



## Gwadar Building Regulations 2020

JANUARY 2020

Building Control Section  
Gwadar Development Authority

# **G W A D A R D E V E L O P M E N T A U T H O R I T Y**

## **NOTIFICATION** **Gwadar the January, 2020**

In exercise of powers conferred by section *No.24* of Gwadar Development Authority Act 2003, with the prior approval of the Governing Body the authority is pleased to make the following regulations: -

### **CHAPTER 1 – JURISDICTION**

#### **1-1 Short title and commencement and extent**

1-1.1. These Regulations may be called the Gwadar Building Regulations 2020.

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

1-1.3. These Regulations shall apply to the whole Tehsil of Gwadar excluding cantonment areas and projects of National Security declared by the Federal Government from time to time.

#### **1-2 Application of Gwadar Building Regulations.**

These Regulations shall apply on every person who intends to carry out building, planning and land development work.

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

In order to meet emergency conditions and the requirements of persons in the sub-economic income group, the Authority at its own initiative or at the direction of the Government may declare special areas where these Regulations may be relaxed for a specific period of time after which these buildings shall become subject to special low cost housing codes.

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

1-4.1. The Governing body hereby delegates to the Gwadar Development Authority, the powers and duties assigned by these Regulations.

1-4.2. From time to time the Government may by notification, modify or withdraw from the Authority any such powers or duties, or add to or revise, or may recommend the revision of the boundaries of the jurisdiction of the Authority.

#### **1-5. These Regulations shall supersede the Gwadar Building Regulations 2005.**

These Regulations shall supersede the Gwadar Building Regulations 2005. Notwithstanding the replacement of Gwadar Building Regulations 2005 by these Regulations hereinafter referred to as the said Regulations, any instruction issued, action taken, funds created or established, departmental inquires and proceedings initiated under the said Regulations and in force immediately before commencement of these Regulations (Gwadar Building Regulations 2020) shall be deemed to have been passed issued, established, initiated or made in these Regulations (Gwadar Building Regulations 2020), as if these Regulations were in force at the time of which such orders were passed, instructions issued, and made and shall continue to have effect accordingly.

## **CHAPTER 2 – DEFINITIONS**

### **General**

- 2-1.** In the Regulations hereinafter contained, the following terms and expressions shall have the meanings hereinafter respectively assigned to them, unless such meaning be repugnant to or inconsistent with the context or subject matter in which such words or expressions occur:
- 2-1.1. Words imparting the singular number shall include the plural;
  - 2-1.2. Words imparting the plural shall include the singular; and
  - 2-1.3. Words imparting the masculine gender shall include feminine gender as well.
- 2-2.** “**Act**” mean means GDA Act. 2003
- 2-3.** “**Addition**” means the addition of any unit/structure to any building / structure constructed in accordance with these Regulations, and after obtaining the Occupancy Certificate of the building / structure being added to.
- 2-4.** “**Agriculture**” means and includes pasture, horticulture, breeding of livestock including poultry, fish and bees, and the use of land for any purpose ancillary thereto.
- 2-5.** “**Allottee**” means a person or a body who purchases a unit in a public sale project.
- 2-6.** “**Alteration**” means any change brought about after the approval of Building plan without affecting or violating any provision of these Regulations.
- 2-7.** “**Amalgamation**” means the joining of two or more adjoining plots of the same land used as a single plot in accordance with these Regulations.
- 2-8.** “**Amenity Plot**” means a plot allocated exclusively for the purpose of amenity uses i.e. graveyards, hospitals, schools, colleges, libraries, community centers, mosques or any such uses of public assembly / welfare.
- 2-9.** “**Ancillary Building**” means a building subservient to the principal building on the same plot, e.g., servant quarters, garages, guard room, Generator Room, Electrical & Gas Sub-stations, Pump rooms, garbage chute space etc.
- 2-10.** “**Apartment**” means an independent residential unit consisting of at least one habitable room, bathroom, toilet, and cooking facilities in an apartment building as defined in 2-11 below.
- 2-11.** “**Apartment Building**” means a building having more than one story and containing more than two apartments sharing common staircase, or access space.
- 2-12.** “**Approved**” means approved in writing by the Authority.
- 2-13.** “**Arcade**” means a covered walk-way or a verandah between the shops and the street / footpath on which the shops abut.

- 2-14. “Architect”** means a person duly recognized as such under P.C.A.T.P. ordinance 1983
- 2-15. “Architectural Plan”** means a plan showing the arrangements of proposed building works, including floor plans, elevations and sections, in accordance with the requirements of these Regulations.
- 2-16. “Area Standards”** means those zoning regulations or other land development requirements or restrictions referred to in these Regulations, which have heretofore been, or may hereafter be, adopted for a specified area or areas by, or on behalf of, Master Plan whether or not as part of a detailed plan.
- 2-17. “Assembly uses”** means all land used for libraries, cinemas, theatres, concert halls, planet aria, aquaria (if outside of zoo), non-sportive clubs, exhibition halls, and exhibition grounds etc. With the exception of exhibition grounds, open areas of these facilities will be limited by their actual operational needs.
- 2-18. “Attached Building”** means a building which is joined to another building on one or more sides by a common wall or walls.
- 2-19. “Authority”** means the Gwadar Development Authority.
- 2-20. “A.C.I”** means American Concrete Institute.
- 2-21. “Balcony”** means a projection from a wall of a building on an open space or a public street.
- 2-22. “Basement”** means a story of a building partially or wholly below ground level.
- 2-23. “Bath Room”** means a room containing a water tap/wash basin and a shower or a bathtub or a bath tray, and may be with or without a W.C.
- 2-24. “BCP”** means Building Codes of Pakistan
- 2-25. “Building Line”** means a line up to which any part of a building from its lowest level, including any and all foundations, or other structure, abutting on a public street or a road planned future public street, may extend, provided always that such line is within the property line of extent, provided always that such line is within the property line of such building or cut line as provided in these Regulation of such plots.
- 2-26. “Building Supervisor”** means a person who has been granted a license to act as such under these Regulations.
- 2-27. “Building Works”** means erection or re-erection/modification including complete or partial demolition of a building including full or partial thereof or making additions and alterations to an existing building.
- 2-28. “B.S.S”** means the latest applicable published edition of the relevant British Standard Specifications.

- 2-29. “B.S.C.P”** means the latest applicable published edition of British Standard Code or practice.
- 2-30. “Carpet Area”** means the net floor area within a rent-able/saleable unit excluding the area of peripheral walls but including the area of internal walls and columns etc.
- 2-31. “Car Porch”** means a shelter or a shed for a car which is permanently open on at least one side.
- 2-32. “Chimney”** means a structure enclosing one or more flues, and includes any opening therein for the function of a heat producing appliance/fireplace.
- 2-33. “Clinical Buildings”** means the buildings specified for health and welfare uses etc.
- 2-34. “Commercial Buildings”** means a building having shops or showrooms, clinics, offices, hotels, restaurants, etc.
- 2-35. Commercial Use”** means commercial (trade) uses such as shops shopping centers, markets and other uses.
- 2-36. “Compartment”** means a space into which an area is subdivided or a partitioned section, chamber or separate room within a larger enclosed area.
- 2-37. “Completion Plan”** means as built plan submitted to the Authority for the purposes of obtaining approval and occupancy certificate.
- 2-38. “Controller of Buildings (COB)”** means the authorized officer of the Authority to effect implementation of these Regulations.
- 2-39. “COS – Compulsory Open Space”** means that part of a plot which is to be left completely open to sky, over which no structure or any integral part of the building shall be permitted except permissible projections, basement, steps, septic tanks underground tanks, soak pits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc. or those structures required by civic agencies such as electric sub-station permitted elsewhere in these Regulations.
- 2-40. “Corner Plot”** means a plot situated at the intersection of two or more streets/roads.
- 2-41. “Cottage Industry”** includes small and medium size repair shops, handicrafts, and small scale inoffensive non-hazardous and non-obnoxious production and manufacturing units in areas, specified for such uses.

- 2-42. **“Covered Area”** means horizontal area of floor in a building covered with roof, whether or not enclosed by walls.
- 2-43. **“Dangerous Building”** means a building or structure, which is declared as structurally unsafe, and/or which is hazardous, as specified in Chapter-6.
- 2-44. **“Depth”** in respect to a building means the measured distance perpendicular from the outermost part of such building at its rear excluding projections as permitted in these Regulations.
- 2-45. **“Deputy Controller Buildings”** means the authorized officer of the Authority to effect implementation of these Regulations in concerned circle / zone.
- 2-46. **“Detached Building”** means a building not joined to another building on any side by a common wall.
- 2-47. **“Development Permit”** means any general or special permit issued including a permit customarily denominated as a “No Objection Certificate”, “Planning Permit” or other document having the effect of permitting development as defined in these Regulations.
- 2-48. **“Development Works”** means use of land as per approved plan, design and specifications.
- 2-49. **“Director General”** means the Director General of the Gwadar Development Authority.
- 2-50. **“Director Finance”** means the Director Finance Section of the Gwadar Development Authority.
- 2-51. **“Director Land Management”** means the Director Land Management Section of the Gwadar Development Authority.
- 2-52. **“Director Environment”** means the Director Environment Section of the Gwadar Development Authority.
- 2-53. **“Director Town Planning”** means the Director Town Planning Section of the Gwadar Development Authority.
- 2-54. **“Engineer”** means a person currently registered as such under PEC Act 1976.
- 2-55. **“Existing Area”** means the existing area defined under Master Plan.
- 2-56. **“External Wall”** means any outer wall of a building abutting on an external or internal open space on adjoining property lines.
- 2-57. **“Factory”** means a building or part thereof used for manufacture, production or preparation of any article.
- 2-58. **“Fire Escape”** means an exit from a building, for use in the event of fire.
- 2-59. **“Flat”** means as defined in “Apartment” clause No.2-10.
- 2-60. **“Flat Sites”** means plots designated as such for multi-family residential uses.

- 2-61. “Floor Area”** means horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projection allowed under these Regulations.
- 2-62. “Floor Area Ratio / FAR”** means the total floor area described above clause # 2-57 of a building divided by the area of the plot.
- 2-63. “Footprint”** means the portion of a plot of land covered, at any level by a building or part thereof other than basement.
- 2-64. “Government”** means the Government of Balochistan.
- 2-65. “Ground Floor”** means the floor of any structure built just above the plinth level.
- 2-66. “Habitable Room”** means a room to be used primarily for human habitation.
- 2-67. “Head Room”** means the clear vertical distance measured between the finished lower level and the underside of lowest obstruction such as ceiling or rafter, whichever is lower.
- 2-68. “Height of a Building”** means the vertical measurement from the highest part of the crown of the road along the length of the plot boundary of such a building, on the side determined to be the front of such plot, to the highest part of the building.
- 2-69. “Height of a Room”** means the vertical distance measured between the finished floor level and under side of the ceiling.
- 2-70. “Hoarding”** means a fence of temporary character erected around a building site on which erection, demolition or repair work is in hand.
- 2-71. “House/Bungalow”** means an independent residential building for the use of people, a family/families having at least one habitable room with a Kitchen, a bath, and a toilet.
- 2-72. “Housing/Dwelling Unit”** means a part or whole of a residential building capable of being used independently for human habitation.
- 2-73. “Industrial Building”** means a building constructed on a plot allotted exclusively for the purpose of industry under these Regulations.
- 2-74. “Inspection Chambers”** means any chamber constructed so as to provide access thereof to for inspection and cleaning.
- 2-75. “Land”** includes the earth, water and air, above, below or on the surface, and anything attached to the earth and has the meaning assigned to it under clause (a) of section 3 of land Acquisition Act 1894.
- 2-76. “Land Development”** Land Development include the dividing of land into plots, the amalgamation of plots, infrastructure development operations etc.



- 2-77. **“License”** means permission, granted under these Regulations by the Authority to perform such functions as are allowed under these Regulations.
- 2-78. **“Licensee”** means an individual/s or firm who has been duly licensed by the Authority.
- 2-79. **“Light Industry”** means an industry defined in the Master Plan.
- 2-80. **“Loft”** means a horizontal slab used only for storage purposes, which shall be allowed in kitchens, baths and store rooms/shops with access from inside only up to 5’-0” clear height between the loft floor and roof height.
- 2-81. **“Master Plan”** means Gwadar Smart Port City Master Plan (2017-50).
- 2-82. **“Medical Waste”** means such waste or item, which can, or is likely to cause infection, and without prejudice to the generality above, includes needles, operating theatre materials, surgical gloves, bandages, blood, bones and flesh etc.
- 2-83. **“NFPA”** means National Fire Protection Association.
- 2-84. **“NOC”** means No Objection Certificate as defined in these Regulations.
- 2-85. **“Notification”** means a notification published in the Balochistan Government Gazette.
- 2-86. **“Obnoxious Industries”** include amongst others, brick kilns, coke ovens, salt glazing, Sulphur working, making of cellulose lacquer, pitch bitumen, charcoal burning, gut scrapping, tannery, glue making fish meal, soap boiling, tallow making, skin dyeing and those which may be specified as Obnoxious by the Industries Department from time to time.
- 2-87. **“Open Staircase”** means a staircase at least two sides of which are open except for a guard rail or wall of a maximum nominal height of 4ft (1.2m) and which has no roof.
- 2-88. **“Owner”** means a person or persons holding title to a piece or plot or land/construction thereupon.
- 2-89. **“PEC”** means Pakistan Engineering **Council** established under PEC Act, 1976.
- 2-90. **“Pedestrian Lane”** means thoroughfares intended exclusively for pedestrian traffic.
- 2-91. **“Partition Wall”** means a wall separating adjoining properties.
- 2-92. **“Pergola”** means a horizontal structure of grid or trellis, the voids of which must be at least 75 percent of the total area in the plan of the pergola and are open to sky.



- 2-93. “Person”** includes any individual, company or Association of bodies or individuals, whether incorporated or not, or any public agency.
- 2-94. “Place of Public Worship”** means a building designed for the purpose of performance of religious functions.
- 2-95. “Plinth”** means a height of the finished floor level or the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the centre of the property line of the plot along the road. In case of more than one road serving the plot the plinth will be measured from the road providing principal access at the higher level. The height of the plinth shall be limited to 4’-6” except on plots where the natural contours are more than 4’-6” over at least 40% of the plot area as measured from the point at the centre of the property line of the road adjacent to it.
- 2-96. “Prescribed”** means prescribed by these Regulations.
- 2-97. “Professional”** means an individual or firm registered as such under the PCATP ordinance – 1983 and PEC Act-1976.
- 2-98. “Proposed Plans”** means plans submitted for approval in respect of proposed building works and/or land development work.
- 2-99. “Prescribed Form”** means form prescribed for various purposes by the Authority.
- 2-100. “Preservation”** means protection of any building or area from any development, which may destroy or change its character.
- 2-101. “Property Line”** for the purposes of these Regulations means that part of plot boundary which separates private property from the public property or a private property from another private property.
- 2-102. “Public Agency”** includes a person or body of persons, autonomous body appointed by or under authority of the Government or Federal Government and includes Town Councils and Union Councils, as defined in the Balochistan Local Government Ordinance 2001.
- 2-103. “Public Use Building”** means a building designed for public use and includes a dispensary, post office, police Station, Tonga stand, transport stand, town hall, public library, Buildings of Religious use, cultural centre, cinema and such other building which are meant for public use facilities.
- 2-104. “Public Open Space”** mean open spaces including parks, play grounds, waterways, streets, road and lanes and such other places as defined in these Regulations.
- 2-105. “Public Sale Project”** means a project designed with the intention of transferring to public on ownership basis by way of public sale and for which Sale NOC is obtained from the Authority.

- 2-106. “Recreational”** means the use of land as defined under clause 17-9.1
- 2-107. “Renewal”** means a renewal of any permission given by the Authority in accordance with the Regulations.
- 2-108. “Residential Building”** means building constructed for residential purposes, e.g. bungalow, town house, flats and such other buildings.
- 2-109. “Regulations”** means Gwadar Building Regulation 2020 and Town Planning Regulations 2019 framed under GDA Act, as amended from time to time.
- 2-110. “Repairs”** means repair work to services, painting, white-washing, plastering, pointing and paving and such other works without change in the approved/completion plan.
- 2-111. “Revised Amended Plan”** means a previously approved drawing/plans modified / altered / revised in accordance with the provisions laid down in these regulations and re-submitted for approval.
- 2-112. “Road”** means a public access-way, including any land reservation for such public access-way whether public or private.
- 2-113. “Scrutiny Fee”** means fee to be determined and levied as per the provision of the G.D.A. Act 2003, as amended from time to time.
- 2-114. “Society”** means an organization registered as such under the relevant laws and renewable every year with charges.
- 2-115. “Shop”** includes any room or part of a building used, wholly or mainly for the purpose of trade or business but shall not be used for any activity as may cause noise and nuisance in the neighborhood.
- 2-116. “Sub-Division”** means the division of land held under the same ownership in two or more plots.
- 2-117. “Sub-division Plan”** means a layout plan for a proposed Sub-division duly approved by or on behalf of the concerned authority provided in these Regulations.
- 2-118. “Sun-Shade”** means an outside projection from a building to provide protection from weather, which cannot be converted to habitable space.
- 2-119. “Supervision”** means to oversee and supervise the implementation of approved Architectural/ Town Planning /Engineering design and specifications during the execution of buildings/development works at site.
- 2-120. “Temporary Structure”** means a structure built/constructed purely on temporary basis, wholly within the plot with the approval of the Authority for a specific period of time and which shall be demolished on completion of the project.

- 2-121. “Toilet”** means a space for personal ablution which includes at least one urinal and/or W.C (water closet).
- 2-122. “Total Floor Area”** means the sum of floor areas of all the floors including any ancillary structures of all the buildings on a plot, unless exemption is permitted in these Regulations.
- 2-123. “Transport Department”** means and includes the Provincial Transport Department/Authority or the Regional Transport Authority.
- 2-124. “Ware house”** As defined in the Master Plan.
- 2-125. “Waste”** includes industrial, hospital and municipal waste and sewerage etc.

## **CHAPTER 3. PERMITS AND PROCEDURES**

### **3-1 GENERAL**

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

- 3-1.1.1. Public notice, whenever required under these Regulations, shall be given in the following manner: -
- a). They shall be given in the manner A5 size in the leading Newspapers minimum one each (Urdu & English).
- 3-1.1.2. The notice shall state the place at which, and the officers with whom copies/objections may be filed within a specified time.
- 3-1.1.3. The officer so designated shall consider the suggestions or objection filed or testimony given and submit a report to the relevant Authority as the case may be as defined under these Regulations.
- 3-1.1.4. A copy of the notice shall be submitted to the concerned authority which may have referred the matter or under whose jurisdiction the land falls.
- 3-1.1.5. Public notice relating to change of land use shall be issued under the Authority of GDA which conforms to the format prescribed/notified by GDA.

#### **3-1.2. Revoking of Development Permit**

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

- 3-1.2.1. If the person has misrepresented facts or has suppressed the facts.
- 3-1.2.2. If the person responsible for the violation has not taken the corrective action directed by such Authority within the time specified provided that the Authority has given such person an opportunity to be heard on the matter.

#### **3-1.2 Classifications of Development Works**

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

#### **3-1.4 Engagement of Professional**

- 3-1.4.1 Every person who intends to carry out building/land development works or to demolish a building to carry out addition/alternation or repairs in a building, shall engage a Professional as mentioned at tables below to prepare Architecture/Town Planning Engineering Design and Drawing including specification and to supervise their respective works at site.
- 3-1.4.2. The requirement for engagement of Professionals and their authorization as per clause 3-1.4.1 shall be as given in Table 3.2 and 3.3.

**Table 3.1 – Categories of Development Works**

CATEGORY-I	<ul style="list-style-type: none"> <li>- Bungalow on plot up to 500 Sq. yds (418. 064Sq.m)</li> <li>- Any other building on plot up to 500 Sq. yards. (418.064 Sq.m) with height up to 39.37 ft. (12m)</li> </ul>
CATEGORY-II	<p>All Bungalows for plots above 500 Sq. yds (418. 064Sq.m)</p> <ul style="list-style-type: none"> <li>- Public use building with total floor area less than 3600 Sq. ft. (336 Sq.m) building for essential facilities, public sale buildings.</li> <li>- Any other building with total floor area up to 10000 Sq. ft. (929.36 Sq.m) and/or height less than 50ft. (15.2m) other than category IV.</li> <li>- Any non-obnoxious ware house with a covered area less than 10000 Sq. ft. (929.36 Sq.m) with a span not greater than 35 Feet.</li> </ul>
CATEGORY-III	<ul style="list-style-type: none"> <li>- All buildings with total floor area greater than 10,000 Sq.ft. (929.36.Sq.m) and /or height greater than 50 ft. (15.2m) Other than Category IV.</li> </ul>
CATEGORY-IV	<ul style="list-style-type: none"> <li>- Public use building with total floor area more than 3600 Sq. ft. (336 Sq.m) building for essential facilities, public Sale buildings.</li> </ul>
CATEGORY-V	<ul style="list-style-type: none"> <li>- Any Industrial Development, Non-Obnoxious Ware-</li> <li>- Houses with a covered area of more than 10000 Sq. ft. (929.36 Sq. m or span greater than 35 feet.</li> </ul>

**Table 3.2 Procedure for Approval**

S. No.	CATEGORY	PLAN SIGNED BY PROFESSIONAL	APPROVAL GRANTED
1.	I	Architect or Professional Engineer (Civil) or Structural Engineer	(Two stages) i. <u>Architectural Approval</u> ii. <u>Structural Approval</u> (after vetting of <u>Structural Design</u> by a <u>Proof Engineer</u> )
	II	Architect and Structural Engineer	
3.	III	Architect and Structural Engineer	

4.	IV	Architect and Structural Engineer (Plumbing and Electrical drawing in public sale building by relevant professional.)	(Two stages) i. Architectural Approval ii. Structural Approval (after vetting of Structural Design by a Proof Engineer)
6.	V	Architect and Structural Engineer (Plumbing, Electrical drawing, in public sale building by relevant professionals. The Equipment Installations to be certified by relevant professional / Industrial Engineer)	(Two stages) i. Architectural Approval ii. Structural Approval (after vetting of Structural Design by a Proof Engineer & NOC from Concerned Authorities)

Architect and Structural Engineer are both required for residential bungalows on more than 500 sq. Yards. (418. 064Sq.m) plots.

Permits & procedures Structural vetting by a proof Engineer is required for any building having a height of more than ground plus four floors or 50ft (15.2m) and/or total floor area more than 1,00,000Sq.ft. (9.293. 6Sq.m) and or structures of special nature and unusual designs, including shells and folded plate systems, water towers and stack like structures, apart from category C and D buildings.

**Table 3.3 Maximum Authorizations of Professionals**

S. No	Professional	Category-I	Category-II	Category-III	Category-IV	Category - V
1-	Building Supervisor	Supervision (2 years experience)	Supervision (2 years experience)	Supervision (5 years experience)	Supervision (10 years experience)	Supervision (10 years experience)
2-	Architect	Architectural Design & Supervision (2 years experience)	Architectural Design & Supervision (5 years experience)	Architectural Design & Supervision (8 years experience)	Architectural Design & Supervision (8 years experience)	Architectural Design & Supervision (10 years experience)
3-	Professional Engineer (Civil)	Design & Supervision (2 years experience)	Supervision (5 years experience)	Supervision (8 years experience)	Supervision (8 years experience)	Supervision (10 years experience)
4-	Structural Engineer	-	Structure Design & Supervision (5years experience)	Structure Design & Supervision (8 years experience)	Structure Design & Supervision (10 years experience)	Structure Design & Supervision (12 years experience)
5-	Proof Engineer	-	-	Structure vetting	Structure vetting	Structure vetting

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

3-1.4.4 The Professional so engaged shall submit to the Authority in writing on prescribed form (F-1.2) (in case of building works) of his having undertaken to supervise such work.

3-1.5. **Change of Professional**

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

3-1.5.2 The previous Professional shall immediately inform the Authority of his discontinuance from the works (on prescribed Form F-4) in case of building works).

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

**3-1.6 Submission on Prescribed Form**

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

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

All the applicants seeking development permission / NOC from this A

**3-2.1 Definition of Building Works**

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

- 3-2.1.1 Erection of a Structure,
- 3-2.1.2 Demolition of a Structure;
- 3-2.1.3 Addition or alteration to any Structure;
- 3-2.1.4 Demolition, addition or alteration to any preserved structure declared as a structure of historical or architectural significance;
- 3-2.1.5 A reconstruction, alteration of the size, or material change in the external appearance of a structure.

**3-2.2. Submission of Plans for Approval**

The Owner shall submit with the Building Control Section of this Authority,



3-2.2.1 Two sets of all documents relating to the plot together with a letter from the concerned authority confirming the title/land use physically fresh demarcated/dimensions of the plot along with the existence of any road widening/cut line reservation. One Set of the Land documents would be forwarded to Town Planning Section of this Authority for its fresh verifications from the concerned quarters and for a joint survey report by the GIS specialist of this Authority in consultation with the authorized representative of any developmental scheme or the authorized representative of Revenue Department in presence of the owner or his authorized representative. The Town Planning Section will forward the case to Building Control Section after its fresh verifications of Land Documents from concerned quarters and a copy of Joint Survey Report (Format prescribed as per Form # PV-F1 / PV-F2) including the recommendations for the land use being sought as lawful as per zoning regulations prescribed by the Master Plan. All cases related to erection of boundary walls would also be received in same manner and undergo the fore described procedure for verification of land documents. The applicant shall be required to pay a processing fee prescribed by this Authority (to be amended from time to time) at the time of submission of the aforesaid documents through bank Challan.

3-2.2.2 In case of form (F-1) for proposed plan, initially two sets and finally four sets of drawings for category I & II of buildings at the time of submission, duly signed by the owner and duly signed and stamped by the relevant Professional. The drawings, should show Plans, Sections and Elevations together with other necessary details pertaining to Structural, Electrical, Mechanical etc. detail and covered area etc. of every floor, including basement, of the building intended to be erected, along-with a block plan of the site, drawn to a scale of not less than 1:500 (1"=40'), showing the position of proposed building and existing building if any; the width and levels if necessary, of the streets on which the plot abuts: and the survey number or the numbers of the adjoining plot or plots, if any, together with the cardinal points; which shall be drawn to a scale of not less than 1:100 (1"=8') if the building is so extensive as to make a smaller scale necessary, it may be drawn to a smaller scale but not less than 1:200 (1"=16'). Such plans and sections shall show the purpose for which the building or parts thereof are intended to be used; the access to and from the several parts of the building; The applicant shall be required to pay a scrutiny fee prescribed by this Authority (to be amended from time to time) at the time of submission of the aforesaid documents through bank challan.

### **3-2.2.3 In Case of Category III and Category IV & V buildings**

- a) Initially two sets and finally four sets of architectural working/Construction drawing/plans, at the time of initial submission, by the owner and duly signed and stamped by the

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

- b) Structural vetting by a Proof Engineer (enlisted with the Authority) is required for any building as per table 3.2. The owner / architect will submit two copies of the calculations and two sets of structural drawings along with the approved concept plan two copies of vetting Proforma (STP-1 & STP-2), two copies of soil test report duly signed by the owner, structural design engineer and architect. The Building Control Section will then forward one set of abovementioned documents to the Proof Engineer for vetting of structural design. The Proof Engineer will return the same to the Building Control Section after doing proper vetting duly signed and with recommendations within ten days for scrutiny. The Building Control Section may either return the documents back to the Proof Engineer/Owner for clarification or issue an NOC for construction. The proof engineer shall be equally responsible in case there is any error in design drawing and/or calculations, which may result in a problem in the said building. The Proof Engineer shall be paid a vetting fee prescribed by this Authority (amended from time to time) to be borne by the owner. The vetting fee shall be made available to this Authority at the time of submission of all the aforesaid structural design / documents through bank challan.
- c) The Soil investigation is to be carried out by a licensed Geotechnical firm.  
Two sets of complete soil investigation report including the following signed and stamped by a licensed soil engineer.
- (i) A minimum of one bore log (up to 30ft/9m) for Cat-I & a minimum of two bore logs for the rest of the categories. (The numbers of bore logs and depths of bore logs could vary as per requirement of Structural Engineer or site conditions)
  - (ii) Bore holes' location plan

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

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

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

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

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

Deviations in internal layouts of non-saleable public use buildings shall be allowed (provided they do not violate these regulations) during construction stage at the responsibility of the licensed / registered professionals for non-sale public use buildings. Such deviations shall be regularized on completion of construction on payment of the requisite composition fee.

No structural deviation or deviations in the external envelope of the building shall be permitted. The owner shall be required to submit a revised plan for approval before proceeding with the construction of such structural or external envelope changes.

### 3-2.5. **Revision/ Amendment of a Plan**

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

The applicant shall be required to pay a processing fee, for any allowable revision / amendment / modification in plans before or during the construction, prescribed by this Authority (to be amended from time to time) at the time of submission of Revised Plans through a bank challan.

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

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

- a) Pass orders granting permission to carry out such building works within 60 calendar days for category “I” & “II” buildings or within 90 calendar days for category “III”, “IV” & “V” buildings.

- b) In case of refusal/objections, inform the Owner/Architect in writing specify objections/observations, in light of the Regulations within 30 calendar days for category “I” & “II” buildings & 45 calendar days for category “III”, “IV” & “V” buildings.

(The applicant would be allowed to resubmit the case while making modifications to the proposed plans while addressing the objections / observations and same duration for its final orders would be followed for every occurrence.)

- 3-2.6.2 If no order is passed on an application within 60 calendar days for category “I” & “II” buildings or within 90 calendar days for category “III”, “IV” & “V” buildings of its receipt, it shall be deemed to have been sanctioned to the extent to which it does not contravene the provisions of these Regulations or the Master Plan or sanctioned Site Development Scheme, if any, and after giving notice to the Authority, the person may proceed to carry out the said building works at any time within one (1) year starting from the date of submission, provided that the title of land is clear from all disputes and objections.

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

Whenever under any of these Regulations, the doing or the omitting to do a thing, or the validity of anything, depends upon the sanction, permission, approval, order, direction, requisition, notice or satisfaction of the Authority, a written document (F-5) / (F-6) along with the relevant set of drawings as required signed by the Authority or any officer duly authorized, purporting to convey or set forth such sanction, permission approval, order direction requisition, notice shall be sufficient prima facie evidence thereof. One complete approved set of drawings shall be made available on the site/ in the office of the developer / owner for prospective buyer.

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

If at any time after permission to carry out building works has been granted and the Authority is satisfied that such permission was granted in consequence of any defective title of the applicant, material misrepresentation, or fraudulent statement contained in the application made under these Regulations, or in any change in the approved drawings not consistent with those in the approved drawings not consistent with the regulations in respect of such building, such permission may be cancelled if the professional/ owner fails to satisfy the Authority within 15 days having been served a show cause notice by the Authority and any work done there under shall be deemed to have been done without permission ab initio provided that the applicant shall have a right of appeal to Authority which shall be heard and decided by a committee under the chairmanship of Controller of Buildings or his nominee who shall not be less than a B-18 officer within fifteen days of the order of cancellation.

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

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

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

Every person who commences any building work under these Regulation, upon completion of plinth and in the case of basements., upon the completion of foundations shall give notice to the Authority on prescribed form ( F-3), and shall not proceed further with the work for a period of 15 days from the date of receipt by the Authority of such notice, to enable the Authority to verify the building lines. The Authority shall intimate within the aforesaid period, to the owner or his representative, approval of verification or building line or of any error, which may be found in the building line. Verification of the building lines by the Authority in no way implies the acceptance of the title, location of the land, which is the sole responsibility of the applicant/owner, will be entitled to proceed with the building works after giving notice to the Authority provided the construction is in accordance with the approved building plan.

**3-2.11. Floor Certificate**

For category “III”, “IV” & “V” buildings, the owner and Professionals shall submit to the Authority floor certificate (Form F-2) casting of slab of each floor, certifying that all building lines and structural members on that floor are in conformity with the design and specifications as approved by the Authority. If the owner /professionals fail to submit the floor certificate the Authority may stop the further construction work.

**3-2.12 Inspection of Buildings**

The Authority may inspect the premises without giving prior notice;

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

3-2.12.2 At any time, during the Progress of the Building.

3-2.12.3 Within 20 days from the receipt of the notice of completion or the occupancy certificate (F-5) with respect to any such building;

3-2.12.4 If no notice of completion or occupancy certificate (F-5) has been received, at any time after the building has been erected, added to or altered;

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

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

**3-2.13 Building Works to conform to Approved Plan**

- 3-2.13.1 If on making any inspection under these Regulations the Authority finds that the building works are:
- a) not in accordance with the plans that have been approved, other than alterations as are allowable under these Regulations; or
  - b) Contravene any of the provisions of the existing Regulations or any statute, it may, by written notice, require the person and the Professional carrying out building works within the period to be specified in such notice, with the object of bringing the works in conformity with the said plan, approved specification, or provision of these Regulations, to get amended plans approved after complying with the requirements of these Regulations.
- 3-2.13.2 In the event of non-compliance with the Regulations made under Clause 3-2.13.1 above, the Authority shall have power to order cessation of work/sealing of the premises or order immediate demolition of that much of the construction which contravenes any of the provisions of these Regulations and the expenses thereof shall be realized from the owner or by sale of recovered items after demolition or both.

**3-2.14. Rectification of works after Inspection and Appeal.**

- 3-2.14.1 If there is evidence that in carrying out of building works any construction has been done contrary to any provision of these Regulations and relevant statutes, or that anything required under these Regulations is omitted and if, on inspection of such building, it is found that the building work has been completed or has advanced to an extent which could not be permitted or allowed under the provision of these Regulations, the Authority, may by written notice require the owner/person who has/have carried out the building works to drill out, to cut into, or pull down so much building as is beyond the permissible limits as provided in these Regulations.
- 3-2.14.2 If on appeal, the appellate authority, which in the first instance shall be the Controller of Buildings, finds that in the carrying out of such building works nothing has been or partially has been done in carrying out the building works contrary to these Regulations or which are also not allowable under these Regulations or statute, he shall either withdraw the notice or shall pass partial revised orders for any, or required action as given under Clause 3-2.14.1 such decision shall be conveyed to the appellant within 15 days of the receipt of such an appeal
- If the appellant is dissatisfied with decision of the first appellate officer, he may, within 30 days of the receipt of the decision of his first appeal, refer his review petition to Director General for decision who shall review the case.



3-2.14.3 Where a person erects or has commenced to erect or re-erect a building without approval of the building plan then notwithstanding and in addition to any other action that the concerned authority may take under the relevant statutes and these regulations, the concerned authority may direct such persons to submit within such time as specified in the notice, building plans in accordance with these regulations showing the buildings so erected or re-erected or proposed to be re-erected for the Authority's approval. The Authority may accord approval after levying a composite fee in addition to the scrutiny fee if the building is constructed as per these regulations.

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

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

- a). Notice of completion /occupancy on the prescribed form (F-5) duly signed by the relevant professional together with certificate or certificates as the case may be.
- b). A Completion Plan showing the building exactly as completed.

3-2.15.2. In case building work is completed in all respect but the utility services are not provided by the agencies despite the payment of estimate by the developer / owner in public sale buildings / projects, in such cases the completion certificate / occupancy certificate will be issued on the basis of provision of services. The completion / occupancy certificate will automatically be deemed final, as soon as the connections of utilities by utility agencies is obtained.

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

### **3-2.16. Partial Completion.**

The Authority may, upon completion of the structure as permitted by the approved plan, give an Occupancy / Completion Certificate for part of the building which is a complete section / unit of a project and which can be occupied without inconvenience or hazard of any kind to the occupants of the said unit, or to the visitors or users of the same and does not interfere with the construction of the rest of the buildings. Wherever such Partial Occupancy Certificate is issued to owner / Professional shall also be required to take all safety measures for the users, occupiers and visitors. In addition, they shall be required to take



such measures as the Authority may at its discretion require ensuring adequate safety of the occupiers, visitors and users of the building or part thereof. Subject to the condition that in case of public sale project the condition as enumerated in clause No. 5-1.23 shall be complied with.

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

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

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

No Building may be demolished without written permission from the Authority on a prescribed form (F-7) No permit to demolish will be issued unless the Authority is assured by the applicant through an undertaking that the electricity, gas, water, sewerage or other utility services connections to the building or portion to be demolished shall be effectively cut off or relocated and such connections shall remain cut off/ relocated during the period of the work in case of any adverse eventuality the owner / contractor shall be fully responsible. All applications for a permit to demolish a building shall be made on appropriate form (F-7) and permission to demolish by the Authority shall be issued.

**3-2.19. Insurance**

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

**3-2.20. Miscellaneous Fee**

The Authority shall charge for the scrutiny of building plans and other matters during the disposal of the plan or in phases of its constructions.

**3-2.20.1. Land Documents Verification / Processing Fee**

All intending a development permit, whether government / private would be required to pay the land documents verification / procession fee as under: -

S. No	Category of Building / Type of Construction	Fee Rs.
1	Residential Buildings (R-1) for Plots ≤ 600 Sq. Yards	Rs. 2500/=
2	Residential Buildings (R-1) for Plots > 600 Sq. Yards (for Each Extra Sq. Yard)	Rs. 2/=
3	Residential Buildings (R-2 & R-3) for Plots ≤ 600 Sq. Yards	Rs. 7500/=
4	Residential Buildings (R-2 & R-3) for Plots > 600 Sq. Yards (for Each Extra Sq. Yard)	Rs. 3/=
5	Commercial Buildings & Hi-Tech Industrial Buildings for Plots ≤ 300 Sq. Yards	Rs. 7500/=
6	Commercial Buildings & Hi Tech Industrial Buildings for Plots > 300 Sq. Yards (for Each Extra Sq. Yard)	Rs. 5/=
7	Business – cum- Residential Buildings for Plots ≤ 1000 Sq. Yards	Rs. 10000/=

8	Business – cum- Residential Buildings for Plots >1000 Sq. Yards (for Each Extra Sq. Yard)	Rs. 4/=
9	Industrial, Warehousing, Cottage Industries & Workshops for Plots ≤ 1 Acre	Rs. 25000/=
10	Industrial, Warehousing, Cottage Industries & Workshops for Plots > 1 Acre (for Each Extra Sq. Yard)	Rs. 5/=
11	Amenity, Recreational & Administrative Buildings for Plots ≤ 1 Acre	Rs. 15000/=
12	Amenity, Recreational & Administrative Buildings for Plots > 1 Acre (for Each Extra Sq. Yard)	Rs. 3/=
13	Agricultural, Livestock & Poultry Buildings Plots ≤ 1 Acre	Rs. 10000/=
14	Agricultural, Livestock & Poultry Buildings Plots > 1 Acre (for Each Extra Sq. Yard)	Rs. 3/=
15	Boundary Wall (including Demarcation) For Plots size ≤1 Acre	Rs. 10000/=
16	Boundary Wall (including Demarcation) For Plots size > 1 Acre (for Each Extra Sq. Yard)	Rs. 3/=

(Schedule 3-A)

**3-2.20.2. Scrutiny Fee**

The Authority shall charge for the scrutiny of building plans to be known as “Scrutiny fee”.

For the purpose of scrutiny fees, Total Floor Area shall include all exempted areas except voids.

Scrutiny Fee to be charged shall be as prescribed and would be revised from time to time by the Authority. The rate shall be made part of these Regulations in the form of an Appendix.

The Authority shall charge no Scrutiny fee in respect of plans for building to be used exclusively for places of religious worship, public sector buildings and educational/vocational buildings by the Government for handicapped persons and building for registered charities.

S. No	Type of Construction	Fee Rs. (Fresh Case Submission)	Fee Rs. (Each Revised/Amended Submission)
1	Residential (Non Public Sale)	5/SFT	25% of the Original Fee
2	Residential (Public Sale Projects)	8/SFT	
3	Commercial	15/SFT	
4	Industrial, Warehousing, Cottage Industries & Workshops	15/SFT	
5	Amenity, Recreational & Administrative	8/ SFT	
6	Agricultural, Livestock & Poultry	6/SFT	

(Schedule 3-B)

(For any buildings of mixed type uses i.e. Residential-cum- commercial the Total Floor Area of each type would be considered separately for the purpose of calculating the Scrutiny Fee)

**3-2.20.3. Vetting Charges by the Proof Engineer**

The Authority shall charge vetting charges for the vetting of structural Design of all buildings falling in category III, IV & V, to be called vetting charges as under: -

The vetting for Category I, II would not be carried however the Authority would not be responsible for any structural stability of constructions, and the owner / professional engaged would be held solely responsible for any mishap.

For the purpose of Vetting Charges, Total Floor Area shall include all exempted areas except voids.

1	Vetting Charges (66.67% for GDA & 33.33% for Proof Engineer)	Rs. 15/ SFT
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(Schedule 3-C)

## **CHAPTER 4-LICENSING / REGISTRATION OF PROFESSIONALS.**

### **4-1. Licensed Professionals**

All professionals prescribed under these regulations are required to apply and obtain license for their practice in Gwadar Tehsil from GDA.

The following table list the requisite qualification for various categories of Professionals.

#### **4-1.1 Qualifications of the Professionals & Entitlement:**

<b>Professional</b>	<b>Qualification / Recognition</b>	<b>Entitlement</b>
<b>Architect</b> (Necessary)	<ul style="list-style-type: none"> <li>• A person recognized as such under PCATP Ordinance-ix of 1983 and Rules &amp; Regulations framed there under. (5 years degree in Architecture)</li> </ul>	<ul style="list-style-type: none"> <li>• Category of Buildings on the basis of experience prescribed in table 3.3 for all categories.</li> </ul>
<b>Building Supervisor</b> a) CAT-C  b) CAT-B  c) CAT-A	<ul style="list-style-type: none"> <li>• Three years diploma in Civil Engineering or Architecture plus minimum two years experience in Building Construction.</li> <li>• Three years diploma in Civil Engineering or Architecture plus minimum five years experience in Building Construction.</li> <li>• Three years diploma in Civil Engineering or Architecture plus minimum ten years experience in Building Construction.</li> </ul>	<ul style="list-style-type: none"> <li>• Category-I &amp; II</li> <li>• Category I, II &amp; III</li> <li>• All Categories</li> </ul>
<b>Professional Engineer (Civil)</b>	A person recognized as such under PEC Act and Rules& Regulations framed there under. (4 year degree in civil engineering)	d) Category of Buildings on the basis of experience prescribed in table 3.3 for all categories.
<b>Proof Engineer</b>	A person registered with Pakistan Engineering Council (PEC) as Professional Engineer (Civil) and enlisted by the Authority as per clause 4-2 holding at least a Master Degree with specialization in Structural Design & 10 years of relevant work experience or a PHD Degree specialized in Structural Designs and 5 Years relevant works experience.	e) All Categories

<b>Structural Engineer</b>	A professional Civil Engineer recognized as Consulting Engineer under PEC Act.( Master in Structural Engineering)	f) Category of Buildings on the basis of experience prescribed in table 3.3 for all categories.
<b>Town Planner</b> g) <b>CAT-C</b>  h) <b>CAT-B</b>  i) <b>CAT-A</b>	A person recognized as such by PCATP. Ordinance ix of 1983 and Rules & Regulations framed there under.	j) Minimum Work experience of Two Years for Planning schemes not exceeding 2.5 Acres. k) Minimum Work experience of Five Years for Planning schemes ranging 2.5 Acres to 10 Acres. l) Minimum Work experience of 10 Years for Planning schemes above 10 Acres.

(Table 4.1)

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

Professional Consultant firms, Builder firms and Technical Investigation firms i.e. Soil Testing Firms, Material Testing firms who intend to provide their services regarding development works at Gwadar are also required to acquire license from GDA. The mandatory requirements for these firm are given as under along with their entitlement.

S.No	Type of Firm	Mandatory Requirements for License	Entitlement
<b>A</b>	<b>Professional Consultant Firms</b>		
i	Architectural Consultant Firms	<ul style="list-style-type: none"> <li>Enlisted with PCATP</li> <li>Enlisted with FBR</li> <li>Active Tax Payer Firm</li> </ul>	<ul style="list-style-type: none"> <li>authorized by PCATP or according to the qualification / experience of professionals with the firm.</li> </ul>
ii	Town Planning Consultant Firm	<ul style="list-style-type: none"> <li>Enlisted with PCATP</li> <li>Enlisted with FBR</li> <li>Active Tax Payer Firm</li> </ul>	<ul style="list-style-type: none"> <li>As authorized by PCATP or according to the qualification / experience of professionals with the firm.</li> </ul>
iii	Engineering Consultant Firms	<ul style="list-style-type: none"> <li>Enlisted with PCATP</li> <li>Enlisted with PEC</li> <li>Enlisted with FBR</li> <li>Active Tax Payer Firm</li> </ul>	<ul style="list-style-type: none"> <li>As authorized by PCATP &amp; PEC or according to the qualification / experience of professionals with the firm.</li> </ul>

iv	Architectural or Town Planning -Cum- Engineering Consultant Firms	<ul style="list-style-type: none"> <li>• Enlisted with PCATP</li> <li>• Enlisted with PEC</li> <li>• Enlisted with FBR</li> <li>• Active Tax Payer Firm</li> </ul>	<ul style="list-style-type: none"> <li>• As authorized by PCATP &amp; PEC or according to the qualification / experience of professionals with the firm.</li> </ul>
<b>B</b>	<b>Builder Firm</b>	<ul style="list-style-type: none"> <li>• Enlisted with FBR</li> <li>• Certificate of incorporation with SECP.</li> <li>• Active Tax Payers Firm</li> <li>• Registered member of ABAD or any other recognized Builders Association.</li> </ul>	<p>m) Sales and Marketing of Public Sale Projects.</p> <p>n) PEC License Holder firms would be entitled to carry out constructions as per authorization by PEC.</p>
<b>C</b>	<b>Geotechnical Laboratory</b>	<ul style="list-style-type: none"> <li>• Enlisted with PEC</li> <li>• Enlisted with FBR</li> <li>• Active Tax Payer Firm</li> </ul>	o) As authorized by PEC
<b>D</b>	<b>Material Testing Laboratory</b>	<ul style="list-style-type: none"> <li>• Enlisted with PEC</li> <li>• Enlisted with FBR</li> <li>• Active Tax Payer Firm</li> </ul>	p) As authorized by PEC.

(Table 4.2)

*(The firms holding the mandatory requirements for more than one type, prescribed in above vide table 4.2, can apply for License in all such categories.)*

#### **4-2. Manner of Grant of License (Fees applicable)**

4-2.1 Any person and /or firm with the qualifications, experience & mandatory requirements laid down in these Regulations may apply on a prescribed Form to the Authority for license or its renewal.

4-2.2 When an application for the grant for license or renewal has been approved by the Licensing Committee, the applicant will be informed accordingly and will be required to deposit the license fee (Schedule 4A).

**4-3 Structure & Functions of the Licensing Committee**

4-3.1 The Licensing Committee shall comprise:

i	Controller Buildings GDA	Chairman
ii	Deputy Director Town Planning Section GDA	Member
iii	Superintending Engineer (Buildings) GDA	Member
iv	Deputy Controller Buildings	Secretary

4-3.2 The Licensing Committee shall scrutinize all the cases regarding Licensing of any professional / firms and also renewal cases.

4-3.3 The Licensing Committee shall hold its meeting at least once a month or on need basis.

4-3.4 The Licensing Committee shall decide the case in the light of these Regulations it shall also hear the appeals against-rejection of licenses.

4-3.5 The Licensing Committee may interview the applicants for grant of license.

4-3.6 The Licensing Committee, before approving or rejecting an application, shall also see besides prescribed qualifications and experience, the capability of the applicant.

4-3.7 The Licensing Committee at the time of interview for grant of license shall inspect the original documents submitted and may;

4-3.8 Grant the license / approve renewal or

4-3.9 Reject the application, specifying the reasons thereof.

4-3.10 The applicant / firm whose application has been rejected, or is not satisfied with the decision of the Licensing Committee shall have the right to file an appeal before the Director General GDA, whose decision shall be Final.

**4-4. Issuance of License / Registration**

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

**4-5 Validity period of License**

The license granted under these Regulations shall be valid for a calendar year ending on 31<sup>st</sup> December.

**4-6. License & Renewal Fees**

4-6.1 The applicant of a fresh license granted under these Regulations shall pay the fee as prescribed by the Authority. Any fee paid to the Authority shall not be refundable.

4-6.2. The application for renewal of license that has been granted under these Regulations accompanied by such fee as prescribed in Schedule 4A shall be made to the Authority on prescribed Form.

4-6.3 If the application for renewal of license has not been submitted within the allowed time additional fee shall be charged in addition to usual fee as prescribed.



**4-7 Revocation of License**

Without prejudice to any other action that may be authorized under the GDA Act 2003, or the rules framed there under the Authority may revoke or suspend and even cancel the license of a Licensee/firm etc. after issuance of show cause notice and, if the licensee fails to satisfy the Authority in respect of the violation of these regulations as allegedly committed by him from the Authority.

- 4-8** The period of limitation for filing such appeal under these regulations shall be 90 days from the date of receipt of show cause for such grievances.

**4-9. Reasons for cancellations/suspension of License**

4-9.1 The licensee disobeys or fails to comply with any Regulations or directions issued by the Authority from time to time or any rule framed under the GDA Act, 2003 amended up-to-date and the provisions of these Regulations.

4-9.2 The licensee in case of individual or in case of registered company, its directors/partners, shall personally and severally be held responsible for the breach of any provision of the Act amended up-to-date, and rules and regulation framed there under.

4-9.3 The licensee executes and supervises any unauthorized work or any work which is being raised in the absence of a Development permit, or is not in accordance with the specifications, plans, design and drawings approved by the Authority except with allowable variations as given in these Regulations and allowed under Architecture/ Engineering codes.

4-9.4 The licensee disturbs, defies or breaks the discipline of any office of the Authority.

4-9.5 The licensee willfully obstructs the officer of the Authority in carrying out their duties fails to provide facilities for inspecting the building/Site and refuses to furnish the required information from time to time.

4-9.6 The licensee fails to comply with these Regulations.

4-9.7. The licensee willfully misrepresents any fact or makes any false statement to the Authority or suppresses information of any material fact relating to the work for which he has been engaged.

**4-10. Period of Suspension**

The License of the Licensee shall be suspended until the rectification of the cause of suspension or for maximum period as given below. The professionals / firms after the expiry of the prescribed period may apply for the restoration of their license. (The professionals / firms applying for restoration of their license have to pay restoration fee in addition to renewal fee if applicable.

4-10.1 First time Suspension Six months

4-10.2 Second time suspension One Year

4-10.3. In case the licensee violates the terms and conditions as per these Regulations for the third time the license shall stand cancelled while the name of the licensee would be placed over a list of blacklisted professionals / firms by the Authority and would not consider for any restoration.

**Schedule 4A REGISTRATION/RESTORATION /LICENSING & RENEWAL FEES**

**Table- 1 (Professionals)**

S. No	Type of Firm	Fresh License Original Fee (Rs)	Renewal Fee Rs.	Restoration Fee (Rs.)
<b>1</b>	<b>Architect</b>			
i)	Applying Entitlements for up to Category –I & II – Buildings only	30,000/=	50% of the Original Fee	75% of the Original Fee
ii)	Applying Entitlements for up to Category-III, IV &V Buildings	60,000/=		
<b>2</b>	<b>Professional Engineer (Civil)</b>			
i)	Applying Entitlements for up to Category –I & II – Buildings only	30,000/=		
ii)	Applying Entitlements for up to Category-III, IV &V Buildings	60,000/=		
<b>3</b>	<b>Structural Engineer</b>			
i)	Applying Entitlements for up to Category –I & II – Buildings only	30,000/=		
ii)	Applying Entitlements for up to Category-III, IV &V Buildings	60,000/=		
<b>4</b>	<b>Proof Engineer</b>	150,000/=		
<b>5</b>	<b>Town Planner</b>			
i)	CAT-C	18,000/=		
ii)	CAT-B	36,000/=		
iii)	CAT-A	54,000/=		
<b>6</b>	<b>Building Supervisor</b>			
i)	CAT-C	12,000/=		
ii)	CAT-B	24,000/=		
iii)	CAT-A	36,000/=		

**Table- 2(Firms)**

<b>S. No</b>	<b>Type of Professional</b>	<b>Fresh License Original Fee (Rs)</b>	<b>Renewal Fee</b>	<b>Restoration Fee</b>
<b>A</b>	<b>Consultant Firms</b>			
i)	Architectural Consultant Firms	500,000/=	50% of the Original Fee	50% of the Original Fee
ii)	Town Planning Consultant Firm	500,000/=		
iii)	Engineering Consultant Firm	500,000/=		
iv)	Architectural or Town Planning - Cum- Engineering Consultant Firm	500,000/=		
<b>B</b>	<b>Builder &amp; Developer Firms</b>	1,000,000/=		
<b>C</b>	<b>Geotechnical Laboratory</b>	500,000/=		
<b>D</b>	<b>Material Testing Laboratory</b>	500,000/=		

**Important :**

- i. A non-fundable fee of Rs. 1000/= (for Professionals) & Rs. 5000/= (for firms) would be submitted with the Authority as processing fee in each of the fresh license, renewal & restoration matters.
- ii. The firms interested in applying for more than 1 Type of License would be required to pay the fee for each authorization separately.
- iii. In case a Professional / Firm fails to apply for renewal of its license within three months after end of calendar year or a firm / professional facing suspension of license fails to apply for restoration / renewal of its license within 90 calendar days after the expiry of suspension period, fresh license fee(s) would be applied.
- iv. The above-mentioned fees are subjected to revision from time to time by the Authority.

## **CHAPTER 5- PUBLIC SALE PROJECTS.**

### **5-1. No Objection Certificates for Sale of Units in Buildings**

All Buildings having 3 or more units (Residential, Commercial, Amenities) to be constructed for onward transfer of titles in piece meal (in the form of sub lease etc.) are bound to obtain N.O.C. for sale from the Authority in accordance with these regulations

#### **5-1.1. Application for NOC.**

A Builder applying for NOC to the Authority shall furnish the required Documents and particulars in Form (P.F.S-1) as appended to Regulations, duly signed by all concerned. The procedure for NOC for Sales and Marketing shall be as follows:

- 5-1.1.1 The Builder / Attorney will submit with the Authority two sets of all the documents related to land. The documents will be verified as per procedure prescribed in clause 3-2.2.1.
- 5-1.1.2 Thereafter, Public Notice shall be given as per clause 3.1.1. Inviting any objections from the public.
- 5-1.1.3 If no objections are received from public within the stipulated period of Public Notice, the builder will be allowed to submit his proposal for development including all the prescribed annexures of Form (P.F.S.-1). The builder shall also be required to submit a conceptual plan and other materials / content of advertising / marketing (Print / Electronic Media).
- 5-1.1.4 The builders / developers intending to develop any project in different phases shall be required to apply for NOC for Sales & Marketing separately for each phase.
- 5-1.1.5 After initial scrutiny of the Conceptual Plan by Building Control Section, if the conceptual plan is found out to be conforming to these regulations, the builder may be issued the NOC for Sale and Marketing of the Project or any phase of project.
- 5-1.1.6 The builder shall be required to obtain the NOC for construction separately as illustrated in Chapter 3 of these regulations.
- 5-1.1.7 All the charges regarding public notice shall be borne by builder as per prescribed rates revised from time to time.

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

The Builder shall also submit a Contractor All Risk (“CAR” Insurance Policy) from an insurance company having at least AA rating from PACRA/JCR in respect of the project. The said policy shall also cover the losses arising from the defects in design or due to earthquake and shall be valid up to 12 month of maintenance period after issuance of Occupancy Certificate or Physical handing over of possession, which ever is later.

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

The builder and his Architect/Engineers shall submit undertaking along with Form (P.F.S-1). The undertaking of the Builder shall be on a stamp paper in accordance with format specified in form P.F.S-1, (Annexure I) while the builder shall submit undertaking in accordance with the format specified in Form P.F.S-1 (Annexure II).

The Architect/Engineer shall also submit an undertaking in accordance with format as provided in form (F-1.1).

**5-1.4 Determination of Price and /cost Estimate.**

A Builder shall submit the Selling Price of various units for registration purpose with detailed specification and work program for the project specified in Form P.F.S-1 Annexure III & IV respectively.

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

**5-1.5. Security Deposit.**

5-1.5.1. The Builder shall deposit A security, in the form of bank guarantee or Call deposit an insurance guarantee (from an insurance company rated by SECP with the authority equaling to 2% of the cost of the project with the Authority to be held in a separate account which shall be utilized as defined in Clause 5-1.6.3. In addition, in case of delay in completion of the project, where such delay has not been condoned as per clause 5-1.18, deduction from the security shall be made in proportion to the extent of the delay. This amount or lesser amount shall be refunded in the successful completion of the project and after obtaining the Occupancy/Completion Certificate and the expiry of the maintenance period as enunciated in NOC granted by the Authority.

5-1.5.2 The 2% security deposit will be paid in four (4) equal installments as under: -

- i) At the time of collection of the NOC for sale.
- ii) On the approval but before collection of plinth certificate.
- iii.) On the completion of the casing of roof slab/building or the commencement of internal plaster, whichever is earlier?
- iv.) On the commencement of the internal development works of the project.

5-1.5.3 Authority shall have the right to utilize the Security Deposit to remedy any fault/defect in the construction of the building after receiving complaints /notice and if the Builder fails to rectify the same by himself or violation of any condition of the NOC granted by the Authority that come to light at the time of the completion of the project or in case the builder/developer fails to comply with any of the following:-

- a) To construct the building in accordance with the design specifications agreed with the purchaser and approved by the Authority;
- b) To complete the building on time as per terms of agreement with the purchaser and /or as provided in these Regulations or Act amended up-to-date;

- c) To provide services as per agreement with purchaser;
- d) To obtain Occupancy Certificate from the Authority;
- e) If Builder is found to be indulging in or involved in any un-lawful activities pertaining to the project;
- f) To rectify any defect after occupation, if the Builder fails to act, as per Clause 5-1.6.4, (provided the Authority is satisfied that the Builder is at fault) and that such a matter has not arisen due to misuse, mischief of the allottees and is subject to normal wear & tear.

5-1.5.4 Any such defect or violation shall have to be made good by the Builder at their own cost and risk and the cash security deposit, shall not absolve the Builder/developer of his responsibility to the project as per condition of NOC and the agreement made with the allottee.

5-1.5.5 This security deposit shall not, in any way, prejudices the Authority's rights under these Regulations to initiate any other proceedings or action in the event of violation of any of these Regulations.

5-1.5.6 The deposit shall be released to the Builder after one year of obtaining Occupancy Certificate but after meeting all Builder's liabilities.

**5-1.6. Fee for NOC**

A Builder shall pay to the Authority a fee for the "NO OBJECTION CERTIFICATE FOR SALES & MARKETING" as prescribed in Schedule 5-A below. Authority will then publish a Notice on the salient features of each public sale project (name of project, address, builder, office address architect/engineers, number of floors no. and sizes of shops, flats/offices, date of completion, etc.) within seven days of issuance of "NOC for Sales & Marketing".

S. No	Phase of Project	Fee Rs.
i	Multi-storied Residential Project	@ Rs. 2/= SFT
ii	Multi-storied Residential-cum-Commercial Project	@ Rs. 3/= SFT
iii	Multi-storied Commercial Project	@ Rs. 5/= SFT
iv	Residential Bungalows / Town Houses	@ Rs. 2/= SFT

(Schedule 5-A)

Important:

For computing the NOC fee for sales and marketing Total Floor Area shall include all exempted areas except voids

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

After the receipt of No Objection Certificate from the Authority the Builder shall get filled an application form specified as Form P.F.S-1 (Annexure V) from a person intending to book a unit in the project.

**5-1.8 Execution of Sub-lease**

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

**5-1.9. Confirmation of Allotment**

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

**5-1.10. Agreement with Allottee**

Within 15 days of the issuance of allotment letter and before calling other installments in respect of the unit the Builder shall in pursuance of Building Regulations, execute an Agreement with the allottees as specified in form (P.F.S-3).

**5-1.11. Payment of Installment**

5-1.11.1 The payment of installments shall be made by the allottees strictly according to the Schedule of Payment Form P-F-S-1 Annexure -VII attached to the agreement. In case of failure a 15 days' notice shall be issued by Registered A/D or registered courier services on the last given address and if the allottees fails to make payment within the above period, another notice shall be issued by the Builder extending the period up to another 30 days. In case of further failure, a cancellation letter shall be issued to the allottee, a copy of which shall be endorsed to the Authority. The Builder shall not rebook the cancelled unit within 30 days of receipt of copy of cancellation letter by the Authority; provided that Builder shall publish the cancellation notice in the weekend addition of two leading newspapers (English & Urdu) in the classified advertisement section in a bold format under the heading of cancellation of flat/unit.

5-1.11.2 In response to the above cancellation notice, if the allottee intends to continue the booking the Builder shall restore the allotment, after receipt of pending payment and charging the unpaid installment.

5-1.11.3 If no response to Authority is received from the allottee during the said period; the cancellation of the unit shall be confirmed automatically. In case the cancellation is made before allocation, the Builder shall refund the total amount paid till that time by the allottee within 30 days. However, after allotment of unit 4% of the amount paid that far shall be retained by the Builder, and the rest of the amount shall be refunded within 30 days.

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

**5-1.12. Loan Component.**

5-1.12.1. The Builder may arrange the availability of loan, if the project proposed contains a loan component as mentioned in the Schedule of Payment (Form P.F.S-1 Annexure -VII). If the loan is refused or reduced due to any reason whatsoever by the loan giving agency the allottee shall pay the loan amount from his own resources. However extra time of at least six months shall be given to allottee to pay the loan component to the Builder.

5-1.12.2. The allottee must complete all documentation for lease and loan within 120 days of booking as written in the agreement and a reminder shall be issued by the Builder. The repayment of the loan installments shall be made by the



allottee/borrower to the loaning agency as and when it falls due as per rules of the relevant agency. The allottee / borrower will abide by the arrangements of loan and will follow rules and regulations and orders and instructions of the loaning agency.

**5-1.13. Documentation Connection & Meter Charges.**

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

**5-1.14. Minor Changes.**

The building shall be constructed by the Builder strictly according to the approved building plans and specifications. However minor changes, if any, within the unit in plan or specification may be made by mutual arrangement between Builder and allottee subject to the conditions that these does not contravene any of the Regulation and provided that such changes do not affect the structure of the building and do not usurp the right of the other allottees.

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

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

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

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

**5-1.17. Withdrawal of allotment.**

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

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

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

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

The allottee can sub-let, transfer or sell his unit to any one, with prior written permission of the Builder/Developer, who shall allow transfer on receipt of all outstanding dues up to that time and transfer fee of 0.5% of total price of unit. However, no transfer fees shall be charged in case, the transfer is made within 3 months of allotment.

**5-1.20. Physical Possession and care-taking charges.**

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

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

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

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

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

If for any reason, the project is abandoned by the Builder, the Builder will refund the total amount received from the purchaser with mark up at the prevailing Bank rate on the same, for the whole period of retention of the money, along with an additional compensatory amount equal to 10% of the amount received from the allottee up-to date against the booked unit, within 60 days of the announcement to the effect of the abandonment of the project.

**5-1.23. Defect liability.**

The Builder shall assume defect liability of the unit for a period of 12 months in respect of structure and six months in respect of fixture from the date of offering possession of the unit after obtaining Occupancy Certificate, and all defects shall be rectified to the satisfaction of the as per provisions of the G.D.A. Act 2003 / Building Regulations amended as amended from time to time.

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

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

**5-1.25. Formation of Association & Maintenance of Utilities.**

The maintenance of the services and amenities at the project will be finally looked after by the allottees that would form an Association to handle the affairs of the project. The rights of easement, appurtenances and other common rights shall be transferred to such Association/Society especially the cleanliness outside the project, should be up to the meridian of the road.

**5-1.26. Settlement of Disputes.**

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

- |       |  |                      |
|-------|--|----------------------|
| (i)   | Director General GDA   | (Chairman)           |
| (ii)  | Chief Engineer GDA   | (Member)             |
| (iii) | Controller of Buildings GDA  | (Member / Secretary) |
| (iv)  | Director Finance GDA   | (Member)             |
| (v)   | Representative of Recognized Builder's Association   | (Member )            |
| (vi)  | In addition of the above, the committee may co-opt experts / Consultants for specific purpose as and when required. The committee shall operate under the rules of business, as framed and approved by the committee in its first meeting. |                      |

The decision of this committee shall be final and irrevocable.

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

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

## **CHAPTER -6** **DANGEROUS BUILDINGS**

### **6-1 General.**

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

6-1.1 Any Building or structure whose strength, stability, serviceability, robustness and / or durability has been impaired due to any reason such as improper structural design and detailing, faulty and/or poor construction, decay dilapidation, obsolescence, natural disasters or leading to abandonment due to all these reasons to a level, where it cannot be restored to its original status, shall classify as dangerous building category-1, and shall be liable to be demolished.

6-1.2 Any building or structure or part thereof whose strength, stability, robustness, serviceability and / or durability has been impaired due to all such reasons as cited in 6-1.1 to a level, where it could by way of strengthening, re strengthening, appraisal and restoration be brought partially or wholly near to its original status, shall be classified as Dangerous Building Category-2 and shall be governed by the Regulations.

### **6-2 Technical Committee on Dangerous Buildings (TCDB)**

6-2.1 The Deputy Controller (Structures) of Building Control Section of the concerned Circle of the Authority shall examine, or cause to examine, every building or structure or portion thereof in his Circle reported as dangerous, and shall refer the matter to the Technical Committee constituted by the Authority. The Committee shall be reconstituted after ten years.

6-2.1.1 Chief Engineer GDA to act as Chairman of the Committee.

6-2.1.2 Controller of Buildings GDA as member.

6-2.1.3 Deputy Controller (Structures), Members/Secretary of the committee

6-2.1.4 Superintending Engineer (Buildings) GDA to act as Member.

6-2.1.5 A nominee of District or Provincial Government Department not less than the rank of BPS-18 with experience in the relevant field.

6-2.1.6 A nominee of Department of Heritage, if available (if heritage department is not functional or the nominee cannot be provided, then a professional architect with experience in heritage structures/buildings may be requested from PCATP)

- 6-2.1.7 In addition of the above, the committee (TCDB) may co-opt experts for specific purpose as and when required. The committee shall operate under the rules of business, as framed and approved by the committee in its first meeting.
- 6.2.2 If in the opinion of Deputy Controller (Structures), of the concerned Circle, a building or part thereof has become dangerous for human habitation he shall give at least twenty four hours (24 hrs) notice to the owner/ owners or occupants (who need not to be named) for inspection of such buildings by the Technical Committee (TCDB).
- 6.2.3 In Case the Technical Committee (TCDB) considers a building or a part thereof repairable or modifiable without causing danger to human life or property, it may issue such orders to the owner/occupant/tenant of such building in this regard.
- 6.2.4 If the above Technical Committee finds such building dangerous/ ruinous/unsafe after proper inspection and investigation, Director / Controller of buildings of the concerned circle shall serve to the owner of such building or structure a written notice stating the defects thereof as determined by the TCDB and shall require the owner or person in-charge of the building or premises to commence either the required repairs or improvements, or demolition and removal of the building or structural portion thereof as the case may be, and all such works shall be commenced/completed within the period specified by the committee (TCDB)

### **6.3 Building Unfit for Human Habitation and Notice of Prohibition**

- 6.3.1 If for any reason it shall appear before the Authority that any building or part thereof intended or used for human habitation or human occupation for any purpose whatsoever is unfit for such uses, it shall signify its intention to prohibit the further use of such building or part of a building and call upon the owner or occupiers / tenants to state in writing their objections (if any), to such prohibition within fifteen (15) days after the receipt of such notice. If no objection is raised by such owner or occupier within the prescribed period or if any objection, which is raised, appears to the Authority to be invalid or insufficient, the Authority may prohibit by an order in writing the further use of such building or part thereof and immediately inform the Committee (TCDB) for further necessary action. The owner or occupier of the building shall be given an opportunity of appearing before Authority in person or by an agent in support of his objection, if he so desires.
- 6.3.2 Notice of such prohibition shall be served in person or by any courier service, mail, or by pasting at site in presence of authorized officer of Authority upon the building or part of the building affected thereby and also upon every occupied portion thereof (wherein occupant need not to be named), being more than fourteen (14) days after the date of such notice before which every such person shall remove himself and his property as aforesaid, the Authority may cause him and his property to be removed at his own risk and cost. In case of imminent danger, 24 hours' notice may be issued by the Authority.

**6-4 Alteration/Modification /updates and Repairs of Dangerous Buildings of****Category-2**

- 6-4.1 At any time after a building or part of a building has been vacated under Clause 6-3.2 if the committee (TCDB) considers that it can be rendered fit for human habitation by the structural alterations/repairs or modification/updates or repairs before or after the vacation of habitants for such buildings, the Committee (TCDB) may by notice in writing call upon the owner to commence through professional within such time as may be specified (but not less than thirty (30) days and to complete within the period as specified in the notice but not more than ninety (90 ) days from the date of receipt of such notice, such structural alterations/modifications/updates or repairs have not been commenced or completed to the satisfaction of Authority it shall issue to the said owner a notice in writing ordering the demolition within thirty (30) days from the date of receipt of such notice.
- 6-4.2 If the Technical Committee on Dangerous Buildings (TCDB) considers it impracticable to render such building or part thereof fit for human habitation the concerned Deputy Controller (Structures), may by notice in writing call upon the owner to demolish it in a period specified by the committee.

**6-5 Demolition of Dangerous Buildings on Expiration of Notice Period.**

If at the expiration of the period specified in the notice and order to demolish a building or part of building issued under Clause 6-4 has not been complied with, the Authority may direct, by an order in writing, the demolition thereof by measures through approved contractor (who has on his roll at least one Professional responsible for undertaking all necessary safety measures during the process of demolition) as per procedure laid down by the Authority. The credit if any, of the cost of such demolition and sale after appropriation, shall be paid to the owner after deducting the charges accrued by the Authority for such demolition. In case the sale proceeds are insufficient to meet total charges of the Authority for such demolition the same shall be recovered from the owner as the arrears of land revenue.

**6-6 Extension of Period for Repairable Buildings**

- 6-6.1 For sufficient causes, the Authority may recommend and refer to extend- the time allowed under, or prescribed by, clause 6-4 above, to the Committee (TCDB).

**6-7 Evacuation of Dangerous Buildings**

- 6-7.1 If in the opinion of the Authority, any building, wall, or Structure or anything affixed thereto is in hazardous or dangerous state, Authority may, by notice in writing, require the owner or occupier thereof either to remove the same or to cause such repairs to be made thereto as the Authority considers necessary for the public safety, and if the danger appears to be imminent, the Authority may forthwith take such steps as may be required to avert such danger, including the evacuation without notice from such building of all the occupiers thereof.

- 6-7.2 Any expense incurred by the Authority under Clause 6-7.1 shall be paid by the owner concerned.
- 6-7.3 When the owner of any building, wall, structure or anything affixed thereto fails to execute the repairs required from him by the Authority under Clause 6- 7.1, the tenant/occupier of such building wall, structure or anything affixed thereto may, with the previous approval of the Authority, carry out such repairs.
- 6-7.4 Except with the permission in writing of the Authority no person shall enter into or remain in any building from which the tenant/occupier has been removed under Clause 6-7.1.



**CHAPTER 7-**  
**TEMPORARY WORKS IN CONNECTION WITH BUILDING**  
**OPERATIONS (SAFETY AND SECURITY MEASURES)**

**7-1 Site Hoardings**

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

**7-2. Use of Public Streets**

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

**7-3 Obstruction to be lit & marked**

7-3.1 Any person causing any building material or other things to be deposited, any hoarding to be erected shall at his own expense cause sufficient and adequate red lights to be fixed upon or near the same and shall continue such lights every night from sunset to sunrise while such materials, hoardings, things or excavation remain. In addition to above, red flags of reflectorized material shall be provided during day time.

7-3.2 Any excavation is to be sufficiently fenced to a height of at-least 4ft. (1.21m) until it is filled up.

**7-4 Utility Services not to be obstructed.**

All material, hoarding, fences or other obstructions on any street shall be kept clear of any fire hydrants if any, and, other utility service installations, or alternative arrangements shall be made and precautions shall be taken according to the laid down procedure of the utility agencies and to the satisfaction of the Concerned authority to divert or keep clear of obstruction of any roadside or other drain during the period of temporary obstruction

**7-5 Removal of Obstruction after Completion of Works**

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

**7-6 Dangerous Obstruction**

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

person who made such hoarding, excavation or other thing to become dangerous.

**7-7 Stability of Adjacent Buildings**

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

**7-8 Filling of Excavated Site.**

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

**7-9 Adequate Safety Measures**

7-9.1 Adequate safety measures shall, where necessary, be provided and used to protect any person from falling on earth rock or other material adjacent to any excavation or earthwork.

7-9.2. Material shall not be placed or stocked near the edge of any excavation so as to endanger persons working below.

7-9.3 No load shall be placed or moved near the edge of any excavation, where it is likely to cause a collapse of the side of the excavation and /or endanger any person.

7-9.4 Where vehicles or machines are used close to any excavation there shall be measures to prevent the vehicles or machines from over –running and falling into the excavation or causing collapse of any side of the excavation.

7-9.5 In all buildings of greater than 20ft. (6m) height, temporary rails/scaffolding/barriers shall be installed during construction at the edge of slabs and around all openings such as lift, stairwell etc.

**7-10 Supervision of Demolition Work**

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

**7-11 Safe Loading**

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

**7-12 Scaffolds**

7-12.1 Suitable and sufficient scaffolds shall be provided for all work that cannot safely be done from the ground or from part of the building or from a ladder or other available means of support, and sufficient safe means of access shall be provided to every place at which any person has to work at any time.

7-12.2 Every scaffold and means of access and every part thereof shall be adequately fabricated with suitable and sound material, and or required

strength for the purpose for which it is used, shall be properly supported and shall where necessary be sufficient and properly strutted or braced to ensure stability. Unless designed as independent structures they shall be rigidly connected to a part of the building which is of sufficient strength to afford safe support. All scaffolds, working platforms, gangways, rungs and stairs shall be maintained to ensure safety and security.

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

### **7-13 Road Side Protection**

7-13.1 To ensure adequate safety of the pedestrian and other road users, all buildings having a height of over ground +2 floors should have adequate arrangement by way of providing protective covering of suitable material such as Hessian sheets/Burlap etc. as per requirement.

7-13.2 Adequate provision of safe passage for pedestrian shall be provided, in case the scaffolding covers part of the road/footpath. Where multistoried construction is being carried out, the contractor must cover the site with green net of appropriate specification to prevent construction material falling and affecting the passersby.

### **7-14 Working Platform**

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

7-14.2 A clear passage-way at least 1.5ft.(0.45m) wide shall be left between one side working platform and any fixed obstruction or deposited materials.

### **7-15 Guard Rails**

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

### **7-16 Ladders**

7-16.1 Every ladder shall be of good construction, sound material and adequate strength for the purpose for which it is used.

7-16.2 Every ladder shall be securely fixed when in use and shall not have any missing or defective rungs.

### **7-17 Work on sloping Roofs**

7-17.1 Where work is to be done on the sloping surface of a roof, suitable precautions shall be taken to prevent persons employed from falling off.

7-17.2 Suitable and sufficient ladders or boards, which shall be securely supported, shall be provided and used to avoid concentration of loads

leading to unsafe conditions.

7-17.3 Where persons are employed in a position below the edge of a sloping roof and where they are in position of being endangered by work done on the roof, suitable precautions shall be taken to prevent tools or materials falling from such roofs so as to endanger such persons or passers-by.

**7-18 Precautions for Raising and Lowering Loads**

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

7-18.1 No broken wire rope shall be used

7-18.2 No chain shall be used which has been shortened or jointed to another chain by means of bolts and nuts.

7-18.3 No chain or wire rope shall be used which had a nut tied in any part which is under direct tension.

7-18.4 Provided with an efficient device to prevent the displacement of the sling or load from the hook; or of such shape as to reduce as far as possible the risk of such displacement.

7-18.5 All debris and waste material during construction shall be disposed off through well designed chutes from each level of under construction building of height over G+2 floors or more.

7-18.6 The vertical hoist platform used shall be enclosed/protected by proper barrier. Every opening of lift, shaft or other such vertical voids or openings in slab etc. where a person is likely to fall shall be protected by safety barriers and properly lit. Any area e.g basement, where natural light is not available or which is dark shall be so illuminated as to eliminate any risk of life or hazard to users.

**CHAPTER 8-**  
**SPACE REQUIREMENTS IN AND ABOUT BUILDINGS**

**8-1 Space for Electrical Sub-Station**

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

**8-2 Method of Measuring Minimum clear Space**

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

**8-3 Separate Approach for every Building**

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

**8-4 Projections beyond Property Limits**

No projections or overhanging features shall be permitted beyond property limits except where permitted under the Regulations. (No generator or any other device may be stacked or installed on public open space or anywhere outside the property line)

**8-5 Allowable Projections**

8-5.1 Maximum allowable projection of chajjas and sunshades in compulsory open spaces shall be 2.5ft (0.75m) or half the width of COS whichever is less.

8-5.2 No construction shall be allowed in the chamfered portion up to 17ft (5.17m) measured from the adjacent road.

8-5.3 Open balconies projecting on to public streets from buildings abutting such streets be permitted by the authority that provided that such projection shall not be used as a room as per conditions stated here under:-

**Min height above**

<b><u>Width of Street</u></b>	<b><u>Max. length of Balconies</u></b>	<b><u>Max. Projection</u></b>	<b><u>Street level from Centre of Street Balconies and Sunshades</u></b>
30ft.(9.13m)& less than 40ft. (12.18m)	23ft.(7m)	2ft.(60cm)	17ft.(5.17m)
40ft.(12.18m) & less than 50ft.(15.2m)	23ft.(7m)	3ft.(90cm)	17ft.(5.17m)
50ft.(15.2m) & above	23ft.(7m)	4ft.(120cm)	17ft.(5.17m)

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

**8-6 Residential Buildings**

- 8-6.1 No Habitable room shall have a floor area of less than 100Sq.ft. (9.3Sq.m)
- 8-6.2 The minimum width of a habitable room shall be 8ft.(2.44m).
- 8-6.3 The minimum floor area of kitchen shall be 50sq.ft. (4.53Sq.m). The minimum width of Kitchen shall be 6ft. (1.8m).
- 8-6.4 The minimum areas and widths of WCs and bathrooms shall be:

	<b><u>Min. Area</u></b>	<b><u>Min. Width</u></b>
W.C	15sq.ft. (1.4sq.m)	3.5ft. (1.07m)
Shower	15sq.ft. (1.4Sq.m)	3.5ft. (1.7m)
Combined W.C and Bathroom	35sq.ft. (3.25Sq.m)	4.5ft. (1.38m)

- 8-6.5 The minimum clear height of rooms under any structure member shall be except in the cases when central air conditioning provides are applicable as per clause No.9-8- 1: Shall be as per table given below:

Habitable rooms	10 ft. (3.05m)
Kitchens	8 ft. (2.43m)
Bathrooms W.C.'s Latrine	8 ft. (2.43m)
Garages and Car porch	8 ft. (2.43m)
Passages, galleries, corridors	8 ft. (2.43m)
Dress Room	8 ft. (2.43m)

**8-7 Commercial Buildings**

- 8-7.1 The minimum floor area of a shop shall be 100Sq.ft. (9.29Sq.m) and the minimum width of the shop shall be 10ft. (3.05 m) for shops abutting on any street / roads.
- 8-7.2 40% of the shopping area may have shops of minimum floor area of 56 sq.ft (5.2Sq.m) with a minimum width of 7 ft provided they are not facing the road / street.

- 8-7.3 The minimum ceiling height of an arcade shall be 8.5 ft. (2.59m).
- 8-7.4 The shops with minimum carpet area of 200 Sft at ground floor may be allowed for loft spaces provided that the minimum clear height between finished ground floor and bottom of the floor of loft is not less than 11 ft. Moreover, the total area of loft should not exceed the 40% of the total carpet floor area of shops.
- 8-7.5 The minimum clear height of shop will be 10ft. (3m).
- 8-7.6 Clear width of Arcade between inner surface of the outer column and shop shall be minimum of 6 ft and width from outer column and shop shall be 8'-0".

### **8-8.1 Staircases**

The riser of all buildings shall not be more than 6 inches (15 cm) and the tread shall not be less than 11 inches (27.54 cm) except for residential houses where the maximum riser shall be 7 inches (18 cm) and the minimum tread will be 11 inches (27.54 cm). Staircases to lofts and spiral staircase to non-public access areas shall be excluded from these requirements.

- 8-8.2. For all buildings other than Category "I" buildings and bungalows, the minimum width of staircases shall be 4ft. (1.2 m). The distance from any point to the nearest staircase shall not exceed 100ft. (30m). The minimum clear head room under beams and stair landing shall be 7ft. (2.1m). For Category "I" Buildings & Bungalows the minimum width of a stair flight shall not be less than 3'

- 8-8.3 Railings are to be provided on every edge of stair which is open above 3' height. A handrail must be provided on either sides of stairs in all buildings of public use.

- 8-8.4 A handrail shall be provided on each side of the Staircase when the staircase is 6 ft. (1.8m) wide or more.

- 8-8.5 For all buildings other than bungalows, there shall not be more than 15 risers between each landing in a straight flight. Depth of the landing shall not be less than the width of the flight.

- 8-8.6 Winders shall be permitted in Category "I" buildings and bungalows only.

### **8-9 Lifts**

- 8-9.1 Minimum capacity of lifts shall be six persons. All lifts shall conform to the technical provisions of EN-81 and or BS5655 with respect to all safety devices, procedures of examination and annual testing/certification of lifts by a professional engineer of concerned disciplines.

- 8-9.2 Lift/elevator shall be provided in all structure/Buildings where the building is ground + 3 and above. Cargo lift shall be separately provided in all multi-storied commercial, Residential-cum-Commercial buildings & Residential multistoried buildings having a floor area more than 20,000 Sft. Provision of



8.9.3 Fire Lifts shall be adequately provided as per BCP-Fire Safety Provisions 2016 in all multi-storied buildings.

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

**Minimum Provision of Lifts.**

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

8.9.5 Additional number of lifts to be provided by the designer professional keeping in view the size, speed and brand of lift, type and height of buildings etc. Number of lifts to be provided by the designer professional keeping in view the NFPA Guidelines or BCP Fire Safety Provision 2016

**8-10. Minimum Requirements of Places of Assembly**

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

**8-11. Godowns and Warehouses**

8-11.1 No godown except a store shall be provided in a residential building.

8-11.2 Godowns/ware houses shall be designed, adopted or used for storage purposes only.

8-11.3 In every warehouse and godown there shall be an exhibition by the owner, at some appropriate place, permanently and conspicuously, a notice incised or embossed on metal, plastic or similar permanent material in the following form, stating the load for which the floor has been designed with letters to be at least 1 inch(25mm) wide & 3 inch(75mm) high. In case of inflammable or explosive materials, being stored, prior permission from the relevant authorities shall be obtained.

## **CHAPTER 9-LIGHTING AND VENTILATION**

### **9-1. Size of external openings**

9-1.1 Every room, other than rooms used predominantly for the storage of goods, shall be provided with natural light and natural ventilation by means of one or more openings in external walls. These openings shall have a combined area of not less than 10% of habitable rooms and 7.5% for other rooms of the floor space of such opening, and the whole of such openings shall be capable of allowing free and uninterrupted passage of air.

9-1.2 Area of openings in case of warehouse, godown, storage places etc. shall not be less than 5% of the floor space unless the space is mechanically ventilated.

### **9-2. Size of internal openings**

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

### **9-3. Internal Air Wells**

9-3.1 Habitable rooms may receive daylight and natural ventilation from internal air wells which shall conform to the following minimum sizes:-

9-3.1.1 For buildings up to 2 stories, 50Sq.ft. (4.6Sq.m) with minimum width of well 5ft. (1.5m).

9-3.1.2 For buildings within 3 to 5 stories, 100Sq. ft. (9.3Sq.m) with minimum width of well 8ft. (2.44m)

9-3.1.3 For buildings higher than 5 stories, 100Sq.ft. (9.3Sq. m) plus 10Sq.ft. (0.93Sq.m) for each additional floor over 5 stories and minimum width of well 10ft. (3.0m).

9-3.1.4 Where only kitchens, WCs and bathrooms receive daylight and ventilation from air-wells, their size shall conform with the following as minimum:-

9-3.1.5 For buildings up to 2 stories, 25Sq.ft (2.3Sq.m) with minimum width of well 3ft. (0.9m).

9-3.1.6 For buildings with 3 to 5 stories, 50 Sq. ft.(4.6 Sq.m) with minimum width of well 5ft. (1.5m).

9-3.1.7 For buildings higher than 5 stories, 50 Sq. ft. (4.64 Sq. m) plus 5 Sq.ft. (0.46 Sq.m) for each additional floor with minimum width of well 5ft. (1.5m).

9-3.1.8 Access for maintenance of each such shaft shall be provided at lowest level of the shaft.

**9-4. Permanent Openings in Kitchen**

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

**9-5 Water Closet, Bath Room & Ablution Places.**

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

**9-6. Garages**

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

**9-7. Staircases**

All Staircases, which are enclosed, shall be provided with adequate lighting and ventilation from openings not less than 7.5% of the staircase area.(This shall not be applicable to fire exit stair cases, which shall be separately provisioned in all buildings with three story or more)

**9-8. Mechanical Ventilation and Central Air-Conditioning waiver & minimum requirement.**

**9-8.1** Where undertaking for central air-conditioning and permanent mechanical ventilation is provided, the relevant provisions of these Regulations dealing with natural ventilation, lighting and height of rooms may be waived.

**9-8.2** Where permanent mechanical ventilation in respect of lavatories, water closets, bath rooms or corridors has been provided for and maintained in accordance with the following clauses, conditions relating to natural ventilation and natural lighting under these Regulations shall not apply to such lavatories, water closets, bath rooms or corridors.

**9-8.3** Basement or underground car parks and other enclosures below ground level shall be provided with mechanical ventilation.

**9-8.4** Cinemas or other projection rooms where photographic films being used, processed or stored; which are situated in the internal portion of the building; and in respect of which no such external walls (or those overlooking verandas, pavements or walkways) are present, shall be provided with mechanical ventilation or air conditioning.

**9-8.5** In case of Mechanical ventilation and central air conditioning for all types of buildings and spaces HVAC relevant code of practice as may be approved by the Authority shall be allowed.

**CHAPTER 10-BUILDING STRUCTURE DESIGN AND CONSTRUCTION REQUIREMENTS.**

- 10-1            Loads and Design**  
Structure analysis, design, detailing and loading shall be in accordance with the requirements of current Uniform Building Code (UBC) and American Code or British relevant Code or any other Code. Structure shall however be designed by only one approved Code.
- 10-1.1            TYPES OF LOADS**
- 101.1.1            DEAD LOADS**  
Dead loads shall include all super imposed permanent loads like finishes, cladding, non-movable partitions, wall masonry, architectural features and railing as well as self-weight of the structure.
- 10.1.1.2            LIVE LOADS**  
Live loads shall be considered in the design as per ASCE 7-10 and Equipment load will be as per actual.
- 10.1.1.3            STATIC SEISMIC LOAD**  
Static Seismic Load shall be calculated with the consideration of prescribed parameters given in UBC 1997.
- 10.1.1.4            HYDRODYNAMIC LOAD AS PER ACI 350.3R-01**  
The calculation of Hydrodynamic load for both underground (buried) and elevated liquid storage tanks shall be in accordance with ACI 350.3R-01.
- 10-1.2            LOAD COMBINATIONS**  
The critical load combinations shall be taken from ACI-318-08 (Alternate Load Combinations), ACI 350R-01 and UBC 1997 for the design of all Structures.
- 10-2            Seismic Design.**  
Seismic Risk Zone for Gwadar shall be (with reference to BCP 2007) which is equivalent to Peak Ground Acceleration (PGA) of 24% g to 32% g.
- 10-3            Sub Soil Investigation**  
Sub soil investigation shall be preceded by Seismic hazard analysis. In view of the structural design in Seismic hazard zone, type of Sub- Soil for foundation soil shall be thoroughly ascertained by geo-technical investigation under the direct supervision of qualified and experienced geo-technical engineers. The Soil Report should correlate the sub-soil type with BCP 2007 and UBC-97 (or current) Sub-Soil list. Special consideration should be given to liquefaction potential and swelling potential of soils.
- 10-4            Wind Load**  
Wind Load should be based on the velocity and gust factors data from local Meteorological Department and should not be less than as specified in BCP 2007.
- 10-5            Erection on Reclaimed site**
- 10-5.1.1 No building foundation shall be erected upon a site reclaimed by Town sweepings or other refuse except on recommendation of Geo-technical and Structural Engineer.
- 10-5.1.2 No building plans shall be approved on open nallahs, public sewers and the likes.

**10-6 Protection of Existing Services**

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

**10-7 Foundation near Drains**

Where a building is to be erected adjacent to existing buildings, or near a drain/nallah, or an excavation at a distance less than depth of the said drain/nallah or excavation, or such as to affect the stability of drains / nallah, the owner, through a Structural Engineer, shall satisfy the authority that the foundations of the building have been carried down to a level safe guarding its stability.

**10-8 Specifications**

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

**10-9 Testing of Materials**

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

**10-10 Supervision**

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

**10.11 CONSTRUCTION MATERIALS****10-11.1 CONCRETE****10-11.1.1 TYPE OF CEMENT**

Type of cement shall depend on the soil and water test results and shall be as per recommendations of Geotechnical Investigation Report.

**10-11.1.2 COMPRESSIVE STRENGTH**

- i. Minimum Cylinder Strength at 28 days: 28 MPa (Class "A" Structural concrete shall be used in underground water tanks and water tower)
- ii. 21 Mpa (Class "B" Structural concrete shall be used for all structural members)
- iii. 5 MPa for Lean Concrete
- iv. Owner / builder shall use ready mix concrete from batching plant for construction of buildings Ground plus five upper floors and above.

**10-11.1.3 REINFORCEMENT**

All reinforcement shall be deformed, hot rolled, billet steel bars conforming to ASTM A-706 Grade 60, with specified yield strength of not less than 414 MPa (60,000 Psi).

**10-11.2 STRUCTURAL STEEL TYPE**

Generally, all Structural Steel shall conform to the requirements of ASTM A-36 (or ASTM A-500 or ASTM A-501 for Hollow Steel Sections) as a minimum.

**10-11.3 SURFACE PREPARATION**

As per Steel Structure Painting Council Specifications SSPC SP1.

**10-11.4. PAINTS AND COATING SYSTEM AS SPECIFIED**

10.11.4.1 The paints and coating systems have been specified hereunder for steel/ metal works like pipe support, angle iron support in trenches, manufactured by Jotun paint or approved equivalent as approved by the Engineer and all such surfaces as shown on the Drawings and/or as directed by the Engineer. All paint applications to be carried out by airless spray.

**10-11.4.2 EXTERIOR PAINT SYSTEM FOR STEEL STRUCTURES**

- i) Surface Preparation  
Abrasive blasting to Near White with copper slag in accordance with SSPC-SP10 and SSPC-AB 1 to provide 40 to 60 microns anchor profile.
- ii) Paint System  
1st Coat: Surface tolerant epoxy mastic to be applied at 250 microns DFT applied in two coats.  
2nd Coat: Two components epoxy finishing coat to be applied at 60 microns DFT.
- iii) Paint shall be applied after complete erection, alignment / leveling and torque tightening of the bolts. While applying final coat, all damaged portions of coating shall first be repaired by applying the required 2 coats of primer and 2 coats of paint where the steel surface is exposed (after removing rust if any). During final coats, paint shall be applied ensuring sealing of all gaps. (Crevices, Notches, Bolt Heads, Nuts, Washers etc.)

**10-11.5 WELDING**

As per AWS Specifications using E70XX electrodes

**10-11.6 BOLTS**

All steel connection bolts shall conform to ASTM A325

**10-11.7 CODES AND STANDARDS TO BE USED FOR STRUCTURAL DESIGN**

Design shall be in accordance with international standards and good engineering practice. Most Important standards applied for the design of all structures are listed below.

- Uniform Building Code 1997
- Building Code requirements for Structural Concrete (ACI 318-08)
- Code requirements for Environmental Engineering Concrete structures (ACI 350)
- Minimum Design Loads for Buildings and other Structures ASCE/SEI 7-05
- Seismic design of liquid containing Concrete structures (ACI 350.3, 2001)
- Guide for the analysis, design, and construction of concrete-pedestal water towers (ACI 371-98, 1998)
- ACI 315 Details and detailing of concrete reinforcement
- AISC manual of Steel construction
- Building Code of Pakistan 2007

**10-11.8 OTHER MATERIALS**

- The Technical committee /TCDB may approve if any compatible materials/ structure introduces in market.

**10-11.9 10-11.9 ANALYSIS SOFTWARE**

- SAP2000
- ETABS
- SAFE
- STAAD Pro V8i

## **CHAPTER 11 – WATER SUPPLY, DRAINAGE & SANITATION**

### **11-1. Water Service Pipe**

All provision shall be made as per following requirements or as per International Plumbing Code whichever is more stringent

11-1.1. Except as permitted in the following paragraph (11-12), underground water service piping and the building sewer line shall be not less than 7 ft. (2.13m) apart horizontally and shall be separated by undisturbed or compacted earth.

11-1.2. The water service pipe may be placed within 7 ft. (2.13m) of sewerage line provided that the bottom of the water service pipe is at least 12 inch (300mm). above the top of the sewer line.

### **11.2. Minimum Storage Capacity for Category “IV” buildings**

Fire water storage should be kept as per the requirements of firefighting system provided for fire suppression, and the system should be designed and provided as per the National Fire Protection Association (NFPA) requirements. Minimum capacity of water storage tanks in buildings of category “ III”, “IV” & “V” Shall be

11-2.1 Overhead Tank =1 day + 25% reserved for fire fighting

11-2.2 Underground tank =2<sup>1/2</sup> days out of the reserved capacity 25% shall be kept reserved for firefighting purposes by making suitable arrangements

### **11-2.3 Distribution of Water within the Premises**

All provision shall be made as per following requirements or as per International Plumbing Code, whichever is more stringent. The design of water supply pipe work, underground and overhead tanks shall be in accordance with the following schedule:-

Per capita water requirements/demand for various occupancies.

<b><u>Sr. No.</u></b>	<b><u>Type of occupancy</u></b>	<b><u>Consumption Per head/day (in liter)</u></b>
1.	Residential	135
2.	Institutional	
	a) Day Schools	45-100
	b) Boarding Schools	135-225
	c) Medical Hospital	450
	d) Medical-Cinema, Theater	135
3.	Assembly-Cinema, Theater Auditorium etc. (per seat of Accommodation).	45
4.	Government or Semi-public	45
5.	Mercantile (commercial)	
	a) Restaurants	90
	b) Shopping Centers, Stores (Per toilet fixture)	200
	c) Other Business Buildings	45
6.	Hotels	225



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

### **11-3. Recycling Plant and Treatment of Effluent/sewage**

Wastewater/recycling/effluent treatment plant shall be, designed, constructed and maintained as per the local and International standards. The treated effluent shall meet the local /National Environmental Quality standards (NEQS) and International standards for recycling or disposal to natural streams.

### **11-4 Sanitation and Solid Waste**

11-4.1. All medical & hospital waste shall be safely collected, transported and disposed of in accordance with the public health standards and up to satisfaction of the Authority.

11-4.1.1 All industrial waste shall be treated in accordance with the local applicable / National Environment Quality Standards (NEQS) and international standard.

11-4.1.2 All hospitals shall provide the disposal of medical waste as per Local applicable/National Environmental Quality standards (NEQS) and international standards

11-4.1.3 In all public sale projects the central waste disposal system shall be provided by the developer.

### **11-5 Digester/Septic Tank**

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

### **11-6 Soil Pipes, Waste Pipes and Ventilating Pipes**

All provisions shall be made as per following requirements or as per International Plumbing Code whichever is more stringent

11-6.1 A trap shall be used to maintain the water seal and make system proof against closing and blockages

11-6.2 In no case shall the internal diameter of a soil pipe or waste pipe be less than the internal diameter of any pipe or of the outlet of any appliance which discharges into it.

11-6.3 All the joints shall be:-

11-6.3.1 Made water tight by using suitable rubber gasket or other seating material appropriate for specific type of pipe.

11-6.3.2 Adequately supported throughout its length without restraining thermal movements, any fitting which gives such support being securely attached to the building;

11-6.3.3 So placed as to be reasonably accessible for maintenance and repair;

11-6.3.4 Ventilating pipe shall be provided in all stacks carrying wastewater or sewage, in accordance with the plumbing code.

11-6.3.5 Drain Water pipe of appropriate dimension shall be provided as per approved standard.

### **11-7 Sanitary Provisions**

All provision shall be made as per following requirements or as per International Plumbing Code whichever is more stringent.

11-7.1. For every five (5) single room units or servant quarters: one washbasin, one WC and one (1) bathroom shall be provided.

11-7.2. For every 10(ten) bedrooms or less in a Boarding House or Guest House there shall be at least two (2) WCs two (2) wash-basins and two (2) showers.

11-7.3. For every 20 (twenty) persons in Dormitory and Hostel there shall be at least three (3) WCs, three (3) wash-basins and three (3) showers, and for every 10(ten) additional persons one (1) W.C one (1) wash-basin and one (1) urinal and one (1) shower are to be added.

11-7.4. In an office with 20(Twenty) persons (calculated at a rate of one (1) person per 120sqft (11.15 sq m), there shall be minimum of Two(2) WCs, two (2) washbasins and. W.C one (1) wash basin, and One (1) wash-basin or equivalent washing space per 25 (twenty five or less persons shall be provided for ablution purposes.

11-7.5 In factory with 30(thirty) persons (calculated at a rate of one (1) person per 100Sq.ft. (9.29Sq. m)), there shall be minimum of three WCs two (2) wash-basins and one (1) urinal. For every additional 20 (twenty) persons there shall be one (1) W.C., one (1) wash-basin and one (1) urinal. One (1) wash-basin or equivalent washing space per 25(twenty five) or less persons shall be provided for ablution purposes, and shall be divided proportionately amongst the genders.

11-7.6. Shopping Center- a minimum of three (3) WCs one (1) urinal, and one (1) wash-basin shall be provided for 3000 Sq.ft. (278.8Sq. m) or less total floor area. For every additional 2000Sq.ft. (185.8Sq. m) floor area, one (1) W.C one (1) wash-basin, and one (1) urinal shall be provided.

11-7.7 Public Assembly building-two (2) WCs one (1) wash-basin, and three (3) urinals shall be provided for 1500Sq. ft. (139Sq. m) or less of total floor area and for every additional 1500Sq. ft. (139Sq.m) of floor area one (1) W.C one (1) wash-basin and two (2) urinals shall be provided.

11-7.8. For Mosque, five (5) ablution spaces / points for every Hundred (100) Nimazi's and two(2) W.Cs, one shower room shall be provided, for every additional (100) Nimazi's the number of ablution space will be extended by 8,6,4 respectively plus special arrangement for the female having a capacity of 300 Nimazi's three (3) ablution and one (1) W.C shall be provided.

11-7.9 Cinema and Auditorium-for every 50 seats or less two (2) W.C's two 2 Urinals and two wash-basins shall be provided, and for every additional

50 seats one (1) W.C two (2) urinals and two (2) wash-basin shall be provided and shall be divided proportionately amongst the genders.

- 11-7.10 School: - four (4) W.C's and two (2) wash-basins per Hundred (100) students and for every additional fifty (50) students one (1) W.C and one (1) wash-basin shall be provided.
- 11-7.11 Hospital:- For every 10 beds in a general ward there shall be at least one (1) water closet, one (1) wash-basin, one (1) ablution tap and one (1) bathroom with shower one (1) kitchen sink shall be provided in each ward.
- 11-7.12. For 50 seats or part thereof of Restaurant, one (1) water closet, one (1) urinal, one (1) washbasin shall be provided.
- 11-7.13 Two urinals may be replaced by W.C., while proportionately dividing the fixtures among the genders.
- 11-7.14. Provision of one (1)W.C for special persons shall be provide
- 11-7.15. All fixtures shall be divided proportionately amongst the genders.

### **11-8. Manholes and Inspection Chambers**

- 11-8.1 At every change of alignment, gradient or diameter of a drain, there shall be a manhole or inspection chamber. Bends and junctions in the drains shall be grouped together in manholes as far as possible. The spacing of manholes in case of pipe having a diameter 6 inch/8inch (150 mm/200mm) shall be 50ft. /110ft. (15.2m /35.5 m) according to respective diameter, and in case of diameter more than 8inch (200 mm) distance shall not be more than 150ft. (45m).
- 11-8.2 The chamber shall be so designed to make the cleaning and inspection convenient.
- 11-8.3 Proper benching shall be provided equal to half of the diameter of pipe in semi-circular shape with proper slope in either direction so that no solid shall accumulate in the Manhole/Inspection Chamber.
- 11-8.4. C.I. Rungs shall be provided at 16inch (400mm) center to center in all manholes over4ft.(1.2m) in depth. The size of the manhole cover shall be such that there is a clear opening of at least 2ft. (60cm) in diameter for manholes exceeding 4ft. (1.2m) in depth.

### **11-9 Storm Water Drains**

It should be designed and installed as per International Plumbing Code whichever is more stringent

- 11-9.1 The roofs of every building, and the floor or balconies abutting on a street or constructed over a street, shall be so constructed or framed as to permit effectual drainage of the rain water there from, by means of a sufficient number of leaders of adequate sizes, so arranged, jointed, and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls, or foundations of the walls, or foundations of the building or those of an adjacent building provided the fall is not greater than 20ft. (6m) in case of spouts.
- 11-9.2 A leader shall not discharge into or connect with any soil pipe or its ventilating pipe, or any waste pipe or its ventilating pipe, nor shall it discharge into a sewer.

- 11-9.3 Rain Water from leader spouts etc. shall not discharge into a public street at a height greater than 12inch (300mm) from that street, or into a neighboring property. Separate underground water tank must be created for building with 3000 sq.ft or more of roof area for rain water harvesting, appropriate plumbing connections must be made to feed into the tank efficiently.

## **CHAPTER 12– FIRE RESISTANCE AND FIRE PRECAUTIONS**

### **12.1 General**

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

### **12-2 Standpipes System**

All building fire system shall be designed and installed as per following requirement or as per National Fire Protection Association (NFPA), whichever is more stringent. Standpipe system shall be designed and installed as per NFPA 14's latest edition.

- 12-2.1 Requirements for Fire Prevention and Fire Extinguishing shall be the following:-
- 12-2.1.1 All buildings which are ground plus three stories or above or more than 43ft. (13 m) high shall be provided a set stand pipe.
- a) Buildings from (4) story up to 8 story in height shall be equipped with not less than 2inch (5.1 cm) dia stand pipes; and
  - b) Buildings over 8 stories in height shall be equipped with not less than 4inch (10cm) dia stand pipe.
- 12-2.1.2 The number of stand pipes shall be such that all parts of every floor area are at a maximum distance of 120ft. (36.5m) from the stand point
- 12-2.1.3 In So far as practicable, stand pipes shall be located with outlets stairway enclosures; but if these are not available the stand pipes shall be located in common corridor. In any case, one shall be located in the main.
- a) The total construction of stand pipes shall be of mild steel.
  - b) Stand pipe risers shall extend from the lowest to the top most story of the building or part of building which they serve.
  - c) When more than one stand pipe is required, they shall be interconnected at their bases by pipes equal in size to that of the largest riser.
  - d) Fire department connection i.e. Siamese connection shall be provided outside building accessible to fire tender as per NFPA.
  - e) Stand pipes shall be provided in every story with a 1.5 inch (3.8cm) diameter flexible hose not less than 100ft. (30m) long, with a 0.5inch (1.25cm) nozzle, hang in an approved rack or cabinet.
  - f) The Stand pipes shall be fed by an overhead water tank reserved solely for this purpose. A pumping system should be installed with an underground tank of required capacity fulfilling NFPA's required of pressure and flow at outlet.

**12.3 Automatic Sprinkler System**

Sprinkler system should be designed and installed as per following requirement or as per latest NFPA 13 standard, whichever is more stringent.

- 12-3.1 Automatic sprinkler system shall be provided in the following:
- 12-3.1.1 In every institutional building which serves restrained or handicapped persons.
- 12-3.1.2 In covered car parking areas in buildings of which upper stories are designed for other uses when such parking area exceeds 5000Sq.ft. (464.6Sq.m)
- 12-3.1.3 Bus garages or terminals for passengers serving more than 4 buses at a time.
- 12-3.1.4 Each floor mercantile and industrial building which is more than one story high and which exceeds 20,000Sq. ft. (1858.73Sq. m) covered area.
- 12-3.1.5 All building compartments used for manufacture, display or sale of combustible materials and products which are more than 7000Sq.ft. (650.5Sq.m) in covered area.
- 12-3.1.6 All areas of theatres except auditorium, music hall, and lobbies.
- 12-3.1.7 All building areas used primarily for storage of incombustible materials and goods, which are more than 1000Sq.ft. (92.93 Sq.m) in areas
- 12-3.1.8 No sprinkler provision should be made in the immediate vicinity of generators or any electrical equipment.

**12-4. Sprinkler System construction**

All construction of sprinklers should be as per following requirements or as per latest NFPA 13 standard, whichever is more stringent.

- 12-4.1 Sprinkler – System Construction shall be in the following manner: -
- 12-4.1.1 Sprinkler pipes, hangers and sprinkler heads shall be protected from corrosion.
- 12-4.1.2 Every sprinkler system shall be equipped with a fire department approved inlet connection located on an outer building face nearest to street approximately 20 to 30ft. (6 to 9.13m) above finished ground and suitably marked “Fire Department Connection –Automatic Sprinklers”.
- 12-4.1.3 Automatic Sprinkler System shall be fed by an overhead water tank reserved solely for this purpose. The tanks shall be capable of supplying 25% of the Sprinkler heads for 20 minutes but the minimum capacity of any tank shall be 5000gallons (18,925 Lit). There shall be a minimum head of 15Lbs. /Sq.ft. (1.02Kg/cm<sup>2</sup>) above the highest discharge point. An underground tank with pumping system is to be provided, to meet pressure and flow requirement of sprinkler as per latest NFPA13 standards.

- 12-4.1.4 Automatic Sprinkler System shall be arranged to set off automatic outside valve to control all sources of water supply. (Automatic Sprinkler system shall be provided as per NFPA 13 latest edition.)

## **12-5 Manual Fire Extinguishing Equipment**

All extinguishers shall be provided as per following requirements or as per latest NFPA- 13 standards, whichever is more stringent.

- 12-5.1 Manual fire extinguishers shall be provided as follows:
- 12-5.1.1 Two extinguishers in stage area, one in each dressing room, one immediately outside each entry in theaters.
- 12-5.1.2 One extinguisher in each 2400Sq.ft.(223Sq.m) of area of public assembly buildings, but not less than one on each occupied floor, and not less than 1 in each lab, workshop or vocational room.
- 12-5.1.3 At least one extinguisher on each floor at stairway landing and in corridor at each lift or group of lifts in residential and commercial buildings.

## **12-6. Installation of Interior Fire Alarm System**

- 12-6.1 Installation of interior fire alarm system shall be installed in the following:
- 12-6.1.1 All hotels, motels, dormitories, more than one story high and with a capacity of fifty (50) or more occupants
- 12-6.1.2 All hospitals, asylums, nursing homes, and similar institutional building accommodating more than (20) twenty occupants above the ground floor.
- 12-6.1.3 All school buildings with provision of more than Thirty (30) students above the ground floor.
- 12-6.1.4 All mercantile buildings with more than 186m<sup>2</sup> above the first floor.
- 12-6.1.5 All factory buildings exceeding two (2) story in height and with more than 4000Sq.ft. (371.74Sq.m) above the first floor.
- 12-6.1.6 All office buildings more than five (5) Story in height and with occupancy area of more than 1, 00,000Sq.ft. (9293. 68Sq.m) above the ground floor.
- 12-6.1.7 All Cinemas, theaters and similar places of public assembly.

## **12.7 Signal Station**

- 12.7.1 Signal Stations shall be provided as follows:
- 12-7.1.1 At least one (1) station shall be located in each story in an accessible location in the natural depth of exit-way or escape.
- 12-7.1.2 All stations shall be so located that no point on any floor or the building is more than 150ft. (45.69m) distant from a station.



## **CHAPTER 13- FIRE RESISTIVE STRUCTURAL REQUIREMENTS**

### **13-1. Fire Resistance**

13-1.1 For purposes of this chapter, every building or compartment shall be regarded according to its use or intended use, and where a building is divided into compartments intended to be used for different purposes, the requirements of each compartment shall be determined separately.

13-1.2 Every element of structure shall be required to have fire resistance for not less than the relevant period specified in TABLE 13.1 with regard to the building of which it forms part, as per the National Fire Protection Association (NFPA) Standards.

**TABLE 13.1 Minimum periods of fire resistance**

Types of Buildings or Compartment.	Minimum period of fire resistance in hours for elements of structure.	
	Ground or upper story	Basement
<b>i) Private dwelling house</b>	1.5	1.5
<b>ii) Private dwelling house</b>	0.5	1.5
<b>ii) Institutional;</b>		
- up to 92ft.(28m) high	1	1.5
- up to 92ft.(28m) high	1.5	2
<b>iii) Residential buildings other than private dwelling house</b>		
- up to 2 story high	0.5	1
- up to 3 story high	1	1
- up to 92ft.(28m) high	1	1.5
- up to 92ft.(28m) high	1.5	2
<b>iv) Office Building</b>		
- up to 25ft. (7.5m) high	0.5	1
- up to 50 ft.(15m) high	1	1
- up to 92ft.(28m) high	1	1.5
- over 92ft.(28m) high	1.5	2
<b>v) Mercantile Building</b>		
- up to 25ft. (7.5m) high	0.5	1
- up to 50 ft.(15m) high	1	1
- up to 92ft.(28m) high	1	2
- over 92ft.(28m) high	2	4
<b>vi) Factory Buildings</b>		
- up to 25ft. (7.5m) high	0.5	1
- up to 50 ft.(15m) high	1	1
- up to 92ft.(28m) high	1	2
- over 92ft.(28m) high	2	4

<b>vii) Factory Buildings</b>		
- up to 25ft. (7.5m) high	0.5	1
- up to 50 ft.(15m) high	1	1
- up to 92ft.(28m) high	1	2
- over 92ft.(28m) high	2	4
<b>vii) Public Assembly Car Parks</b>		
- up to 25ft. (7.5m) high	0.5	1
- up to 50 ft.(15m) high	1	1
- up to 92ft.(28m) high	1	0.5
- over 92ft.(28m) high	0.5	2
<b>viii) Storage &amp; Public Car Parks</b>		
- up to 25ft. (7.5m) high	0.5	1
- up to 50 ft.(15m) high	1	2
- up to 92ft.(28m) high	2	4
- over 92ft.(28m) high	4	4

13-1.2.1 If any part of a building is completely separated throughout its height, both above and below the ground, from all other parts by compartment walls in the same vertical plane, the fire resistance requirement of that part shall be determined solely by height of that part.

13-1.2.2 If any element of structure forms part of more than one building or compartment and the requirements of fire resistance in respect of one building or compartment differ from those specified for any other building or compartment of which the element forms part, such element shall be so constructed as to comply with the greater of greatest of the requirements specified.

13-1.2.3 Any elements or structure shall have fire resistance of not less than the minimum period required for any element which it carries.

### **13-2 Test of Fire Resistance**

Every element of structure shall be capable of resisting the action of fire for the specified test of fire resistance period under the conditions of test appropriate to such an element in accordance with BS-476; Part 1: 1953 and subject to modifications, if any.

### **13-3 External Walls**

13-3.1 Any external wall which is situated within a distance of 4ft. (1.2m) from the relevant boundary, or is a wall of a building which exceeds 50ft (15.22 m) in height, shall be constructed wholly of non-combustible material apart from any external cladding.

13-3.2 Any steel beam or column, wherever forming part of or carrying, an external wall constructed of non-combustible material shall also be constructed wholly of non-combustible material.

13-3.3 Any part of a roof shall be deemed to be part of an external wall if it is pitched at an angle of seventy (70) degrees or more to the horizontal and covers a habitable space within the buildings.

#### **13-4 Separating Walls and Fire Walls**

13-4.1 Separating walls between two adjoining buildings shall form complete vertical separation and shall not have any opening except for the following:

13-4.1.1 Passage of a pipe through a separating wall if the pipe is not a flue pipe and has a diameter not exceeding 1 inch (25mm) if it is made of combustible material, and 6 inch (150mm) if it is made of non-combustible material.

13-4.1.2 An opening which is necessary as a means of escape from fire, if the opening is fitted with a fire door which has fire resistance not less than the period required for the separating wall.

13-4.2 Any separating wall or fire wall which forms a junction with a roof shall be carried above the upper surface of the roof shall be carried above the upper surface of the roof covering to a distance not less than 15 inch (375 mm). A separating wall or fire wall shall not be required to comply with this requirement if:-

13-4.2.1 The roofs being separated by the wall are of non-combustible construction;

13-4.2.2 The buildings separated by the wall are residential, office or assembly buildings and do not exceed 40ft. (12.18m) in height.

13-4.3 If any external wall is carried across the end of a separating wall/fire wall shall be bounded together.

#### **13-5. Compartmentalization**

Every floor of a building shall be divided as far as possible into compartments by means of appropriate fire resistant elements/measures for example fire walls and:

13-5.1 Separating one occupancy from another within the same building.

13-5.2 Separating part of a building from any other part of the same building which is used, or intended to be used, for a different function such as residential institutional, assembly, storage, commercial use etc.

13-5.2.1 Dividing all buildings except Industrial building, into smaller compartments of an area not exceeding 25,000Sqfeet(2323.42sqm)

13-5.2.2 Separating occupancy areas from common circulation areas.

**13-6. Construction of Fire Walls**

Fire walls shall be constructed in any manner or with any non-combustible material conforming to a minimum fire resistance of two (2) hours.

**13-7. Openings in Fire Walls**

13-7.1 Opening in fire walls may be fitted with a single or double leaf door with a minimum fire resistance for the following periods:-

13-7.1.1 Door giving access to an apartment from a common area – 0.5 hour

13-7.1.2 Any other case-1.5 hours

13-7.2 Except in case of fire doors giving access to occupancy areas from common circulation areas, all fire doors must open in the direction of escape.

**13-8. Direct Access for Ground Floor and Above**

13-8.1 Except for story below the first story, direct access for firefighting shall be provided from the outdoors to every story having its floor level less than 82ft. (25m) above ground by at least one unobstructed window or access panel for each 50ft. (15m) of wall, in each wall required to face a street.

13-8.2 An opening for access required in above clause shall be not less than 3.6ft.(1.1m) high by 2ft.(0.6m) wide, with a sill height of not more than 3ft.(0.9m) above the inside floor.

13-8.3 Access panels above the first story shall be readily openable from both inside and outside or the opening shall be glazed with plain glass.

**13-9. Protected Shafts**

13-9.1.1 Protected shafts shall be constructed only for stairway lift, chute, duct, or any other purposes which enable person, thing or air to pass between different compartments.

13-9.2 There shall be no opening in shaft enclosures except the following:-

13-9.2.1 An opening for a pipe

13-9.2.2 An opening fitted with a door which has fire resistance of half hour or not less than half the period required in TABLE 13.1 whichever is more;

13-9.3 Any protected shaft containing a lift or lifts.

13-9.3.1 Shall be ventilated to external air by means of one or more permanent openings situated at the top of the shaft and having a total unobstructed area of not less than 1.5Sq.ft.(0.13Sq.m) for each lift;

13-9.3.2 Shall not contain any pipe conveying oil or gas or any ventilating duct;

- 13-9.3.3 May have an opening in its protective structure for passage of cables for the lift into the machine room provided that if the opening is at the bottom of the shaft the opening should be as small as practicable.
- 13-9.4 If a protected shaft serves as, or contains, a ventilating duct, the duct shall not be constructed of, or lined with, any material which increases the risk of spread of fire.
- 13-9.5 If a protected shaft consists of a stairway, it shall not contain any pipe conveying oil or gas, or a ventilating duct.
- 13-9.6 A shaft that does not extend to the roof of a building shall be enclosed with top construction of the same strength and fire resistance as that of the shaft enclosure. Such shafts shall be provided with non-combustible vents for the relief of smoke and gases in the event of fire, with an area not less than 10% of the shaft area.
- 13-9.7 All shafts that extend to the roof of a building shall be ventilated by a window in the side of the shaft of not less than 75% of the area of the shaft such window shall not be located within three (3m) 10ft. of an interior property line, and its sill level shall not be less than 2.5ft. (0.76m) above the finished roof level.

### **13-10. Fire Resistant Doors**

- 13-10.1 Any fire resistant door shall, if exposed to a test by fire and then fitted its frame, satisfy the requirements as to freedom from collapse and resistance to passage of flame for not less than the relevant period required.
- 13-10.2 The clearance between the leaf of the door and the frame or between leaves shall be as small as practicable.
- 13-10.3 If two separate doors (whether single or double leaf door) are installed on opposite sides of an opening, the required fire resistance may be achieved by the two doors together or by either of them separately.
- 13-10.4 Wired glass if used in fire resistant doors shall be of a maximum area 1Sq.ft. (0.1Sq.m) and shall not be less than 1/4<sup>th</sup> inch (6mm) thick.

### **13-11. Miscellaneous Provisions**

- 13-11.1 If any part of an opening in an external wall of building other than a private dwelling house is directly above an opening in an adjoining story, either: -
- 13-11.1.1 The bottom of the upper opening shall be not less than 3ft. (0.91m) above the top of the lower opening and not less than 1.5ft.(0.56m) above the upper surface of the floor separating the story; OR
- 13-11.1.2 A horizontal projection of non-flammable material is constructed between the two openings to project 1.5ft. (0.46m) from the wall.
- 13-11.2 Where a private dwelling house has an enclosed garage: -
- 13-11.2.1 The garage shall be constructed of non-flammable material having a fire resistance of not less than half an hour;

13-11.2.2 An opening in the wall separating the garage from the house shall at its lowest point be 4 inch (10cm) above the level of the floor of the garage and shall be protected by self-closing doors having a fire resistance not less than half an hour.

13-11.3 In premises with more than 400 persons seating capacity:-

13-11.3.1 The stage area shall be separated from the auditorium on either side of the proscenium opening by a fire resisting wall not less than 6 inch (150mm) thick, of block masonry or its equivalent, carried down to a solid foundation and up to at least 3ft.(0.91m) above the roof level unless the roof is of fire resistant construction.

13-11.3.2. Not more than two (2) openings shall be provided in the proscenium wall in addition to the proscenium opening. Such additional openings shall not exceed 20Sq.ft. (1.86Sq.m) area each and should be fitted with a door of minimum half an hour fire resistance;

13-11.3.3. A fire resistant curtain shall be provided to the proscenium opening.

### **13-12. Enclosures for Cinematographic Equipment**

13-12.1 Cinematographic equipment shall be operated only within fire resistant enclosures located outside the auditorium.

13-12.2 The enclosure shall be constructed to have minimum two (2) hours fire resistance.

13-12.3 Two exits shall be provided to each enclosure. These shall be located outside the auditorium and fitted with self-closing doors with minimum fire resistance of half an hour. The door shall open outwards from the enclosure.

13-12.4 There shall be a minimum number of openings between the projection enclosure and the auditorium, and these shall be fitted with a gravity shutter of minimum half an hour fire resistance overlapping all edges of the openings by not less than 1 inch (2.5cm) when closed. There shall be provided a suitable device to close all shutters simultaneously from any projector head or from a point outside each exit door.

13-12.5 All enclosures shall be provided with adequate ventilation by suitable openings or shafts of non-flammable construction which shall lead to open air.

### **13-13. Steel and Metal Structures**

13-13.1 All steel and other metal structural members shall be protected with non-combustible materials to provide the required fire resistance.

13-13.2. Concrete fire protection on steel columns shall be reinforced and enclosed by wire mesh, metal clips or spirally wound wire of not less than 12 gauge size with a pitch not more than 4 inch (10cm).

13-13.3 Where the fire resistant covering on columns is subject to damage moving vehicles or handling of merchandise, the fire proofing shall be enclosed up to a height of not less than 5ft. (1.5m) from the finished floor with a suitable metal covering of adequate strength.

**13-14      Air conditioning Ducts**

- 13-14.1 All air-conditioning and ventilation ducts including supports shall be constructed entirely of non-flammable materials.
  
- 13-14.2. No air-conditioning or ventilation duct shall pass through a fire wall or separating wall.
  
- 13-14.3 Where ducts pass through floors or walls other than fire walls separating walls, the space around the duct shall be sealed with rope asbestos, mineral wool or other non-flammable material to prevent passage of flames and smoke.



## **CHAPTER 14-PRESERVATION OF HERITAGE BUILDINGS**

### **14-1. Definition**

These definitions shall confine to this Chapter only.

14-1.1 Heritage Building means any premises or objects declared as protected Heritage under the Government of Pakistan Antiquities Act-1975 and Amendments thereof and any other law enforced in the province of Balochistan.

14-1.2. “Extension” or “to extend” means the making of additions to a heritage Building which affects its character as such.

14-1.3 “Department “means the Government of Balochistan Culture, Tourism, Sports, Archive and library Departments.

### **14-2. Designation and Declaration of Special Interest Structures**

14-2.1. The Department may designate and declare a special architectural, historical, archeological, artistic, ethnological, anthropological or national interest structure/s and forward the list of these designated structures to the Authority, as applicable, for enforcement of the writ. The list of all notified heritage properties shall be in public access, digitally and otherwise.

### **14-3.2 Transferable Development Rights.**

In the event that the existing total floor area of a building, declared / notified under the Heritage Law as a Heritage Buildings, is less than the allowable covered area (Floor Area Ratio FAR) as per these Regulations, the owner of such a building/property shall be entitled to sell unutilized floor area ratio. (Total allowable floor area minus the utilized floor area = unutilized floor area), to the owners of any other property / Within the same Zone subject to the following conditions

14-3.2.1 The unutilized floor area ratio can only be utilized on commercial plots or residential flats sites or residential cum commercial site where there is no restriction on constructions of number of floors, provided this also does not violate other conditions of zoning regulations as given in Chapter 16 except the rules from floor area ratio, which shall be allowed to the extent the rights of floor area of a Heritage building is purchased by the applicant’s / owner of the building requesting to utilize the same FAR for his / their building / project. No change in the land use shall be allowed where such a FAR of the Heritage Building is to be utilized.

14-3.2.2 The unutilized floor area ratio can be sold to more than one owner; however the minimum unutilized floor area which could be sold to one owner of a property/ site shall not be less than 1/3<sup>rd</sup> of the floor area allowed for the said property.

14-3.2.3 The sale of unutilized floor area of the Heritage building must be recorded with Department of Heritage and with the Authority. The Authority shall maintain a separate register for the maintenance of record of the unutilized floor area of the Heritage building.

14-3.2.4 The purchaser of the unutilized floor area of Heritage Building shall provide a certificate copy of the document certified by the concerned Heritage Department with regard to the exact covered area utilized in the Heritage

Building. The Authority on receipt and verification of such information, by itself, shall, as per provisions in Chapter 17 of these Regulations determine the surplus, covered area which could be sold to other buyers and shall allow the applicant for the utilization of the same in the application project /building.

**14-4. Approval for Demolition, Alteration, or Extension**

- 14-4.1 It shall be unlawful for any person to demolish, alter or extend any heritage building without obtaining the prior approval of the concerned section and completing necessary required formalities of this Authority.
- 14-4.2. Prior to permitting the alteration, extension to Heritage Building, the Authority shall inform the concerned Section of the Gwadar Development Authority. The Department shall have a period of thirty (30) days in which to express any objection to such an alteration or extension.
- 14-4.3 In case of unauthorized or illegal demolition of declared protected Heritage Building no fresh approval of Building Plan on the said plot shall ever be permitted and a fine as permitted by the GDA Act 2003 as amended from time to time shall be imposed by the Authority in addition to any other fine that may be imposed by the Department.

## **CHAPTER 15-WIDENING OF ROADS**

### **15-1. Definitions**

- 15-1.1 For the purposes of this Clause “Road Widening” means proposed widening of any road/street by drawing up new alignments. All the buildings on the roads declared under Road Widening scheme shall be constructed only according to the setback prescribed by the Authority in consultation with Concerned Authorities from time to time.

### **15-2 Notification of Road Widening Scheme**

- 15-2.1 GDA may, in consultation with the Concerned Authority, declare and notify, widening and new alignment of any other road/street.
- 15-2.2 Before declaring widening of any road/street GDA shall invite public objections as prescribed in these Regulations.
- 15-2.3 No basement or structure shall be permitted in the portion of the plot affected by Road Widening Scheme.
- 15-2.4. The FAR allowable on the original plot shall be permitted.
- 15-2.5 Any COS specified for any building shall be in addition to the setback prescribed for Road Widening of the road/street on which it abuts.

## **CHAPTER 16- PARKING REQUIREMENTS**

### **16-1. Scope**

Parking requirement for motor vehicles specified in these Regulations shall apply whenever:

- 16-1.1. A new building is constructed or a change of use of existing building is established.
- 16-1.2. An existing building is altered and there is an increase in the floor area of the building, then additional parking requirement shall be totally applicable to the proposed addition only within the property limits as required under these Regulations.

### **16-2. General Conditions**

- 16-2.1. The parking space, including ramps, shall not be included in FAR.
- 16-2.2. Total parking space requirement of every building shall be determined as a sum of parking requirement for each type of use to which the building is subjected.
- 16-2.3. Minimum clear height of parking structure without obstruction shall be 7'-6". (2.28m).
- 16-2.4. Detailed plan clearly showing entry, exit, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc. shall be submitted.
- 16-2.5. 16% of the total car parking space will be utilized to provide space for Motorcycle parking @ 6 Motorcycles and 8 bicycles for every one car
- 16-2.6. Minimum one out of every 50 car parking stalls shall be dedicated for the disabled person at the most convenient location.
- 16-2.7. When units of measurement used in computing the number of parking space result in the requirement of a fractional space, the nearest whole number to next higher side of parking spaces shall be taken.

### **16-3. Car lifts**

- 16-3.1. Where car lift are provided there shall be a minimum of two car lifts with facilities of standby generator where-ever so required.
- 16-3.2. Minimum one car lift wherever so required with standby generator shall be provided for every 40 cars, if parking level is at more than 40 ft. (12m) in height.

### **16-4. Application of Parking Requirements**

- 16-4.1 Minimum one motor vehicle parking space shall be provided for:
  - 16-4.1.1 Every 6 bedrooms for a hotel of three star category and above. In addition to a per room requirement, parking space shall be provided for all other facilities e.g. restaurants, conference room, etc.

- 16-4.1.2 Every 10 beds and / or per consulting room of Clinical/medical service building.
- 16-4.1.3. Every 100 sq.ft (9.29 sq.m) in places of all public assembly, unless specified as hereunder.
- 16-4.1.4. Every 50 visitors who can be accommodated by an area or structure for sports activities;
- 16-4.1.5. Every 2000 Sq. ft (185.87Sq.m) of floor area of office space in an industrial building unit or wholesale use facilities.
- 16-4.1.6 Every 800 Sq.ft (75Sq.m) of floor area of space for retail shopping;
- 16-4.1.7. Every 8 seats/occupancy of restaurant of banquet halls;
- 16-4.1.8 Every 1000 Sq.ft (92 Sqm.m) of business office;
- 16-4.1.9. Every 4000 Sq. ft (371.7 Sq.m) floor area of all educational institutions situated on a plot measuring 2000 Sq.yds and above.
- 16-4.1.10. Every 60 Sq. ft (50.4 Sq.m) of plot area of 1000 Sq.yds. (840.33 Sq.m) marriage lawn/hall;
- 16-4.1.11. Apartment building, residential or residential-cum-commercial building for every 1200 Sq. ft (111.52 Sq.m) floor area of only residential use, whereas commercial use area shall be governed by above relevant rules;
- 16-4.1.12. Every 3000 Sq.ft (27.88 Sq.m) of floor area of Cinema.

#### **16-5.Parking Requirements for other uses.**

- 16-5.1 In the case of land development, structure or facilities where use do not fit the categories given above, the agency determining and application for a development permit may require the provision of parking spaces to the extent reasonably necessary to promote any of the purposes after due vetting by Transport Department.
- 16-5.2. In addition to the foregoing requirement the Authority determining an application for a development permit shall require the provision of off-street parking spaces for all motor vehicles, including truck, fork lifter etc. and any animal-drawn vehicles essential for the operation of facilities or enterprises on the premises, and the provision of adequate loading and unloading facilities for industrial unit for supply vehicle so located as to the requirements of Transport Department.
- 16-5.3. As a condition for the granting of permission for land development involving the laying out of new roads, road widening or road expansion, or otherwise having a significant impact on traffic conditions in the vicinity GDA require any of the following: -
  - 16-5.3.1 The provision of off-street parking space facilities of terminals for public service vehicles, including buses, taxis, truck and animal drawn vehicle.

16-5.3.2. The provision within transportation rights-of-way of parking strips or taxi, carriage, or bus stands, or loading and unloading spaces for supply vehicles, or.

16-5.3.3. The incorporation of any other design features necessary to achieve any of the purposes set forth in these Regulations.

### **16-6. Standards for Parking spaces.**

16-6.1. Configuration of parking space under these Regulations shall conform to the minimum standards given in the table below.

**Table -16-1.**

DESCRIPTION	FOR CAR	FOR MOTORCYCLE
Bay width	8 ft.(2.43m)	2.5ft.(0.75m)
Bay length	16ft (4.86m)	6 ft. (1.8m)
Gradient of ramp*	1: 12	1: 12
Straight Turning radius (outer)	26.5 ft. (8m)	--
Helical length Turning radius	35.5 ft. (10.75m)	
Lot Turning radius.	17.5 ft. 5.3 m)	
Minimum Ramp and Driveway width		
Two way traffic.	20 ft. (6m)	--
One way traffic.	11 ft. (3.4m)	--
	as per table 16.2	

i). \*For ramp gradient with 1:7.5 transition of 8.5 ft length shall be provided at start and termination of ramp with gradient of 50% of the main ramp gradient.

ii). For total climb of up to 3.3 ft (1m), the above shall be exempted.

**Table -16.2.**

Angle of Parking (degrees)	Stall width Ft.	Stall length Ft	Kerb length per car Ft.	Stall depth Ft.	Min, one way driveway width Ft.	Lot width 1 row+1 driveway Ft.	Lot width rows+1 driveway Ft.
0=along Kerb	8 (2.4m)	19 (5.8m)	19 (5.8m)	8 (2.4m)	11.5 (3.5m)	19.5(6.0m)	27.5(8.4m)
30	8 (2.4m)	16(4.9m)	18(5.5m)	15(4.6m)	12(3.7m)	27(8.2m)	42(12.8m)
45	8 (2.4m)	16(4.9m)	17(5.2m)	17(5.2m)	12(3.7m)	29(8.8m)	46(14.0m)
60	8 (2.4m)	16(4.9m)	15(4.6m)	18(5.5m)	21(6.4m)	39(11.9m)	57(17.4m)
90	8 (2.4m)	16(4.9m)	8(2.4m)	16(4.9m)	25(7.6)	41(12.5m)	57(17.4m)

### **16.7 Exemption from Provision of Parking Space**

The following types of building /plots shall be exempted from provision of car parking space within the premises:-

16-7.1 Plots up to 720 Sq. yds. (600 Sq.m)

16-7.2. All buildings on plots of odd shapes and dimensions where there is no physical possibility of designed car parking space within the premises. The exemption in such case shall be given by the authority.

- 16-7.3. All places of worships.
- 16-7.4. Education buildings of low-income area/groups with due vetting by Transport Department.
- 16-7.5. Orphanage house, building for destitute or similar use after the vetting of to Transport Department.

**16-8. Lighting Standard for Parking Lot**

<u>Area</u>	<u>Light Intensity (Foot Candle)</u>	
	<u>Minimum</u>	<u>Desirable</u>
Entrance	50-80	80-100
Driving Aisles	8-10	10-15
Over park Vehicle	3-5	5-10



## **CHAPTER 17- ZONING REGULATIONS/AREA STANDARDS**

### **17-1 INTRODUCTION**

The zoning regulations / area standards shall be applicable on all the area proposed to be developed vide the Master Plan.

The Scrutiny Committee, framed under these regulations shall finalize area standards for all zoning areas including Existing Areas as identified in this report, regarding height controls, appearances and colour schemes, ground coverage, set-backs and allowable FAR.

### **17-2 General Standards**

The general standards shall adhere to the guidelines set out by the Master Plan and shall be applicable in addition to bulk standards in all the planning area. For Existing Area effort shall be made by the Authority to curtail violations of these General Standards, for any new developmental works. For built up portions of the Existing Area the Scrutiny Committee shall rely on the guidelines of the Master Plan.

#### **17-2.1. Chamfering for corner Plots**

17-2.2.1 Unless otherwise specified, the corners of all plots abutting on two intersecting roads for auto vehicles shall be chamfered as follows: -

- a). From 30ft (9.0m) to 59ft (17.9m) width of the road, distance should be 6 ft. (1.83).
- b). From 60 ft. (18m) to 109ft. (33.22m) width of the road, the distance should be 9 ft. (2.74m).
- c). From 110 ft. (33.53m) and above width of the road, the distance should be 15 ft. (4.56m).
- d). In case building abuts on service road the chamfered will be governed on the width of the service road.
- e). For an intersection of two un-equal roads chamfered distance will be governed on the width of wider road.

#### **17-2.2 Boundary Walls**

17-2.2.1 Boundary walls or any other structures in the front of the plot shall be totally within the plot.

#### **17-2.3. Projections**

17-2.3.1. Projections provided of any kind should remain within the boundary line limit of the plot without violating any COS. Only sunshades will be allowed in COS not below a height of 7' measured from the plinth level of building.

17-2.3.2 It is forbidden to have an open, overhanging balcony outside of Building facades on both sides of Primary-1 Road.

#### **17-2.4. Ancillary structures**

17-2.4.1. Area of the car porch in house shall not be included in FAR, up to a maximum of 380 Sq.ft. (35sq.m). If car porch is constructed in front or side COS, maximum clear overall height shall not be less than 8 ft. (2.43m) from the floor level of the plot, and a maximum depth of 20 ft. (6m) shall be allowed along the property line. No construction or occupancy shall be allowed over it within COS. However, any construction above car porch outside the COS shall be included in the FAR.

- 17-2.4.2. Staircase towers over the stair shaft shall be allowed with maximum clear height of 10 ft. (3m). This area shall not be included in FAR.
- 17-2.4.3. Guard Room of 64 Sq.ft. (5.95 Sq.m) area having maximum height of 10 ft. (3m) from centre of the roads shall be allowed in the front COS in all types of plots having an area of 400 Sq.yds. (335 Sq.m) and above.
- 17-2.4.4. The loft area up to a maximum height of 5ft. (1.52m) on bathroom and kitchen shall not be included in FAR .

**17-2.5. Space between blocks in Residential Plots.**

In case where a number of Blocks are designed within the plot boundary, open space between two block on front and rear sides of the blocks shall be 50% of the height of the block or minimum 30ft. (9m), whichever is greater, and minimum open space between the blocks on other two sides of the blocks shall be 20% the height of the block or minimum 15ft. (4.56m), whichever is greater.

**17-2.6. Landscaped and recreation space.**

- 17-2.6.1. In all residential and residential –cum-commercial projects for public sale, having more than 1 multistoried building, a minimum of 30% of the mandatory open spaces shall be properly landscaped. This landscaped space shall be left open to sky and shall not be used for parking of vehicles.
- 17-2.6.2. For all public sale / public use / industrial and commercial plots exceeding 600 Sq.yds. (502 Sq.m) a minimum of 8% of the permissible floor area ratio shall be provided for recreation facilities / children play area / prayer area. This area shall not be included in the total floor area up to a maximum of 8% of total floor area.

**17-2.7. Exemptions from FAR.**

- 17-2.7.1. In all commercial, public sale, public use and industrial buildings except Residential Houses /Bungalows / Farmhouses the following areas shall be excluded from FAR.
- a). Car parking including ramps (downward) and driveways
  - b). Building services area, such as sub-station, plant rooms lift shafts, lift machine rooms, electrical and mechanical ducts and electric power generator space.
  - c). Arcades, if provided.

**17-2.8. Height related setbacks of buildings**

For all buildings except houses the height of building will be such that it would not intersect an imaginary line from the opposite side of the main road serving the building at an angle of 60C` with the horizontal. (Not applicable on chimney shaft of industrial buildings, flag masts and communication equipment's).

**17-2.9. Miscellaneous**

17-2.9.1 No workshop for denting, painting or repairing of vehicles shall be allowed on commercial plots. In addition, a building intended to carry out dangerous and offensive trades, trades emitting obnoxious smell, factories and mills which produce noise, smell, smoke or other nuisance shall not be allowed to be constructed on commercial plots.

17-2.9.2 Elevators / lift and or ramps (Slope 1:12) for pedestrian and stretcher use shall be provided for all Multi-storied Residential Buildings, Commercial Buildings, Amenity Buildings & Administrative Buildings more than Ground+1 floors.

**17-2-10 HEIGHT RESTRICTION OF THE BUILDING.**

17-2.10.1. The restricted flying gap and safety zone as prescribed by the Civil Aviation Authority and PAF shall be taken into consideration while determining the height of the building.

**17-3. CLASSIFICATIONS OF CONSTRUCTIONS / DEVELOPMENTS**

17-3.1 There shall be following categories of construction

- i) Residential R 1 Low Density
- ii) Residential R2 Medium Density
- iii) Residential R 3 High Density
- iv) Business & Commercial
- v) Business cum Residential
- vi) Amenity & Recreational
- vii) Administrative Buildings
- viii) Industrial
- ix) Cottage Industries (Home Based) Warehouses, & Workshops
- x) Agricultural / Live-Stock / Poultry
- xi) Military Establishments
- xii) Special / Notified Developments
- xiii) Others

**17-4 COMMITTEE FOR SCRUTINY OF CASES REGARDING AREAS / PLOTS FALLING UNDER KEY AREAS UNDER MASTER PLAN**

17-4.1 The Scrutiny Committee shall rely on the guidelines of the Master Plan while granting NOCs for construction in the following areas of special concern:

- i.) Major Coastal Areas (500 meters strip all around the coastline)
- ii.) Ecological Corridors & Mountain Areas
- iii.) Major Street Fronts ( All primary-1 & Primary -2 Roads)
- iv.) Urban Service Centers
- v.) Entrance Areas of City
- vi) Existing Area

## 17-4.2 Following shall be composition of the Scrutiny Committee

- i) Director Town Planning GDA (Chairman)
- ii) Controller of Buildings GDA (Member)
- iii) Director Land Management GDA (Member)
- iv) Director Environment GDA (Member)
- v) Dy. Controller Buildings GDA ( Member / Secretary)
- vi) In addition of the above, the committee may co-opt experts / Consultants for specific purpose as and when required. The committee shall operate under the rules of business, as framed and approved by the committee in its first meeting.

**17-5. BUILDING BULK STANDARDS FOR RESIDENTIAL R 1&R2**

17-5.1 All Residential houses /bungalows / farmhouses shall observe the following standards, except for those plots falling in areas / zones of special concern declared vide clause 17-4.1

RESIDENTIAL PLOTS (R-1)						
PLOT SIZE (Sq.yds)	FOOT PRINT	FAR	MIN. COS FRONT	MIN. COS SIDES	MIN. COS REAR	Max. Height
Up to 150	82%	1 : 1.6	5 ft.	None	3 ft.	<39 ft'
151 - 300	74%	1 : 1.4	7 ft.	3 ft. on One Side	3.5 ft.	<39 ft'
301 – 500	66%	1 : 1.3	10 ft.	4 ft. Both Sides	5 ft.	<39 ft'
501 – 750	60%	1 : 1.2	15 ft.	6 ft. Both Sides	7 ft.	<39 ft'
751 – 1250	54%	1 : 1.1	20 ft	10 ft Both Sides	10 ft	<39 ft'
1251 & Above	50%	1 : 1	25 ft	15 ft. Both Sides	15 ft.	<39 ft'

**17-5.2. OTHER CONDITIONS.**

- 17-5.2.1 No Residential plot should be less than 80 Sq. Yard (720 Sft).
- 17-5.2.2 All plots would be subjected to General Standards vide clause 17-2.
- 17-5.2.3 Height restrictions shall be according to Master Plan.

RESIDENTIAL PLOTS (R-2)						
PLOT SIZE (Sq.yds)	FOOT PRINT	FAR	MIN. COS FRONT	MIN. COS SIDES	MIN. COS REAR	Max. Height
Up to 150	70%	1 : 1.3	10 ft.	4 ft. Both Sides	5 ft.	<79 ft'
151 - 300	70%	1 : 1.3	10 ft.	4 ft. Both Sides	5 ft.	<79 ft'
301 – 500	70%	1 : 1.3	10 ft.	4 ft. Both Sides	5 ft.	<79 ft'
501 – 1000	65%	1 : 1.2	15 ft.	6 ft. Both Sides	7 ft.	<79 ft'
1251 & Above	65%	1 : 1	25 ft	15 ft. Both Sides	15 ft.	<79 ft'

**17-6 BUILDING BULK STANDARDS FOR RESIDENTIAL R 3**

17-6.1. All Residential Multi-storied buildings (Apartments, Flats etc) shall observe the following standards, except for those plots falling in areas / zones of special concern declared vide clause 17-4.1

S NO.	FOOT PRINT	F.A.R	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR	Max Height
1.	65% for Plots ranging from 600 Sq Yrd to 999 Sq. Yard	1:2.5	20 ft	8 ft.	10 ft.	<132 ft
2.	65% for Plots sizing 1000 Sq Yrd & Above	1:2.75	20 ft.	15 ft.	15 ft.	<132 ft

### **17-6.2. OTHER CONDITIONS.**

- 17-6.2.1 No Residential plot for multi-storied buildings should be less than 600 Sq. Yard ( 5400 Sft).
- 17-6.2.2 All plots shall be subject to General Standards vide clause 17-2.
- 17-6.2.3 The multi-storied residential buildings having more than 24 units would be allowed to accommodate the convenience shops i.e General grocery shop, vegetable and fruit shop, barber, cobbler, dairy, naan bread tandoor, tea cafe, tire shop, cycle repair shop, meat shop, pharmacy, newspaper shop, tobacco shop, sweets shop, tailor, laundry washer man (dhobi), household technician, plumber, electrician etc) at Ground Floor at a part abutting the roads / street with total area not exceeding 20% of Total Foot print Area.
- 17-6.2.4 Parking Requirements shall be the same as prescribed in chapter 16 of these regulations.
- 17-6.2.5 All residential multi-storied buildings shall be required to leave open to sky & landscape ( using trees, shrubs, ground cover plants, ornamental grasses, Prosopis Juliflora, P. cineraria, Acacia, Salvadora Oleidies , Phoenix Dctlyifera (date palm) green) at least 10% of the open areas in front of plot. In case of corner plot the same would be restricted to 5% of each side abutting a street / road.
- 17-6.2.6 Obstructive boundary walls shall not be allowed on the plot boundaries abutting any streets instead not obstructive, eco-friendly options shall be used.
- 17-6.2.7 For All multistoried apartment buildings having more than three storeys it shall be mandatory to provide a garbage chute arrangement as per applicable standards. The area utilized by this arrangement shall be exempted from FAR.

### **17-7 BUILDING BULK STANDARDS FOR BUSINESS & COMMERCIAL BUILDINGS**

- 17-7.1. All business & commercial buildings shall observe the following standards, except for those plots falling in areas / zones of special concern declared vide clause 17-4.1

PLOTS SIZE (Sq.Yds)		FOOT PRINT	FAR	MIN. ARCADE	MINIMUM COS SIDES UPTO 30FT HEIGHT	MINIMUM COS SIDES ABOVE 30FT HEIGHT	MINIMUM COS REAR UPTO 30FT HEIGHT	MINIMUM COS REAR ABOVE 30FT HEIGHT
Up to 150 sq. Yd	In All other Area	90%	1 : 1.8	8'	None	None	5 ft	5 ft
	Com Belt Jinnah Ave.		1 : 3					
	Service Core Centers		1 : 3					
	CBD		1 : 4					

151 - 300	In All other Area	85%	1 : 2	8'	None	None	5 ft	5 ft
	Com Belt Jinnah Ave.		1 : 4					
	Service Core Centers		1 : 4					
	CBD		1 : 4.5					
301 – 500	In All other Area	80%	1 : 2.4	8'	5 ft on one side	5 ft on one side	7 ft	7 ft
	Com Belt Jinnah Ave.		1 : 5.5					
	Service Core Centers		1 : 5.5					
	CBD		1 : 9					
501 – 750	In All other Area	75%	1 : 2.4	8'	6ft on one side	7 ft on one side	8 ft	8 ft
	Com Belt Jinnah Ave.		1 : 6					
	Service Core Centers		1 : 6.5					
	CBD		1 : 11					
751 – 1250	In All other Area	70%	1 : 2.4	8'	7 ft on Both Sides	10% of building height with a minimum of 7ft.	10 ft	10% of building height with a minimum of 10ft.
	Com Belt Jinnah Ave.		1 : 6					
	Service Core Centers		1 : 7.5					
	CBD		1 : 13					
1251 & Above	In All other Area	65%	1 : 2.4	8'	8 ft on Both Sides	10% of building height with a minimum of 7ft.	10 ft	10% of building height with a minimum of 10ft.
	Com Belt Jinnah Ave.		1 : 7					
	Service Core Centers		1 : 8					
	CBD		1 : 15					

### **17-7.2. OTHER CONDITIONS.**

- 17-7.2.1 No Commercial plot should be less than 40 Sq. Yard ( 360 Sft).
- 17-7.2.2 All plots shall be subject to General Standards vide clause 17-2.
- 17-7.2.3 Corner plots shall be required to provide Arcade on each face of the plot abutting a Street / Road.
- 17-7.2.4 Parking Requirements shall be the same as prescribed in chapter 16 of these regulations.
- 17-7.2.5 For All Multistoried Business & Commercial buildings having more than three stories it shall be mandatory to provide a garbage chute arrangement as per applicable standards. The area utilized by this arrangement shall be exempted from FAR

**17-8 BUILDING BULK STANDARDS FOR BUSINESS-CUM-RESIDENTIAL BUILDINGS**

17-8.1. All Business cum Residential buildings shall observe the following standards, except for those plots falling in areas / zones of special concern declared vide clause 17-4.1

PLOTS SIZE (Sq.Yds)	FOOT PRINT	FAR	MINIMUM ARCADE	MINIMUM COS SIDES	MINIMUM COS REAR
Up to- 200	70%	1 : 4	8'	5 ft on one Sides	8 ft
201 - 400	70%	1 : 4	8'	5 ft on one Sides	8 ft
401- 600	70%	1 : 4	8'	5 ft on one Sides	8 ft
600 – 750	70%	1 : 4	8'	5 ft on one Sides	8 ft
751 – 1250	70%	1 : 4	8'	7 ft on Both Sides	10 ft
1251 & Above	70%	1 : 4	8'	7 ft on Both Sides	10 ft

**17-8.2. OTHER CONDITIONS.**

- 17-8.2.1 No Business cum Residential plot should be less than 600 Sq. Yard (5400 Sft).  
 17-8.2.2 All plots shall be subject to General Standards vide clause 17-2.  
 17-8.2.3 Corner plots would be required to provide Arcade on each face of the plot abutting a Street / Road.  
 17-8.2.4 Parking Requirements shall be the same as prescribed in chapter 16 of these regulations.  
 17-8.2.5 The ratio of residential to commercial in Business cum Residential building shall not exceed 50%. For calculation, total floor area for each use will be calculated excluding the area of ancillary spaces.  
 17-8.2.6 For All multistoried Business cum Residential buildings having more than three stories it shall be mandatory to provide a garbage chute arrangement as per applicable standards. The area utilized by this arrangement shall be exempted from FAR.

**17-9 BUILDING BULK STANDARDS FOR AMENITY & RECREATIONAL BUILDINGS**

- 17-9.1 The recreational uses under these regulations are
- All public and semi-public recreational uses and open spaces, parks and play grounds, zoological and botanical gardens, nurseries, waterfront developments, museums and memorials.
  - Theme parks and amusement parks.
  - Open Air Theatre, Exhibitions, Circuses, Fairs and Festival grounds, public utilities.
  - Related residential uses for essential staff required to be maintained in the premises.
  - Related commercial uses.
  - Hotels and restaurants ( with in recreational land) not exceeding 500 sq.m.
  - Beach cottages each not exceeding 100 sq.m in floor area and 7.5 m in height.
  - Sports grounds and recreational complexes.



**17-9.2** All amenity plots / buildings & Recreational Areas / Plots would observe following Standards, except for those plots falling in areas / zones of special concern declared vide clause 17-4.1

NO.	PLOT SIZE	FOOT PRINT	F.A.R	MINIMUM COS FRONT (ft)	MINIMUM COS SIDES (Ft.)	MINIMUM COS REAR (Ft.)
<b>A</b>	<b>AMENITY BUILDINGS</b>					
1.	LESS THAN 1.0 ACRE	50%	1:1.5	30 ft	10 ft	10 ft
2.	1.0 ACRE AND ABOVE	40%	1:1.25	40 ft	20 ft	20 ft
<b>B</b>	<b>RECREATIONAL BUILDINGS</b>					
1.	LESS THAN 1.0 ACRE	40%	1:1.25	30 ft	10 ft	10 ft
2.	1.0 ACRE AND ABOVE	35 %	1 : 1	40 ft	20 ft	20 ft

### **17-9.3. OTHER CONDITIONS.**

- 17-9.3.1 No Amenity plot reserved for Primary School, Public Libraries & community Centers shall be less than 1000 Sq. Yard ( 9000 sft) & for Middle & Secondary School shall not be less than 1 Acre.
- 17-9.3.2 The maximum number of floors is restricted to Ground + 2 Floor except for special permissions by the Authority for Land reserved for education purpose (Education Facility Land A-3 under the Master Plan), where the Higher FAR and number of floors would be allowed on case to case basis.
- 17-9.3.3 The Bulk standards i.e. COS in front, Sides and Rear in case of Religious Buildings as. Masjids, Temple, cemetery, church etc will be relaxed up to 50% for plots below 1000 Sq. Yards and the allowable Footprint will be 75%.
- 17-9.3.4 The FAR in recreational parks shall not exceed 1 : 0.25 while 30% of park area shall be properly shaded through trees, canopies etc.
- 17-9.3.5 The commercial structures within the recreational / amusement parks shall not exceed 20% of the allowable FAR.
- 17-9.3.6 All plots shall be subject to General Standards vide clause 17-2.

### **17-10 BUILDING BULK STANDARDS FOR ADMINISTRATIVE BUILDINGS**

17-10.1 The administrative buildings in these regulations mean buildings to be built for offices of federal, provincial & local government in Gwadar. Administrative buildings are categorized as under:-

- a) Govt. and semi Govt. offices and institutions
- b) Broadcasting, telecasting, installations and Weather stations.
- c) Public utilities, municipal and community facilities.

- 17-10.2 All Administrative buildings, except for those plots falling in areas / zones of special concern declared vide clause 17-4.1

S.NO.	PLOT SIZE	FOOT PRINT	F.A.R	MINIMUM COS FRONT (ft)	MINIMUM COS SIDES (Ft.)	MINIMUM COS REAR (Ft.)
1.	LESS THAN 1.0 ACRE	60%	1:1.75	30 ft	10 ft	10 ft
2.	1.0 ACRE AND ABOVE	65%	1:1.75	40 ft	20 ft	20 ft

**17-10.3. OTHER CONDITIONS.**

- 17-10.3.1 The maximum number of floors is restricted to Ground + 2 Floors except for special permissions by the Authority for Land reserved for education purpose (Education Facility Land A-3 under the Master Plan), where the Higher FAR and number of floors may be allowed on case to case basis.
- 17-10.3.2 The Bulk standards i.e. COS in front, Sides and Rear in case of Administrative Buildings case of plots below 1000 Sq. Yards will be relaxed to 50% and Footprint allowed will be 75%.

All plots shall be subject to General Standards vide clause 17-2.

**17-11 BUILDING BULK STANDARDS FOR INDUSTRIAL BUILDINGS**

- 17-11-1 All industrial buildings, except for those plots falling in areas / zones of special concern declared vide clause 17-4.1

S. NO	PLOT SIZE SQ.YARD	FOOT PRINT	FAR	MINIMUM COS FRONT (Ft)	MINIMUM COS SIDES (Ft)	MINIMUM COS REAR (Ft)
<b>A</b>	<b>For Industrial Land Type-II (M2)</b>					
1	Up to 1100	70%	1:2.5	8 ft	5 ft one side	10 ft
2	1101to2500	70%	1:2.5	10 ft	10 ft each side	10 ft
3	2501to 20000	65%	1:2	20 ft	15ft ft each side	15 ft
4	20001 to 30000	60%	1:2	20 ft	15 ft each side	20 ft
5	30001 to 45000	60%	1:1.5	30 ft	15 ft each side	20 ft
6	Above 45000	60%	1:1.5	30 ft	15 ft each side	45 ft
<b>B</b>	<b>For Industrial Land Type-I (M1)</b>					
1	Up to 1100	70%	1: 2.5	8 ft	5 ft one side	10 ft
2	1101to2500	70%	1: 2.5	10 ft	10 ft each side	10 ft
3	2501to 20000	65%	1: 2.5	20 ft	15ft ft each side	15 ft
4	20001 to 30000	60%	1: 2.5	20 ft	15 ft each side	20 ft
5	30001 to 45000	60%	1: 2.5	30 ft	15 ft each side	20 ft
6	Above 45000	60%	1: 2.5	30 ft	15 ft each side	45 ft

C	For High-tech Industrial Land Type-I (M0)					
1	Up to 1100	85%	1: 4	8 ft	5 ft one side	10 ft
2	1101to2500	85%	1: 4	10 ft	10 ft each side	10 ft
3	2501to 20000	80%	1: 4	20 ft	15ft ft each side	15 ft
4	20001 to 30000	80%	1: 4	20 ft	15 ft each side	20 ft
5	30001 to 45000	75%	1: 4	30 ft	15 ft each side	20 ft
6	Above 45000	75%	1: 4	30 ft	15 ft each side	45 ft

### 17-11.2. OTHER CONDITIONS

17-11.2.1 The area of the following structures will not be treated as floor area:-

- a. Overhead Tank.
- b. Underground Tank.
- c. Open Platform.
- d. Above ground open washing space and water Tank.
- e. Underground chemical stores.
- f. Gas Sub –Station.
- g. Oil Tank.
- h. Underground air raid shelter not exceeding 10% of the foot print.
- i. Electrical /mechanical plant room.
- j. Parking space.

17-11.2.2 For industrial units on plots over 3500Sq.yds.(2926.42Sq.m), loading and un- loading facilities shall be provided within the area of the plot, in keeping with the functioning of the industrial unit.

17-11.2.3 Change in nomenclature / type of industry is permissible upon clearance from the Concerned Authority.

17-11.2.4 The following single story structures will be permitted in the COS along the access road/s.

- a) QESCO substation to the required size by the authorities.
- b) Time/Gate office of 150sq.ft (13.94Sq.m) area.
- c) Guard/Security room of size not more than 90Sq.ft (8.36Sq.m).

17-11.2.5 All effluents discharged from industrial processes will be in keeping with the standard laid down by the applicable federal / provincial / local government environmental standards.

17-11.2.6 For industries using natural gas, the laying/testing certificate of pipes has to be furnished by contractors who are registered with the relevant gas company.

**17-12. BUILDING BULK STANDARDS FOR COTTAGE INDUSTRIES, WORK-SHOP, WAREHOUSES**

17-12.1 All Cottage Industries, Work Shops & Warehouses shall observe the following standards, except for those plots falling in areas / zones of special concern declared vide clause 17-4.1

S. No	PLOT SIZES(SQ.YDS)	FOOT PRINT	F.A.R	MINIMUM COS FRONT(Ft)	MINIMUM COS SIDES(Ft)	MINIMUM COS REAR(Ft)
<b>A</b>	For Cottage Industries & Workshops					
1	up to 120	80%	1:2	5 ft	-----	5 ft
2	121-240	70%	1:2	5 ft	-----	8 ft
3	241-500	70%	1:1.75	5 ft	-----	8 ft
4	Above 500	70%	1:1.5	10 ft	10 ft	8 ft
<b>B</b>	For Warehouses (W)					
1	up to 120	80%	1:1.8	5 ft	-----	5 ft
2	121-240	70%	1:1.8	5 ft	-----	8 ft
3	241-500	70%	1:1.75	5 ft	-----	8 ft
4	Above 500	70%	1:1.75	10 ft	10 ft	8 ft

**17-12.2. OTHER CONDITIONS**

17-12.2.1 Under no circumstance will any type of hazardous, obnoxious, offensive or noisy activities be carried out which create a nuisance for the neighbors and the locality.

17-12.2.2 NOC from neighbors must be obtained.

**17-13 AGRICULTURAL / LIVE-STOCK / POULTRY**

17-13.1 These are special type of plots, where agriculture, breeding of livestock for milk & meat and poultry usages may be allowed.

17-13.2 Not more than 1/3rd of the plot area shall be allowed to be covered including all ancillary structures.

17-13.3 Compulsory open space of 20ft.(6m) all around shall be left.

17-13.4 NOC from Neighbors must be submitted.

**17-14 MILITARY ESTABLISHMENTS**

17-14.1 All military establishments would be in accordance with MES Codes.

**17-15 SPECIAL / NOTIFIED DEVELOPMENT**

17.15.1 The Government vide any statute may specify any zone / area / plot/ piece of land for any specific purpose, which shall be governed accordingly by these regulations or as promulgated by the Government.

**17-16 MISCELLANEOUS****17-16.1 CINEMA HOUSES / THEATRES / AUDITORIUMS**

- 17-16.1.1 All such buildings are subject to the general conditions as defined in clause 17-2.
- 17-16.1.2 In addition to the cinematograph Act confer ,the following standards shall be adopted:
- 17-16.1.3 The spacing between the rows of seats shall be calculated as follows:
- a) The minimum width of seats shall be 18 inches (0.5m)
  - b) The minimum back to back space between the rows of the seats shall be 3ft
  - c) The minimum width of gangway shall be 4ft (1.21m).
- 17-16.1.4 No cinema shall be planned within 700ft (213.21m) of any mosque, religious building, hospital, public building or school.
- 17-16.1.5 Floor area ratio shall be followed 1:1 for plots meant for cinema houses/ Theatres & Auditoriums.
- 17-16.1.6 No residential accommodation except a single room accommodation of a maximum covered area not more than 250sq.ft (23.23sq.m) shall be allowed.

**17-16.2 FUEL STATIONS**

- 17-16.2.1 All such buildings are subject to the general conditions as defined in clause 17-2. For the purposes of the term “Fuel stations” means a station for the sale, at retail, of Fuel and ancillary products for motor vehicles.
- 17-16.2.2 A Fuel station may be located only on a main collector street having a total right of-way of at least 60 ft.(18.27m).
- 17-16.2.3 A Fuel station may not be located within 0.62 mile (1km) of the site of an existing or approved Fuel station unless the Fuel station and the other such site or sites are located on the opposite site of a street having a right-of-way of not less than 100 ft (30m) and a dividing median strip.
- 17-16.2.4 The minimum area of a Fuel station used for Fuel filling facilities and servicing activities shall be 1000sq.yds.(840sq.m)
- 17-16.2.5 Provided, however, that in built up areas with limited available space ,the Authority may permit a reduction to no less than 600sq.yard.(504.20sq.m) if at least 10 ft .(3.04m) of open space is mentioned on each side of the Fuel station.
- 17-16.2.6 Access roadways shall be constructed in accordance with the following requirement:
- 17-16.2.7 No access roadway cross the sidewalk at an angle of more than 45 degree.
- 17-16.2.8 The width of each lane shall be at least 12ft.(3.6m);
- 17-16.2.9 Both an “in” and “out” roadway shall be provided respectively leaving and entering the approach traffic line at an angle of not more than 45.

## **CHAPTER 18- INSTALLATIONS OF TOWERS / ANTENNAS BUILDING PLOTS**

- 18.1** The following rules / procedures shall be applicable for installing for installing of towers / Antennas.
- 18.1.1** **Location**
- The antennas / Towers may be allowed on the top of buildings as well as, on the open spaces.
- 18.1.2** **Maximum Height**
- Maximum height of the Antennas / Towers will be 230-feet from the road level.
- 18.1.3** **Structure Stability Certification**
- The applicant should provide structure Stability Certificate duly signed by qualified M.Sc Structure Engineer, having 5-years' experience and valid registration with Pakistan Engineering Council, the approving authority will verify this certificate.
- 18.1.4** **Affidavit Regarding damages**
- The applicant should submit affidavit on stamp paper, starting that in case of any damage to adjacent private /public building as well as utility services, caused during and after the installation / construction of Antennas and their auxiliaries, the company shall be responsible and shall bear all such damages.
- 18.1.5** **Fee Criteria**
- A fee of Rs.100,000/= of all such cases shall be charged for each Antennas Tower, the Competent Authority may revise the fees from time to time.
- 18.1.6** **Application Procedure**
- In case of areas under the GDA, the concerned company shall apply to the Chief Controller of Building, GDA for the installation of the Tower / Antennas along with the following documents.
- i. NOC from the owner of the company.
  - ii. Detailed design of the proposed tower /Antennas.
  - iii. Structure stability certificate from a qualified structure Engineer as prescribed.
  - iv. Affidavit from the Director of the Company regarding damages.
- Controller of Building may forward all the concerned documents to Director Town Planning / Chief Engineer, to comment and record their objections if any.
- 18.1.7** **Existing Tower / Antennas**
- The concerned Controller of Building will issue notice to the owner and the concerned Companies for removal of the tower / Antennas to apply for legalization of the same, in case no application is received within the notified period of 30-days then the concerned Controller of Building will take demolition action.

18.1.8 **Payment of Fee**

After issue of demand notice, the applicant will have to pay the fee within 30-days, in case of non-payment permission will be withdrawn and legal action will be initiated.

18.1.9 **Redundant Towers / Antennas**

In case if a Company decides to discontinue the use of tower / Antennas it will be the responsibility of the company / owner to remove the same within 30-days, from the laps of sanction granted.



**CHAPTER – 19 MISCELLANEOUS PROCEDUES AND FEES****19-1 FEES/ PENALTY ON CONSTRUCTION WORKS**

Penalties on account of violation of Building Regulation 2020 are as under ( rates are subject to revision from time to time by the Authority.)

S. No	PURPOSE	FEE
1	Construction of Building without prior approval of this Authority	For Commercial Rs: 1300/Sq. Ft For Residential & others. Rs: 1300/Sq. Ft
2	External and Internal change on approved design during construction without prior approval of authority.	For Commercial Rs: 1300/Sq.Ft For Residential & Others. Rs: 1300/Sq.Ft
3	Violation of specification given by the consultant or Authority if rectifiable	For Commercial Rs: 1300/Sq. Ft For Residential & Others. Rs: 1300/Sq. Ft
4	Demolition of construction without prior approval.	Rs: 1300/ Sq. Ft for all types of constructions
5	Exceeded floor area ratio	For Commercial Rs: 1300/Sq. Ft For Residential & Others. Rs: 1300/Sq.Ft
6	Violation of sale deed agreement between client & Builder or misguided general public regarding public sale project by the builder or their Authorized representatives	Rs: 1300/ Sq. Ft

**19-2 MISCELLANEOUS FEE**

Fees on account of miscellaneous purposes shall be charged by the Authority on prescribed rates which are subject to revision from time to time by the Authority. All such cases shall be addressed to Controller of Buildings who shall decide the case. The name of the scheme shall not be changed at any case.

S. No	PURPOSE	FEE
1	Change in location of a Public Sale Project	Rs. 500,000/=
2	Change of name of owner / builder / developer of a public sale project (in case of Sale by or demise of previous owner)	Rs. 300,000/=
3	Demolition of Constructions	Rs. 2000/ SFT