 on one side	65% shall be calculated including set back area
b)	1 kanal to less than 4 Kanal	1:2	70	30	13	13 on both side	65% shall be calculated including set back area
c)	4 Kanal to 8 Kanal	1:4	70	30	13	13	65% shall be calculated including set back area
d)	Above 8 kanal	1:6	120	50	15	15	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following:</p> <ul style="list-style-type: none"> Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed	<ul style="list-style-type: none"> Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	Vehari Road (300 ft on either side from the center of road)					
1.	Starting point	Double Phatak Chowk					
2.	Ending point	Vehari Chowk					
3.	Average width	45-60 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	38	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to approval of competent authority except the following:</p> <ul style="list-style-type: none"> • All kind of manufacturing units. • Shops selling hazardous material such as fire crackers and chemicals etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and all land uses where frequently commuters visit the premises addition to the setback area following shall be the requirements: <ul style="list-style-type: none"> • Primary school 10 feet separate lane for pick and drop shall be provided. • Secondary school 15 feet separate lane for pick and drop shall be provided. • College 20 feet separate lane for pick and drop shall be provided. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road.	Vehari Road (500 ft on either side from the center of road)					
1.	Starting point.	Vehari Chowk					
2.	Ending point.	Southern Bye Pass Road.					
3.	Average width.	120 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 1 kanal	1:1.5	45	30	7	5 on one side	65% shall be calculated including set back area
b)	1 kanal to less than 2 Kanal	1:2	70	30	7	5 on both side	65% shall be calculated including set back area
c)	2 Kanal to 4 Kanal	1:4	70	30	13	13	65% shall be calculated including set back area
d)	Above 4 Kanal	1:6	120	50	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following:</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units • All kind of workshops/ manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	Vehari Road (500 ft on either side from the center of road)					
1.	Starting point	Southern Bye Pass (Babar Chowk)					
2.	Ending point	MDA limits (19 Kassi)					
3.	Average width	100 – 120 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	38	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	50	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	50	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following:</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units • All kind of manufacturing units • Shops selling hazardous material such as fire crackers and chemicals etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	Multan Bypass Road (500 ft from the center of road)					
1.	Starting point.	Jinnah Chowk					
2.	Ending point.	General Bus Stand (Vehari Chowk).					
3.	Average width.	150 – 200 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	50	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following:</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road.	Multan Bypass Road (500 ft on either side from the center of road)					
1.	Starting point.	General Bus Stand (Vehari Chowk)					
2.	Ending point.	Bahawalpur Chowk					
3.	Average width.	100 – 150 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity	All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following: <ul style="list-style-type: none"> • Educational activity • Any kind of marble / stone cutting/ storage units • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. 					

Sr. No.	Name of Road.	Multan Bye Pass Road (500 ft on either side from the center of road)					
1.	Starting point.	Bahawalpur Chowk					
2.	Ending point.	MDA Limits (Shershah Bye Pass)					
3.	Average width.	150 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	30 service road 50 set back	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30 service road 50 set back	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30 service road 50 set back	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	30 service road 50 set back	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following:</p> <ul style="list-style-type: none"> • Educational activity. • All kind of manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers and chemicals etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. 					

Sr. No.	Name of Road	Bahawalpur Lodhran Road (500 ft on either side from the center of road)					
1.	Starting point	B.C.G Chowk					
2.	Ending point	Bahawalpur Chowk					
3.	Average width	50-120 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following:</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units. • Automobile or motorcycle impounds. • All kind of workshops/ manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers and chemicals etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road.	Bahawalpur Lodhran Road (500 ft on either side from the center of road)					
1.	Starting point.	Bahawalpur Chowk.					
2.	Ending point.	MDA limits (Gopalpur)					
3.	Average width.	100-120 ft.					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	50	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	50	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	50	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	70	50	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following:					
		<ul style="list-style-type: none"> • Banquet hall etc. • Any kind of marble / stone cutting/ storage units • Automobile or motorcycle impounds. • All kind of workshops/ manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers and chemicals etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed	<ul style="list-style-type: none"> • Further industrial units shall be banned on this road • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	Piranghaib Road (500 ft on either side from the center of the road except New Multan area)					
1.	Starting point	Jinnah Chowk					
2.	Ending point	Power House Entrance.					
3.	Average width	80-130 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	70	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following:</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units. • Automobile or motorcycle impounds. • All kind of workshops/ manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions addition to the setback area following shall be the requirements: <ul style="list-style-type: none"> • Primary school 10 feet separate lane for pick and drop shall be provided. • Secondary school 15 feet separate lane for pick and drop shall be provided. • College 20 feet separate lane for pick and drop shall be provided. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road.	Multan Public School Road (300 ft on either side from center of the road)					
1.	Starting point	Bosan Road.					
2.	Ending point	Mattital Road.					
3.	Average width	60 ft					
4.	Size of Plot & Development Parameters	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas						
b)	10 Marla to 1 Kanal						
c)	Above 1 Kanal to 2 Kanal						
d)	Above 2 Kanal						
5.	Type of commercial activity.	<p>No commercial activity shall be allowed except the designated commercial plots of approved housing schemes & land sub-divisions where neighborhood for commercial byelaws shall be applicable.</p> <p>30 feet setback shall be provided for all residential units except approved housing schemes & land sub-divisions where service road 30 ft wide had been earmarked in the original layout plan of that colony.</p>					
6.	Additional Restriction (s) imposed						

Sr. No.	Name of Road	Bosan Road (500 ft on either side from the center of road except Gulgasht area)					
1.	Starting point.	Chungi No. 09					
2.	Ending point.	MDA Limits (Lutfabad)					
3.	Average width.	70-80 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial Activities shall be allowed except the following:</p> <ul style="list-style-type: none"> No more than (2 no.s) petrol stations / Gas stations would be allowed along each side of the roads within 1 km length. Any kind of marble / stone cutting/ storage units Junkyards and recyclers. All kind of manufacturing units, repair shops and machine shops. Shops selling hazardous material such as fire crackers and chemicals etc. Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. In case of education institutions addition to the setback area following shall be the requirements: <ul style="list-style-type: none"> Primary school 10 feet separate lane for pick and drop shall be provided. Secondary school 15 feet separate lane for pick and drop shall be provided. College 20 feet separate lane for pick and drop shall be provided. Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	MDA Road (300 ft on either side from the center of the road)					
1.	Starting point.	Shadab Chowk					
2.	Ending point.	Pul Mauj Daraya Chowk					
3.	Average width.	50- 150 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	70	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following :</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units • Junkyards and recyclers. • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	Old Shujabad Road (300 ft on either side from the center of the road)					
1.	Starting point.	Sui Gas Road.					
2.	Ending point.	MDA limits (M4 interchange)					
3.	Average width.	120 ft					
4.	Size of Plot & Development Parameters	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	120	50	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following :</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units • Automobile or motorcycle impounds • Junkyards and recyclers. • All kind of workshops/ manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	Roads on banks of Wali Muhammad Distributory and Hamid Pur Minor (300 ft on either side from the center of the road)					
1.	Starting point	Head Nau Bahar					
2.	Ending point.	Shershah Bypass					
3.	Average width	100 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	70	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial Activities shall be allowed except the following:</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units • Automobile or motorcycle impounds • Junkyards and recyclers. • All kind of workshops/ manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road	Link Road M.A Jinnah Road (300 ft on either side from center of the road)					
1.	Starting point.	Jinnah Chowk					
2.	Ending point.	Northern Bye Pass					
3.	Average width.	60 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	70	50	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following					
		<ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units • Automobile or motorcycle impounds • Junkyards and recyclers. • All kind of workshops/ manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road.	Link Road along Banks Of Multan Branch Canal from Southern By-Pass Road to Head Nau-Bahar (300 ft on either side from the center of the road)					
1.	Starting point.	Southern Bypass Road					
2.	Ending point.	Head Nau Bahar					
3.	Average width.	100 ft.					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas.	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal	1:6	70	30	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following :-</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units • Automobile or motorcycle impounds • Junkyards and recyclers. • All kind of workshops/ manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 30 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road.	Link Road Chah Taliwala to Air Port along Banks of Wali Muhammad Distributory (300 ft on either side from the center of the road).					
1.	Starting point.	Chah Taliwala.					
2.	Ending point.	Airport via and khair pur minor via Pul Wasil, Excluding Cantonment Area.					
3.	Average width.	120 ft.					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
a)	Less than 10 Marlas.	1:1.5	45	30	5	Not required	65% shall be calculated including set back area
b)	10 Marla to 1 Kanal.	1:2	70	30	7	5 on one side	65% shall be calculated including set back area
c)	Above 1 Kanal to 2 Kanal.	1:4	70	30	10	5	65% shall be calculated including set back area
d)	Above 2 Kanal.	1:6	70	50	13	13	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All types of commercial permitted and permissible Activities shall be allowed subject to the approval of competent authority except the following:</p> <ul style="list-style-type: none"> • Any kind of marble / stone cutting/ storage units • Automobile or motorcycle impounds • Junkyards and recyclers. • All kind of workshops/ manufacturing units, repair shops and machine shops. • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Name of Road.	Northern Bye Pass Road. (500 feet on either side from the centre of the Road)
1.	Starting point.	LMQ Road.
2.	Ending point.	Toward Head Muhammad Wala Shujabad Canal.
3.	Average width.	150 ft.
4.	Type of commercial activity.	Following commercial activities are allowed:
a)	Education Institutions.	Education institution shall be allowed for more than 8 Kanals area. Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
b)	Health Care Institutes.	Health Care Institute will also be allowed for more than 8 Kanals area. Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
c)	Offices.	Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
d)	Display Centre.	Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
e)	Petrol Pump.	Owner shall provide 50 ft set-back. No construction will be allowed in 50 ft set-back and 1st filling dispenser shall be installed after 30 ft from setback area or 80 ft from ROW.
f)	Hotel/Restaurant.	Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
g)	Weighting Bridge.	50 ft set-back shall be applicable. The bridge shall be installed after 30 ft of setback.
h)	Apartment / Gymnasium / Community Hall.	50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
5.	Restrictions:	<ul style="list-style-type: none"> i) The Banquet Hall and Marriage Halls shall be strictly banned on these Bye Passes. ii) No Industrial unit or production unit shall be allowed on both Bye Passes. iii) Reserved Commercial Spaces of Private Housing Schemes/Land Sub-divisions shall be banned on main Bye Passes. The developer shall provide requisite 5% commercial area inside the scheme or within boundary wall. iv) Height restrictions defined in Master Plan and earlier enforced by DPDC shall be strictly followed. v) Integrated Parking of Multi-Story building like offices, apartment vis-à-vis covered area will be in addition to 50 ft set-back and 30 ft double lane parking. vi) Any other restriction given in Master Plan or notified by the Government of Punjab shall have overriding effect.

Sr. No.	Name of Road.	Southern Bye Pass Road. (500 feet on either side from the centre of the Road)
1.	Starting point.	Bahawalpur Chowk
2.	Ending point.	LMQ Road.
3.	Average width.	150 ft.
4.	Type of commercial activity.	Following commercial activities are allowed:
a)	Education Institutions.	Education institution shall be allowed for more than 8 Kanals area. Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
b)	Health Care Institutes.	Health Care Institute will also be allowed for more than 8 Kanals area. Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
c)	Offices.	Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
d)	Display Centre.	Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
e)	Petrol Pump.	Owner shall provide 50 ft set-back. No construction will be allowed in 50 ft set-back and 1st filling dispenser shall be installed after 30 ft from setback area or 80 ft from ROW.
f)	Hotel/Restaurant.	Besides 50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
g)	Weighting Bridge.	50 ft set-back shall be applicable. The bridge shall be installed after 30 ft of setback.
h)	Apartment / Gymnasium / Community Hall.	50 ft set-back, owner shall provide 30 ft Double Lane Parking and the reserved Parking area shall be beyond boundary wall (Not to be covered by Boundary wall).
5.	Restrictions:	<ul style="list-style-type: none"> i) The Banquet Hall and Marriage Halls shall be strictly banned on these Bye Passes. ii) No Industrial unit or production unit shall be allowed on both Bye Passes. iii) Reserved Commercial Spaces of Private Housing Schemes/Land Sub-divisions shall be banned on main Bye Passes. The developer shall provide requisite 5% commercial area inside the scheme or within boundary wall. iv) Height restrictions defined in Master Plan and earlier enforced by DPDC shall be strictly followed. v) Integrated Parking of Multi-Story building like offices, apartment vis-à-vis covered area will be in addition to 50 ft set-back and 30 ft double lane parking. vi) Any other restriction given in Master Plan or notified by the Government of Punjab shall have overriding effect.

MDA BUILDING AND ZONING REGULATIONS OF CONTROLLED ROADS

Sr. No.	Road Name	Metro Route					
1.	Starting point.	Daulat Gate (500 ft on either side from center of the road)					
2.	Ending point.	BCG Chowk.					
3.	Average width.	100 ft					
4.	Size of Plot & Development Parameters.	FAR	Maximum Height (Feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground Coverage
e)	Less than 1 kanal	1:1.5	24	20	7	5 on one side	65% shall be calculated including set back area
f)	1 kanal to 4 kanal	1:2	38	20	13	13 on both sides	65% shall be calculated including set back area
g)	4 kanal to 8 kanal	1:4	50	20	13	13 on both sides	65% shall be calculated including set back area
h)	Above 8 kanal	1:6	60	20	15	15 on both sides	50% shall be calculated including set back area
5.	Type of commercial activity.	<p>All type of commercial permitted, permissible activity shall be allowed subject to approval from competent authority except following:</p> <ul style="list-style-type: none"> • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA, Governing Body. 					
6.	Additional Restriction (s) imposed.	<ul style="list-style-type: none"> • Right of way of this road segment is 100 ft, set back 20 ft than clear portion will be 70 ft on either side from the center of road. • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

Sr. No.	Road Name	Metro Route					
5.	Starting point	Chungi No 9 (500 ft on either side from center of the road)					
6.	Ending point	Daulat Gate					
7.	Average width	100 ft					
8.	Size of Plot & Development Parameters	FAR	Maximum Height (feet)	Set back front (Feet)	Rear space (Feet)	Side space (Feet)	Ground coverage
e)	Less than 5 Marlas	1:1.8	24	20	5	Not required	65% shall be calculated including set back area
f)	5 Marla & above but less than 10 Marla	1:1.6	24	20	5	Not Required	65% shall be calculated including set back area
g)	10 Marla to 1 Kanal	1:1.5	38	20	7	5	65% shall be calculated including set back area
h)	More than 1 Kanal	1:1.4	38	20	7	5	50% shall be calculated including set back area
5.	Type of commercial activity	<p>All type of commercial permitted, permissible activity shall be allowed subject to approval from competent authority except following:</p> <ul style="list-style-type: none"> • Shops selling hazardous material such as fire crackers etc. • Any activity deemed inappropriate by the District Planning & Design Committee and MDA, Governing Body. 					
6.	Additional Restriction (s) imposed	<ul style="list-style-type: none"> • Right of way of this road segment is 100 ft, set back 20 ft than clear portion will be 70 ft on either side from the center of road. • Setback area shall not use for parking nor for any other purposes, should be clear and its surface level shall be equal to the road level. • In case of education institutions, hospital and the all land uses where frequently commuters visit the premises shall provide 20 ft wide lane for pick & drop purposes addition to the setback area. • Pick & drop lane may be included in requisite parking space as per law. 					

