WALLED CITY OF LAHORE AUTHORITY
Government of the Punjab
Date:08-04-2015

Letter No.Dir(Admn)WCLA/2015

The Walled City of Lahore Authority has proposed to notify the Building Regulations, 2015 and the same are hereby published in the official gazette, for inviting **public suggestions/ objections.** Any objection or suggestion with respect thereto which may be received by the Director General, Walled City of Lahore Authority, 54-Lawrence Road, Lahore **within thirty days** of the publication of this notification, shall be taken into consideration in his office.

PREAMBLE

Whereas, it is expedient to provide for a framework for regulation of building works and building control within Walled City of Lahore.

And whereas, it is necessary to provide for appropriate framework for protection of heritage properties and conservation of heritage, for regulating construction and use of buildings , the appearance and style of urban amenities, building heights and densities, for regulating building alteration and demolition and for the protection of public safety.

And whereas, in exercise of powers granted under sections 7(2) (v)& 17 read with section 50 of the Walled City of Lahore, Act 2012 (Act XXXVI of 2012), the Walled City of Lahore Authority is pleased to notify the following regulations for the Walled City of Lahore.

SHORT TITLE AND COMMENCEMENT

(i) These Regulations may be called the Walled City of Lahore Building Regulations, 2015.

(ii) These regulations shall extend to whole of the Walled City of Lahore.

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

Chapter-1
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 defined in the Act.

1.1.1 "Act" means the Walled City of Lahore Act 2012.

1.1.2 "Authority" means the Walled City of Lahore Authority established under section 3 of the WCLA Act XXXVI of 2012.

1.1.3 "Alteration" includes any change in building structure or use brought about by the owner or occupant after the approval of building plan without affecting or violating any Provision of these Regulations.

1.1.4 "Amalgamation" includes the joining of two or more adjoining plots of the same land use into a single plot for the building purposes.

1.1.5 "Apartment Building" includes a building containing more than two dwelling units sharing the common staircase, lift or access spaces.

1.1.6 "Approved Plans" includes building plan duly sanctioned by the competent authority for carrying out building works.

1.1.7 "Board" means the Heritage Conservation Board constituted under section 9 of the Act.

1.1.8 "Basement" includes any storey, wholly or partially below ground level, on all sides.

1.1.9 "Builder" includes any person, project proponent, institution, company, firm, agency or government department, autonomous and semi-autonomous body having the ownership/leasehold title who intends to undertake building works.

1.1.10 "Building Height" includes total height of a building measured from the crown of the road, street or public passage abutting the property to the top of the parapet

wall excluding the structures such as chimney stacks, lift heads and water towers etc.

1.1.11 "Building Line" includes line beyond which the outer face of any building except compound wall, may not project in the direction of any existing or proposed public passage.

1.1.12 "Building Plans" includes the drawings submitted to the Authority for approval of building works and includes the plans, sections, and elevations of every floor 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 superstructure 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.

1.1.13 "Building Regulations" means the Walled City of Lahore Building Regulations 2015.

1.1.14 "Building Works" includes site excavation; erection or re-erection of a building; making additions and alterations to an existing building; work in relation to repairs of a structural nature to a building; and work in relation to building fabric.

1.1.15 "Cardinal Points" includes the directions of North, South, East and West as marked on the building plan.

1.1.16 "Chamfer" includes the flat surface made by cutting of sharp edge or corner of the plot or building to enhance the visibility at the turning point.

1.1.17 "Contractor" includes a person hired by a builder for carrying out the building works in accordance with approved plans and other approvals.

1.1.18 "Consultant" includes a professional duly registered with respective statutory professional body and hired by a builder for design and supervision of building works in accordance with the approved plans and other approvals.

1.1.19 "Covered Area" includes the gross horizontal area covered by the building above and below the ground level measured along the outer perimeter of the surrounding walls or enclosure, but does not include the space covered by:

a. Court yard, garden, rocky area, plant nursery, 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, etc.,

d. Sump tank and electricity transformer.

e. Areas of the building not provided with surrounding walls shall be included in the covered area if such areas are included within the horizontal projection of the roof or floor above.

1.1.20 "Demolition" includes the process of dismantling the building or part thereof.

1.1.21 "Dwelling Unit" includes a part or whole of a building capable of being used as a single unit for human habitation including permanent provisions for living, sleeping, eating, cooking and sanitation.

1.1.22 "Fence" includes a temporary barrier around a building or structure under construction or repair.

1.1.23 "Floor" includes a storey, or horizontal portion thereof

1.1.24 "Floor Area Ratio (FAR)" includes the aggregate covered area of a building or buildings on a plot divided by the total area of the plot.

1.1.25 "Floor Projection" includes any extension of any floor of a building whose weight is not borne by a wall, column or other support other than the wall defining the external enclosure of the building.

1.1.26 "Floor Height" includes the vertical distance from the top of the floor finish to the top of the floor furnish on the next floor above or below.

1.1.27 "Foundation" includes 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.

1.1.28 "Ground Coverage" includes the percentage of the Property area that can be covered at the ground floor.

1.1.29 "Hoarding" includes any advertising tool including advertising boards, neon signs etc. which are displayed on a building, in a vacant plot or in the public right of way.

1.1.30 "Infrastructure" includes 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.

1.1.31 "Marla" includes a size of land equal to 225 square feet.

1.1.32 "Mezzanine Floor" includes any intermediate floor or horizontal surface which is within the height of a single storey, and which does not cover more than sixty per cent of the covered area of that storey.

1.1.33 "Multi-Storey Building" includes a building having a building height of more than 50 feet or four storeys, whichever is less.

1.1.34 "Mumti" includes the shelter created on the upper most floor of a building above a staircase or other means of access so as to prevent ingress of rain water into the building.

1.1.35 "Occupancy Certificate" includes the certificate issued by the Authority stating that the proposed building works have been completed in accordance with approved plans and that the building is fit for occupation for the permitted use.

1.1.36 "Parapet Wall" includes a wall, whether plain, perforated or paneled, protecting the edge of a roof, balcony, verandah or terrace.

1.1.37 "Plinth" includes the portion of the building between the ground level and the level of the ground floor.

1.1.38 "Plane of the Façade" includes a vertical plane representing the external surface of the building abutting on a street or a set-back and located along the alignment of the plinth of the building.

1.1.39 "Property" includes land, building or structure to which its builder has freehold title.

1.1.40 "Property Line" includes the boundary line of the property.

1.1.41 "Projection" includes any protrusion from the plane of the façade of a building whose weight is not borne by a wall, column or other support other than the wall defining the external enclosure of the building.

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

1.1.43 "Right of Way" includes the width of road, street or public passage between the two opposite property lines.

1.1.44 "Set-Back" includes the distance from the plane of the façade to the nearest point on the property line, as required under these regulations.

1.1.45 "Site Plan" includes 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 Pubic Passage on which the plot abuts and the adjoining plot numbers, if any, together with cardinal points. The site plan also shows the provision of utility services for the proposed building works.

1.1.46 "Storey" includes the space between the upper surface of one floor and the upper surface of the other floor or roof vertically above or below.

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

1.1.48 "Warehouse" includes a building where raw materials, intermediate products or manufactured goods may be stored.

Chapter-2

SANCTION OF BUILDING WORKS

2.1 Compliance of the Building Regulations

2.1.1 Every builder intending to carry out building works within Walled City of Lahore shall comply with the requirements of these Building Regulations.

2.1.2 No land or building shall be used in a manner inconsistent with the land use determined by the Authority.

2.1.3 These Building Regulations shall be in addition to the requirements of any other law and regulation applicable.

2.2 Permission for Building Works

2.2.1 Every builder intending to carry out building works shall submit to the Authority an application in writing on the prescribed form for obtaining permission to carry out the following categories of building works:

a) New construction
b) Alteration
c) Addition

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

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

2.2.3 Every application shall be accompanied by the requisite documents as prescribed by the Authority and shall include:

a) Title Documents
b) Plans
c) Undertakings d)
Processing fee

2.2.4 Utility connection charges to be charged to the builder.

2.3 Submission of Plans and Documents

2.3.1 All applications shall be made on prescribed Application Forms to the Authority. For new structure, plans and documents which shall be submitted along the application are listed below:-

2.3.2 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 builder or power of attorney to carry out such work.

2.3.3 Building Plans

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

i. Plans, sections and elevations of every floor including basement, mezzanine, 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

2.3.3.2 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.

2.3.3.3 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 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.

2.3.4 Site Plan

i. A site plan drawn to a scale of 16 ft. to an inch to show the site to which it refers,

ii. A block plan of the site drawn to a scale of not less than 40 ft. to an inch showing the position of the proposed building and existing buildings, if any; the width and level of the public passage on which the plot abuts and the adjoining plot numbers together with cardinal points.

2.3.5 Drainage & Sewerage 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

2.3.6 Land Use Compliance Undertaking

An undertaking on prescribed performa in favour of Authority on stamp paper of legally admissible value wherein the builder shall make a statement that Plans for building works are in compliance with the Land use as established by the Authority.

2.3.7 Indemnification of Damages

An undertaking on prescribed Performa in favor of Authority on stamp paper of legally admissible value according to which the builder shall pay damages to the satisfaction of the Authority if any damage is caused to the adjoining properties and infrastructure due to excavation / construction activities.

Chapter-3

SANCTION FOR THE BUILDING WITH RCC FRAME STUCTURE AND BASEMENT

3.1 Additional Documents for Approval of Plans

In addition to the plans and documents as specified in regulations above the builder shall submit the following documents:

3.1.1 Structure Stability Certificate

A structure stability certificate signed by Structure Engineer along with building plans on prescribed Performa

3.1.2 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 Soil
iii. Soil investigation report.

3.1.3 Certificate from Fire Fighting Department

In case of commercial, educational, hospital, industrial and apartment buildings as well as Buildings with RCC frame structure and basement, a certificate from the firefighting department regarding provision and adequacy of firefighting arrangements prior to issuance of completion certificate.

3.1.4 Certificate of Architect, Resident Engineer and Structure Engineer

For buildings having RCC frame structure and basements, 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
ii. when construction up to 38ft (11.58m) level is completed
iii. upon completion of the building

3.1.5 Detail of Building Material

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.

3.1.6 NOC from the Environmental Protection Agency (EPA)

In case 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

3.2 Vetting of Structural Drawing of Buildings with RCC Frame Structure and Basement

3.2.1 The Authority may maintain a panel of vetting structural engineers for vetting and certifying the structural design and drawings prepared by the consulting structural engineer and submitted by the builder as part of building plans.

3.2.2 The documents submitted under regulation 3.1 above may be forwarded for scrutiny to anyone of the vetting Structural Engineers on the panel of the Authority. The vetting fee to be charged by the vetting structural engineer may be determined by the authority and paid by the builder to the vetting structural engineer.

3.2.3 The vetting Structure Engineer on the panel of the Authority may 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, may be duly signed by the vetting Structure Engineer and builder's Structure Engineer. The signed structural drawings shall be forwarded to the Authority, in duplicate within thirty days from the date these were forwarded by the Authority to its vetting Structure Engineer.

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

3.2.5 Within 30 days of the receipt of the approval of the structural drawings from the vetting Structure Engineer working for the Authority, the Authority may issue a formal decision on the sanction of the building plans.

3.3 Documents for installation of BTS / Towers / Antennas

3.3.1 All cellular companies desirous to install BTS towers/ antennas etc. in the walled city area shall make an application to this effect to the Authority.

3.3.2 Structural design shall be vetted by the structural engineer.

3.3.3 Issue of environmental/noise pollution to be addressed

3.3.4 Undertaking by the applicant shall be submitted regarding the Heritage site impact assessment.

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

i. Site plan of the proposed site
ii. Site details, whether to be installed on roof top / building premises or open land.
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. Affidavit from the concerned owner of the property including neighbourers (left and right) or as determine by the authority.
vi. Detailed design of the tower.
vii. Ownership proof.
viii. NIC copy of the owner.
ix. NOC from EPA for that particular location for generator set only.

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

3.3.6 In case of any loss to life or property the concerned cellular company shall be bound to pay Rs. 1 million (10lacs) 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.

3.4 Commencement of Works on Building with RCC Frame Structure and Basement

3.4.1 In case of Buildings having RCC frame structure and basement, the construction works shall not commence even if the building plan is sanctioned, until structural drawings are approved by the Authority.

3.4.2 The builder intends to construct a Public Utility Building shall provide No Objection Certificate from the concerned Government Agency under the relevant laws for the time being enforced.

3.4.3 Approval of building plans for buildings having RCC frame structure and basement shall be granted for execution at the following four stages.

i. Excavation plan for basement/s including design of restraining structure / piling etc.
ii. Basement up to plinth level.
iii. Up to 38 ft. (11.58m) Building Height
iv. Above 38 ft. (11.58m) Building Height.

3.4.4 Commencement of the next stage shall not be allowed till a certificate of satisfactory completion of the prior stage has been issued by the Authority.

Chapter-4

SANCTION OF THE BUILDING WORKS OF HERITAGE PROPERTY

4.1 Sanction of Building Works of Heritage Property.

No person shall execute or cause to be executed any building works in respect of the of a Heritage Property or for its alteration or extension in any manner which would affect its Heritage Value, unless the Building works are sanctioned by the Authority in consultation with the Board.

Chapter-5

SANCTION/ REJECTION OF BUILDING PLANS

5.1 Sanction of Plan

5.1.1 Within 45 days of the receipt of an application along with required plans and documents, and payment of building plan application fee for permission to carry out building works, the Authority may:-

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.

5.1.2 If the Authority does not inform about objections or does not pass orders granting or refusing permission specifying:

i. the provision of the Building Regulations violated within 45 days or

ii. if any additional particulars required by the Authority have not been submitted for within the required 45 days from the receipt of notice / application,

the applicant shall give in writing through registered post to the Authority pointing out the neglect of the Authority. If such neglect continues for further fifteen 15 days from the date of receipt of such written communication by the Authority, Director General may constitute a departmental committee to resolve the issue within 7 days.

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

5.2 Competent Authority for Sanction or Rejection of the Building Plans

5.2.1 The Director General WCLA is competent to approve or reject any building plan submitted by the applicant/ builder.

5.2.2 The building plan may be processed /recommended by the urban planning wing after vetting land record by the Estate & Land Record wing and any other concerned wing as required i.e. Legal, Architectural, and Engineering of WCLA.

5.3 Examination and Rectification by the Authority

5.3.1 In case if any building constructed without sanction under any law for time being in force prior to promulgation of these Act /Regulations, the Authority may, in special circumstances on application of the owner/ occupier may examine the constructions/buildings whether the same has been constructed/erected in accordance with the regulations. If the examination is satisfactory, the Director General may pass the building plan or order according to ground realities upon prescribed fees.

Chapter-6

REVOCATION OF SANCTION OF PLANS

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

i. defective title of the applicant,

ii. material misrepresentation,

iii. non-conformity of special building standards under Regulation 7(a)

iv. non-compliance of any special condition under regulation 7(b)

v. prejudice to Master Conservation & Re-Development Plan

vi. fraudulent or negligent statement contained in the application made under these

6.2 If the builder fails to satisfy the Authority within 07 days after having been served a show cause notice, any work done there under shall be deemed to have been done without permission. However the applicant may have a right to appeal to the Authority within 30 days of the orders of revocation/cancellation.

Chapter-7

BUILDING INSPECTION DURING CONSTRUCTION

7.1 Inspection of Buildings

The Authority may inspect such property, 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, time and detailed observations in respective files with stamp and signatures.

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

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

Chapter-8

OCCUPANCY CERTIFICATE

8.1 Work Completion Notice

Every builder who carries out and completes building works as approved under Building Regulations shall within one month of the completion of the work deliver to the Authority notice in writing of such completion. In case of Buildings having RCC frame structure and basement the builder is required to submit a notice on prescribed Performa. The builder shall comply with all the conditions/instructions provided in the occupancy certificate.

8.2 Inspection of Building Works

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

8.3 Issuance of Occupancy Certificate

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

Chapter-9

APPPLICATION FOR DEMOLITION OF BUILDING

9.1 No building or portion thereof shall be demolished without a written permission from the Authority.

9.2 No permit to demolish will be issued unless the 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. These utility services may be used for the purpose of construction work.

9.3 No permit to demolish will be issued in respect of any Heritage Property except with the concurrence of the Board.

9.4 Permission for demolition shall only be granted in the following cases

i. The building or portion thereof has been declared dangerous and recommended for demolition by the authority.

ii. Demolition of part of the building for the purpose of making alterations.

Chapter-10

DECLARATION OF DANGEROUS BUILDINGS

10.1 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.

10.2 The Authority may constitute a committee regarding declaration of dangerous buildings and their demolition consisting of the following

i) Director Conservation WCLA

ii) Culture Heritage Specialist WCLA

iii) Technical Expert: Conservation (practicing Conservation Architect from field/academia/WCLA)

iv) Technical Expert : Structure (practicing Structure Engineer from field/academia/WCLA)

v) Technical Expert : Community Development (Social scientist/Community development expert from field/academia/WCLA)

10.3 Authority may issue instructions to owner/occupier of such building to carry out necessary repair work to the part or whole building which is declared dangerous in such a period and in such a manner as may be specified.

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

Chapter-11

BUILDING STANDARDS

11.1 Ground Coverage and Floor Area Ratio (FAR):

The following covered area limitations shall apply:

11.1.1 Allowable covered areas

Plot Sizes	**Maximum Ground Coverage (Percentage of Property area that can be covered at Ground Floor)**	**Maximum Allowable Floor Area Ratio (FAR)**
Plots measuring less than 2 marlas	100	1:4
Plots measuring 2 marlas and above but less than 5 marlas	90	1 : 3.5
Plots measuring 5 marlas and above but less than 10 marlas	80	1:3
Plots measuring 10 marlas and above	70	1 : 2.5

11.1.2 The maximum allowable covered area permitted under Floor Area Ratio shall include covered areas at all floors including basement, mezzanine and mumti.

11.2 Set-backs

11.2.1 No set-backs are required on the ground floor, except where specifically instructed by the Authority. In specific cases, the Authority may require a set-back or reject a proposed setback to meet the requirements of the width of public passage.

11.2.2 The area allowed to be constructed on the third floor may be provided with set- back of 10 feet from the face of the building.

11.3 Building Height

11.3.1 The maximum building height of any building shall not exceed 50 feet excluding the mumti.

11.3.2 No building shall be constructed which contain more than four storeys above. plinth level(ground floor plus three floors above), except as stated below:

i) Basements may be permitted as stated in paragraph 2.6 below.

ii) Mezzanine may be permitted as stated in paragraph 2.7 below.

iii) Mumti may be permitted as stated in paragraph 2.8 below.

11.4 Allowable Covered Areas

The following covered area limitations shall be adhered to:

11.4.1 Allowable covered areas				
Floor	**Maximum covered area allowed as percentage of plot area**			
	Plots measuring less than 2 2 marlas	Plots measuring 2 marlas and above but less than 5 marlas	Plots measuring 5 marlas and above but less than 10 marlas	Plots measuring 10 marlas and above
Ground floor	As stated in 2.1.1 above			
First floor	100	90	80	70
Second floor	100	90	80	70
Third floor	60	50	40	30
Basement	Not permitted	Not permitted	Not permitted	25
Mezzanine floor	60	55	45	35
Mumti	As stated in paragraph 2.7below			

11.5 Plinth level

No building shall have a plinth less than one foot and not more than two feet in height from the highest point on the property line abutting the public passage.

11.6 Basements and Below Ground Constructions

11.6.1 No basements shall be constructed in any building except in buildings on plots measuring more than ten marlas and with express permission of the Authority, provided the area of the basement does not exceed 25 percent of the plot area, and provided the base of the outer (retaining) wall of the basement on any side is removed

i. from the plot line, a distance equal to a height taken from such base to the street level, and

ii. from the nearest edge of the footing of a wall or a column within the building, a distance equal to the vertical distance between such base and the nearest edge of the bottom of the footing.

11.6.2 If and where and to the extent allowed by the Authority, the builder constructing the basement shall take all necessary precautions in accordance with best engineering practices, and to the satisfaction of the Authority, to prevent damage to adjacent public and private property.

11.7 Mezzanine Floor

A mezzanine floor may be constructed at any floor in a building provided that:

a) only one mezzanine floor is allowed in a building.

b) the area to be occupied by such a mezzanine floor shall not exceed the limit specified in Table 2.4.1.

c) the area to be occupied by a mezzanine floor shall remain within the total covered area as permissible under FAR.

d) a minimum clear floor to ceiling height of 7 feet is maintained under the mezzanine. The clear height shall here mean the clear smallest distance from the finished floor to the nearest spanning member (whether a joist, beam or slab).

11.8 Mumti

11.8.1 A mumti may be constructed beyond third floor provided the constructed area shall not exceed:

i. 75 square feet, in case of plots not exceeding 2 marlas;
ii. 120 square feet, in case of plots not exceeding 5 marlas;
iii. 150 square feet, in case of all other plots.

11.8.2 The clear floor to ceiling height of the mumti shall not exceed 8 ft.

11.8.3 The area to be occupied by a mumti shall remain within the total covered area as permissible under FAR.

11.9 Clear Height

11.9.1 The clear height includes the clear smallest distance from the finished floor to the nearest spanning member (whether a joist, beam or slab).

11.9.2 The clear floor to ceiling height of a storey shall not be greater than 12 feet and less than 8ft.

11.9.3 The clear height of a storey containing an intermediate mezzanine floor may extend to a maximum of 16 feet.

11.10 Projections

11.10.1 Floor Projections

Floor projections over public passage may be allowed only on the first and second floor and shall not exceed 3 feet from the façade of a building, provided the public passage is at least 8 feet wide from the front of the façade to the front of a façade on the other side of the public passage.

i) Where the width of the public passage, or the distance between the two facades as aforesaid is less than 8 feet, no floor projection shall be allowed.

ii) Provided also that where any of the following two conditions are not met, the area to be covered by the projection shall be included in the allowable floor area:

a. the projection is made of lightweight material(timber, metal or lightweight synthetic material)

b. the projection is not covered by a roof.

11.10.2 Other Projections

All projections other than floor projections shall not exceed 1 foot and 6 inches from the plane of the façade of the building.

11.11 Fenestration and wall openings in exterior walls

11.11.1 The restrictions and limits indicated in Table below shall apply to doors and window openings for residential buildings:

Area of door and window openings in exterior walls:

Floor	Maximum area of openings as percentage of area of exterior wall fronting on to the street or bazaar	Remarks
Ground floor	40	Windows opening onto an inner courtyard or on open space not abutting a public street or access way may exceed this limit
Mezzanine floor	25	
First floor	50	
Second floor	50	
Third floor	50	
Mumti	Not applicable	

11.11.2 The above limits are to be adhered to subject to the provisions that:

(i) the above restrictions may be relaxed or waived by the Authority where the ratio of the horizontal width of a façade to its height on the relevant floor is less than or equal to 1.25, and further that

(ii) the limitations defined in the Table above may be increased by the Authority for reasons pertaining to heritage value including neighboring historic structure or overall visual and architectural character of neighboring buildings.

Chapter-12

SPECIAL BUILDING STANDARDS AND CONDITIONS FOR SANCTION OF BUILDING WORKS

12.1 The Authority may determine distinct building standards for each property.

12.2 The Authority may impose any special condition in respect of the Sanction/approval of Building Works considering the following factors:

i. Heritage Value of the Property

ii. Conservation of Heritage

iii. Building Fabric

iv. Urban Fabric

v. Status of the Property in a zone of special value

vi. Land Use

vii. Master Conservation and re-Development Plan

Chapter-13

BUILDING APPEARANCE AND CONSTRUCTION

13.1 Building construction

13.1.1 Building construction shall be carried out using superior quality material and workmanship.

13.1.2 All building elements (including structural elements), installations and surface finishes: shall be constructed of superior quality materials and carried out with good workmanship and accepted practice in accordance with the applicable building codes and engineering standards

13.2 Appearance and stylistic features

13.2.1 These shall be as per approved building plans.

13.2.2 New stylistic features in harmony with the traditional built environment may be proposed in the building plan submissions, but may only be used after approval of the same, and the decision of the Authority in this matter shall be final.

13.3 Exteriors

13.3.1 In general building exteriors of all new construction shall be in accordance with, or acceptable interpretations of the heritage value in the walled city.

13.3.2 Subject to the foregoing provisions, in new construction the literal reproduction of heritage value is not necessary except where specially recommended by the Conservation Board and approved by the Authority. Notwithstanding the preceding,

i) Materials to be used shall be in sympathy and harmony with traditional materials.

ii) Exposed brickwork should be of high quality fair faced brick construction. Baked terra cotta decorative elements and brick moulding shall be integrated with the masonry wall construction. *Gutka* work or applied skins of brick veneer shall not be allowed, except where allowed under special consideration of the Authority.

iii) External plaster renderings, and plaster mouldings, shall be of material historically used such as lime plaster mixes (including *kankar* or Kasuri lime).

13.4 Projections

13.4.1 Projections could be any of the following types or interpretations thereof acceptable to the approving authority:

i) *Jharokas*, with or without *bastas.*

ii) *Bukharchis*, with or without *bastas.*

iii) *Balconies*

iv) *Chajjas* and shades;

v) *Brackets supporting jharokas or balconies*.

13.5 Doors and windows

13.5.1 Materials to be used in the manufacture of doors and windows shall in sympathy and harmony with traditional materials.

13.5.2 Energy efficient materials and materials with low energy transmission shall be preferred over non-energy efficient materials.

13.6 Colours

13.6.1 Colours to be used shall be those as determined by the Authority. Luminous paints shall not be used.

13.6.2 All colours shall be as approved by the Authority and shall conform to the range of shades maintained in the office of the Authority.

13.6.3 Colours used on exterior plaster renders shall be natural, porous and air-permeable lime based colour washes.

Chapter-14

PARKING REQUIREMENTS

14.1 If any building or a part of the building is intended to be used for a purpose other than residential, the parking requirements may be determined by the Authority in accordance with the nature of intended use and width of the public passage.

14.2 The Authority may take suitable decisions on any matter relating to parking space keeping in view the existing situation on ground due to complex nature of the Walled City.

Chapter-15

SPACE AND SAFETY REQUIREMENTS

15.1 External Building Requirements

15.1.1 Public Passage

a. No gate, boundary wall, fence or hedge shall be erected within the public passage.
b. No ramp shall be provided within the public passage.

15.1.2 Plot Amalgamation/Consolidation and Creation of Larger Sized Plots

No amalgamation and creation of larger sized plots shall be allowed except in the case of single family residential projects.

15.1.3 Subdivision of Plots

a. Subdivision may not be allowed for a plot of less than 5 marlas.

b. Subdivision of 10 marlas and above but less than one kanals plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Authority. The resultant subdivided plot shall not be less than 5 marlas (209.14 sqm)

c. Subdivision of one kanal (836.55 sqm) and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the subdivision plan from the Authority. The resultant subdivided plot shall not be less than 10 marlas (418.28 sqm)

15.1.4 Neon Sign

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

15.1.5 Building Elevation

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

15.1.6 Pergola

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

15.1.7 Boundary Wall

Boundary wall where permitted, should not exceed 7ft (2.13m) in height measured form the plinth level.

15.1.8 Chamfer

Plots may be Chamfered on the basis of the width of the adjoining public passage where required by the Authority.

15.2 Fire Resistance and Fire Precautions

15.2.1 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.

15.2.2 Special Buildings

a) Special provisions may apply as determined by the Authority keeping in view of the circumstances of the location for assembly, stages in theatres and cinema projection rooms.

15.2.3 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 in take 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.

15.2.4 Extinguishment of Fires

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

a.

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

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

b. Fire fighting buckets

c. An independent water supply system in pipes of steel or cast iron with adequate

d. hydrants, pumps and hose reels.

e. All buildings having three floors and above shall have pressurized internal fire hydrant system with an independent over-head water tank of minimum 3000 gallons and external underground water tank of 6000 gallons. The external under-ground water tank shall be accessible to the fire fighting vehicles.

e.

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

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

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

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

f.

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

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

g. Separate fire exit stairs.

h. Fire Alarm System

i. First Aid Box .

j Smoke masks.

k. Breathing apparatus

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

15.2.5 Fire Drills

Necessary directions shall be issued to the occupants/owner of buildings more than three stories 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 fire fighting arrangements shall comply with the requirements under Rule 9 of Civil Defense (Special Powers) Rules1951.

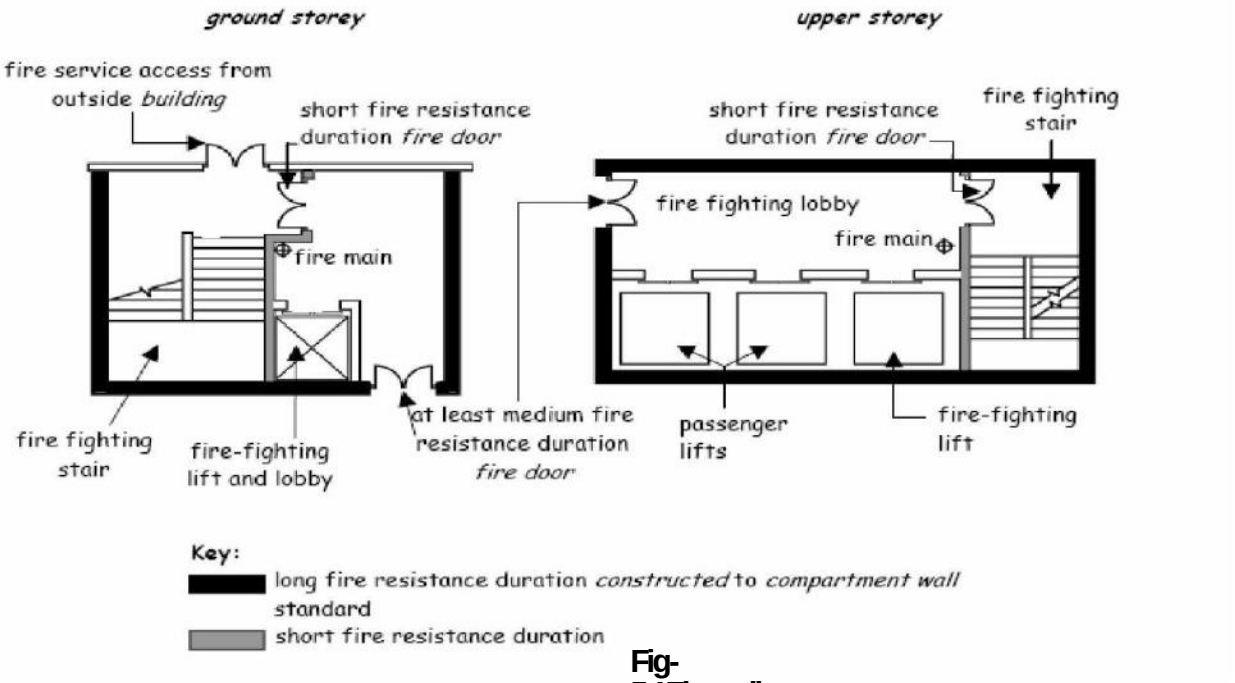

Fig-5.1Firewall

15.3 Emergency Exit Specifications

15.3.1Means 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 building more than two stories should be provided with emergency stair case/staircases as the case may be in addition to the main staircase/staircases as determined by the Authority.

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.

15.4 Utility Services Specifications

15.4.1 Water Supply

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

b. Underground/Overhead Water Tank to be provided in all buildings as per following minimum sizes:

Plot Size	**Width**	**Length**	**Depth**	**Total Volume**
7-Marlas and less	3ft (0.91m)	4ft (1.22m)	2 ft-6 inches (0.76m)	30cu ft (0.85cu m)
Above 7-Marlas up to 1Kanal	5ft (1.52m)	5ft(1.52m)	2 ft-6 inches (0.76m)	62.5cu ft (1.77cu m)
Above 01-Kanal	5ft (1.52m)	5ft (1.52m)	4 ft(1.22m)	100cu ft(2.83cu m)

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

l. The capacity of the water tanks for buildings more than two stories shall be as per the Building Code of Pakistan/NRM, in accordance with size, Building Height and use of the building.

15.4.2 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 Size	**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.

15.4.3 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.

15.4.4 Solid Waste Management

a. Refuse chutes shall be provided in building more than two stories 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.

15.4.5 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.

Chapter-16

STRUCTURAL DESIGN OF BUILDINGS WITH RCC FRAME STRUCTURE AND BASEMENT & BTS / TOWER / ANTENNAS

16.1 Design

16.1.1 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.

16.1.2 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).

16.1.3 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.

16.1.4 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 WCLA 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.))))

16.2 Sites

16.2.1 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.

16.2.2 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.

16.3 Foundations

16.3.1 Ground Test

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

16.3.2 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 WCLA that the foundations of the buildings are safe.

16.3.3 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 WCLA.

16.3.4 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 WCLA, subject to water pressure, that portion of the building below ground level shall be suitably waterproofed.

16.3.5 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.

16.4 Stair Cases and Lifts

16.4.1 Stair case Specifications

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

b. In Apartment Buildings stair-cases shall have the following minimum width of 4 ft (1.22 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.

16.4.2 Lifts

a. Lifts shall be provided in buildings where the climb is more than 3 storey.

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.

16.5 Design Requirements for BTS / Towers / Antennas

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

i) Using towers which occupy less space.

ii) Using eye suiting colors on the towers.

iii) Utilization of high rise buildings/water tanks, wherever possible.

iv) Usage of maximum monopoles wall 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.

Chapter-17

BUILDER'S OBLIGATIONS

17.1 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.

17.2 Site Hoardings

No person shall start Building Works on a site abutting on a public passage without having first provided hoarding or barrier to the satisfaction of the Authority along the whole length of such site so as to prevent danger or injury to the public or to the persons employed on the work; provided, however, that this regulation may 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 passage and being not more than 25 ft. (7.62 m) high.

17.3 Written Permission for Use of Public Passage

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

17.4 Utility Departments to be Informed for Excavation of Public Passage

No excavation shall be made in any public passage without written permission of the Authority. The applicant shall 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.

17.5 Utility Services not to be Obstructed

All materials, hoardings, fences or other obstructions in any public passage 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.

17.6 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 public Passage, 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.

17.7 Removal of Obstructions and debris after Completion of Works

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

17.8 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.

17.9 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.

17.10 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 buildings with RCC frame structure and basement shall be in accordance with the design codes as specified herein

17.11 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.

17.12 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.

17.13 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.

Chapter-18

POWERS OF THE AUTHORITY

18.1 Cancellation of Permission

The 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.

18.2 Power to Seal

The 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.

18.3 Maintenance of Building

a. The 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 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.

18.4 Dangerous Obstructions

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

Chapter-19

ROLES AND RESPONSIBILITIES

19.1 General

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

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

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

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

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

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

19.2 Builder- Responsibilities

19.2.1 Builder shall engage the services of following qualified building professionals for the various stages of the project:

19.2.1.1 Consultants

a. Architect

b. Geotechnical Engineer (for buildings having RCC frame structure and basement &Public Utility Buildings)

c. Structural Engineer/Vetting Structure Engineer (for buildings having RCC frame structure and basement & Public Utility Buildings)

d. Electrical Engineer (for buildings having RCC frame structure and basement & Public Utility Buildings)

e. Public Health Engineer (only for buildings having RCC frame structure and basement & Public Utility Buildings)

f. HVAC and Mechanical Engineer (for buildings having RCC frame structure and basement & Public Utility Buildings)

19.2.1.2 **Resident Engineer (**For buildings having RCC frame structure and basement & Public Utility Buildings).

19.2.1.3 **Contractor (**For buildings having RCC frame structure and basement & Public Utility Buildings).

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

19.2.3 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 above.

19.2.4 In cases, where there is a change in the name or role of any professional engaged by the builder/Professionals pursuant to Building Regulations, the builder shall promptly inform in writing to the Authority on prescribed Performa. 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.

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

19.2.6 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.

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

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

19.3 Builders responsibility for BTS / Towers / Antennas

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

19.3.2 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.

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

19.3.4 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.

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

19.4 Responsibilities of the Authority

19.4.1 The field staff may visit the site as prescribed under these Regulations.

19.4.2 The field staff may 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.

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

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

19.5 Consultants - Qualification and Responsibilities

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

19.5.1.1 Architect

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

b. The architect shall produce architectural designs, drawings and the technical specifications.

c. The Architect shall ensure that all architectural designs are in accordance with these Building Regulations.

19.5.1.2 Structural Engineer

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

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

c. The structural designs shall comply with requirements of the Code specified under these Regulations.

19.5.1.3 Vetting Structural Engineer

a. Vetting Structural Engineer shall be a consulting engineer registered with PEC with 5 years of professional experience as structural engineer.

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

19.5.1.4 Electrical Engineer

a. 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.

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

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

19.5.1.5 HVAC and Mechanical Engineer

a. 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.

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

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

19.5.1.6 Public Health Engineer

a. 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.

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

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

19.5.2 Each Consultant listed 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.

19.5.3 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.

19.5.4 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 Authority on prescribed Performa.

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

19.6 Resident Engineer - Qualification and Responsibilities

19.6.1 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.

19.6.2 The Resident Engineer shall:

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

ii. Develop and implement a construction-site safety program

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

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

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

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

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

viii. Promptly inform the Authority on prescribed Performa 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:

a. Progress record of construction activities

b. Event report including weather condition, seismic tremors, wind, temperature and rain fall data.

c. Record of the site presence of the key staff members of the Resident Engineer, Contractor(s) and subcontractor(s), on a daily basis

d. Record of contractors and sub-contractors working on the site

e. Copies of all change orders

f. Copies of as-built drawings, for only such elements where the construction has significantly deviated from the design drawings

g. Record of all tests including a description of samples, storage, transportation, test results and acceptance notes, with dates.

h. 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.

i. Record of the minutes of periodic conferences made with the contractor/ builder and consultants.

j. Record of all correspondence made.

k. Record of visits of the Authority officials and the consultants and copies of written instructions issued by them

l. Reports of all failures if any including a technical evaluation of the facts and the action taken

m. Reports of all accidents including a technical evaluation of the causes of accidents and the action taken.

19.7 Contractor- Qualification and Responsibilities

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

19.7.2 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.

19.7.3 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.

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

19.7.5 Promptly inform the Authority on prescribed Performa and builder if in his/her view construction/works is taking place in violation of the approved designs, drawings and specifications.

19.8 General Obligations/Responsibilities

19.8.1 Soil /Material Testing

19.8.1.1 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.

19.8.1.2 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.

19.8.2 Substitution of Building Professionals

19.8.2.1 In case of change of a Consultant, Resident Engineer, Contractor by the builder, he shall immediately inform the Authority in writing on prescribed Performa 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.

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

19.8.2.3 In case any of the building professionals as required under the law abandons the contract with the builder, the builder shall suspend the work of the respective professional till such time that a substitute is hired by the builder and the Authority informed of the substitution.

Chapter-20

BUILDING WORKS VIOLATIONS

20.1 Violation of Approved Plans

20.1.1 If on inspection under Building Regulations, the Authority finds that the Building Works contravene any of the provisions of Building Regulations; any officer duly authorized in this behalf by the Authority may by written notice require the person carrying out building works within a period to be specified in such notice, either to:

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

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

20.1.2 In the event of non-compliance with the requisition as made under these Regulations, any officer authorized by the Authority may 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.

20.1.3 In addition the authorized officer may initiate proceedings under the provisions of the Act.

Chapter-21

FEES AND PENALTIES

21.1 Processing Fee

Processing fee /Building Plan Application fee may be charged as prescribed by the authority from time to time.

21.2 Scrutiny Fee

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

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

21.3 Fee for NOC of BTS / Tower / Authority

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

21.4 Penalties and composition of offences

The Authority may impose penalties for violation of the provision of these Regulations at such rates and in such manner as specified by the Authority from time to time.

Chapter-22

MISCELLANEOUS

22.1 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.

22.2 Building works for unoccupied buildings.

If it appears to Authority that the heritage conservation of a building is important for maintaining the heritage Value of such building or adjacent building, the Authority may take necessary action as it may deem appropriate .

22.3 Delegation

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

22.4 Special Regulations

Special Regulations may be prepared by the Authority in respect of a Zone of Special Value or group of buildings for the purposes of conservation of the heritage.

22.4 Interpretation

The Authority may take suitable decisions on any matter arising as a result of doubtful interpretation of Building Regulations or such matters which may not have been specifically covered in these regulations.

DIRECTOR GENERAL