



KHYBER PAKHTUNKHWA

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GOVERNMENT OF THE KHYBER PAKHTUNKHWA
SPORTS, TOURISM, ARCHAEOLOGY, YOUTH AFFAIRS & MUSEUMS
DEPARTMENT.

NOTIFICATION

Dated Peshawar, the 01st October, 2020.

No. SO (T) 5-22/2017/Rules.-In exercise of the powers conferred by section 30 of the Kaghan Development Authority Act, 2020 (Khyber Pakhtunkhwa Act No. XX of 2020), the Government of the Khyber Pakhtunkhwa is pleased to make the following rules, namely:

THE KAGHAN DEVELOPMENT AUTHORITY BUILDING CONTROL RULES, 2020.

Chapter -I Preliminary

1. **Short title, application and commencement.**---(1) These rules may be called the Kaghan Development Authority Building Control Rules, 2020.

(2) These rules shall apply to such areas of District Mansehra as Government may notify, from time to time.

(3) These rules shall come in to force at once.

2. **Definitions.**---(1) The following expressions shall have the same meanings as are assigned to them under these rules:

- (a) "Act" means the Kaghan Development Authority Act, 2020 (Khyber Pakhtunkhwa Act No. XX of 2020);
- (b) "Appendix" means the Appendix, appended to these rules;
- (c) "arcade" means the covered foot path or verandah for pedestrians in the building, facing a road;
- (d) "architect" means an architect, registered under the Pakistan Council of Architects and Town Planners Ordinance, 1983 (Act No. IX of 1983);
- (e) "architectural plans" means the plans and drawings showing the arrangements of proposed building works, including floor plans, elevations and sections, in accordance with the requirements of these rules;
- (f) "balcony" means a stage or platform, projecting from the wall of the building, surrounded with a railing or parapet wall;

- (g) "basement" means one or more floors of a building that are either partially leaving, not more than four (04) feet above the ground, or wholly below ground level;
- (h) "builder" means a person or body of persons, including a society or a statutory body, engaged in construction of buildings on contract or as owner or agent of the owner, for the purpose of transferring such building on hire or by sale or on the basis of ownership and includes any department of the Federal Government or Government, responsible for construction of Government buildings, but does not include a person or persons engaged as mason or such other artisan;
- (i) "building line" means a line, upon which any part of a building from its lowest level, including any and all foundations or other structure, butting on a public street or a road planned future public street, may extend, provided that such line is within the property line of such building or cut line as provided in these rules;
- (j) "car park" means a shelter or open area, reserved for parking of motor vehicles;
- (k) "car porch" means a shelter or a shed for a car which is permanently open on at least two sides;
- (l) "chimney" means a structure enclosing one or more flues and includes any opening therein for the function of a heat producing appliance or fireplace;
- (m) "commercial building" means a building, constructed for commercial use on commercial plot;
- (n) "commercial-cum-residential building" means the building with the provision of both the commercial and residential purpose on commercial plot;
- (o) "completion plan" means a built plan submitted to the Plan Approval Committee for the purpose of obtaining approval and occupancy certificate;
- (p) "compulsory open space or setback" 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 ramp upward or downward, permissible projections, steps, septic tanks, soak pits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc;
- (q) "dangerous building" means a building or structure which is declared as structurally unsafe or which is hazardous;
- (r) "engineer" means a person, registered as such under the Pakistan Engineering Council Act, 1975 (Act No. V of 1976);
- (s) "floor area" means the horizontal area of floor in a building, covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projection allowed under these rules;
- (t) "floor area ratio" means the total floor area of a building as permissible under these rules, divided by the area of the plot, excluding the basement;

- (u) "foot print" means the portion of a plot of land covered, at any level, by a building or part thereof other than basement;
- (v) "foundation" means a structure, entirely below the level of the ground, which carries and distributes the load from pillars, beams or walls on to the ground;
- (w) "hoarding" means a fence of temporary character, erected around a building site, on which erection, demolition or repair work is in hand;
- (x) "industrial building" means a building constructed on a plot, allotted exclusively for the purpose of industry under these rules;
- (y) "medical waste" means such waste or item which can, or is likely to, cause infection, and without prejudice to the generality of above, includes needles, operating theatre material, surgical gloves, bandages, blood, bones and flesh etc;
- (z) "multi story building" means any building above ground plus two or more storey;
- (aa) "mumty" means head room above the stair case wall;
- (ab) "owner" means a person or persons holding title to a piece of plot or land;
- (ac) "parapet" means a wall, whether plain, perforated or paneled, protecting the edge of a roof, balcony, verandah or terrace;
- (ad) "plan" means the architectural plan, showing the arrangements of proposed building works, including floor plans, elevations and sections, in accordance with the requirements of these rules;
- (ae) "Plan Approval Committee" means the Plan Approval Committee, constituted by the Authority under these rules;
- (af) "plinth" means the height of the finished floor level of the ground floor, measured from the top of the finished surface of the road, serving the plot, taken from the centre of the property line of the plot along the road. In case of more than one road, serving the plot, the plinth shall be measured from the road providing principal access at the higher level (the height of the plinth shall be limited to 4'-6");
- (ag) "professional" means an individual or firm, registered as such, under the Pakistan Council of Architects and Town Planners Ordinance, 1983 (Ord. No. IX of 1983) and the Pakistan Engineering Council Act, 1975 (Act No. V of 1976) respectively;
- (ah) "property line" means the part of plot boundary, which separates private property from the public property or a private property from another private property, as the case may be;
- (ai) "public building" means a building, designed for public use, such as dispensary, post office, police station, town hall, library, recreational buildings or any other building, as declared public building by the Authority from time to time;
- (aj) "public open space" means open spaces including parks, playgrounds, waterways, streets, roads, lanes and such other places as the Authority may specify from time to time;

- (ak) "public sale project or building" means a project or building, designed with the intention of transferring to the public on ownership basis by way of public sale and for which sale No Objection Certificate is obtained from the Authority;
 - (al) "residential building" means the building, exclusively designed for use for human habitation, together with such houses as are ordinarily ancillary to main building and used in connection therewith;
 - (am) "Scrutiny Committee" means the Scrutiny Committee, constituted by the Authority from time to time under these rules;
 - (an) "soakage pit" means a pit, filled with aggregate, boulders or broken brick and intended for the reception of waste water or effluent, discharged from a septic tank;
 - (ao) "society" means a housing society which directly or indirectly deals with providing plot to its members for housing, commercial or industrial purposes under any relevant law for the time being in force;
 - (ap) "total floor area" means the sum of the floor areas of all the floors of all the buildings on a plot, less exemption as permitted in these rules;
 - (aq) "town planner" means a person, registered under the Pakistan Council of Architects and Town Planners Ordinance, 1983, (Ord: No. IX of 1983); and
 - (ar) "violation" means anything which has not been approved or permissible under these rules.
- (2) The words and expressions, used but not defined under these rules, shall have the same meanings, as are assigned to them, under the Act.

Chapter-II
Submission of Application, Plans, Drawings
and Documents for Sanction

3. Submission of application.---(1) Every person intending to erect, re-erect or alter a building shall apply to the Director General for sanction of plans through an application, as specified in **Appendix-I**, which shall be accompanied certificates regarding plans and its structure soundness as specified in "**Appendix-II and Appendix-III**", respectively, along with other necessary documents specified therein.

(2) No building shall be erected, re-erected, modified or altered without being approved by the Plan Approval Committee. Any construction, carried out without such prior permission by the Plan Approval Committee, shall be liable to be demolished at the risk of the owner, builder, contractor or professional, either completely or partially.

4. Plans, drawings and documents.---(1) The application, as specified in **Appendix-I**, shall be accompanied by ownership documents or proof, duly updated by the concerned revenue authorities, or the incharge of a society and a site plans drawn to a scale, not less than thirty two feet to an inch. The scale used shall be indicated on the plan which shall clearly show:

- (a) direction of north point;
- (b) boundaries of the site on which it is proposed to erect, re-erect, added to or alter in the buildings;
- (c) position of all adjacent streets, vacant lands and drains;
- (d) fixed distance from the center of roads;
- (e) names and width of streets on which the site abuts, together with the numbers of adjoining houses or premises, if any;
- (f) proposed building line and existing line of the buildings on either side; and
- (g) alignment of drains showing the manner in which the roof or building surface drainage shall be disposed.

(2) Five copies of the plan, duly signed by an architect, to a scale of not less than eight feet to an inch on ammonia sheet or white paper of A0 size, shall be submitted to the Plan Approval Committee. The scale used shall be indicated on the plans shall include the following specifications:

- (a) basements, if any, ground floor, first floor and upper floors and the roof plan;
- (b) external and internal dimensions of the building;
- (c) position and dimensions of all projections beyond the walls of the building;
- (d) dimensions of all rooms and position of doors, windows and ventilators in each room;
- (e) key plan;
- (f) purpose for which it is intended to use the building;
- (g) method of ventilation to all the rooms;
- (h) sections and elevations;
- (i) ramp or stairs details;
- (j) block plans of each floor with shaded covered area showing dimensions and covered area;
- (k) drainage and sewerage plan showing septic tank and sludge pit;
- (l) three dimensional (3D) view;
- (m) position of all the proposed and existing drains, urinals, privies, fireplaces, kitchens, gutters and down pipes; and
- (n) schedule of open or covered areas and door or windows.

(3) Five copies of the structural drawing, duly signed by an engineer, to a scale of not less than eight (8) feet to an inch on ammonia sheet or white paper of A0 size, shall be submitted to the Plan Approval Committee. The scale used shall be indicated on the drawings shall include the following specifications:

- (a) thickness and composition of all the beams and rafter supports;

- (b) materials to be used in the foundations, walls, floors and roofs;
- (c) level and width of the foundation and the ground floor with reference to the level of the center of the street on which the front of the proposed building is to abut;
- (d) roof slab reinforcement plan or any other structural system;
- (e) foundation plan;
- (f) foundation and footing details;
- (g) columns, beams and retaining walls details;
- (h) complete soil investigation report in case of multi-story building;
- (i) No Objection Certificate from the concerned authorities or departments, such as National Highways Authority, Irrigation and Communication and Works Departments, Environmental Protection Agency etc. shall be required wherever applicable;
- (j) attested copy of the National Identity Card of the owner, builder, contractor or professional, as the case may be;
- (k) attested copy of plot's original ferd;
- (l) undertaking of the owner, builder, contractor or professional, as the case may be, on a judicial stamp paper of rupees fifty to the effect that he shall abide by these rules, regulations and instructions issued by the Authority, before, during and after construction, shall be submitted by the owner, builder, contractor or professional, as the case may be;
- (m) projects, requiring environmental impact assessment, under section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014 (Khyber Pakhtunkhwa Act No. XXXVIII of 2014), shall be submitted to the Environment Protection Agency by the Authority before submission of case to the Plan Approval Committee. Initial environmental examination has to be obtained by the owner, builder, contractor or professional, as the case may be;
- (n) receipt of scrutiny fee or charges or fine, if any.
- (o) title documents, relating to the plot, showing his right to erect or re-erect or alter a building; and
- (p) any other information or document, required by the Authority.

(4) The boundary wall corners on roadside shall be rounded off by a 5'-0" arc properly and there shall be no blind corners.

(5) New works shall be indicated on the plans in a distinct color code as under:

- (a) proposed work – Red;
- (b) existing work – Blue;
- (c) demolished work or proposed to be demolished Yellow; and
- (d) unauthorized or deviated work – Green.

(6) Two copies of the sanctioned plan, duly signed by the head of the Plan Approval Committee, shall be returned to the owner, builder or professional.

(7) Authenticated or original copies of all documents, relied upon by the owner, builder or professional, as the case may be, shall, when required, be produced for inspection.

(8) Defective plan, where the plan are unintelligible or ambiguous or are in contravention of these rules, shall be returned by the Plan Approval Committee, to the owner, builder, contractor or professional, as the case may be, with reasons in writing until a rectified plan or required documents are re-submitted.

(9) No corrections or over-writing shall be permitted on plan, submitted for approval or on plan finally approved by the Plan Approval Committee.

(10) No application for erection or re-election shall be considered by the Committee; unless a prescribed fee is accompanied, which shall be submitted in the form of a bank draft or pay order in favor of the Authority.

5. Engagement of professional.---(1) Any person, who intends to erect, re-erect, alter or modify the building, carry out building or land development works, as the case may be shall engage respective professional to prepare architectural or town planning or engineering design and drawings, including specifications, and to supervise their respective works at site.

(2) The responsibility of every professional, signing the plan and documents, shall be limited to his respective discipline.

(3) The professional, so engaged, shall submit to the Plan Approval Committee, in writing, on prescribed form of his having undertaken to supervise such work.

6. Composition of Plan Approval Committee.--- For the purpose of approval of building plans, the Authority shall, under section 8 of the Act, constitute a committee to be called the Plan Approval Committee which shall comprise of-

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| (a) | Director General of the Authority; | Chairman |
| (b) | Assistant Director (Planning),
Building Control Agency; | Member |
| (c) | Assistant Director (Technical) of
the Authority; | Member |
| (d) | Building Inspector / Draftsman;
and | Member |
| (e) | any other member / expert,
nominated by the Chairman | Member |

7. Alteration of design and renovation of approved building.---If the owner, builder, contractor or professional, as the case may be, intends to alter the design after grant of approval and there occurs no increase in floor area, change of open space or increase in height of buildings, no further submission or permission shall be required; provided that the proposed changes otherwise, do not violate any of the provisions of these rules.

7. Revised or amendment of plan.---In all public and commercial buildings, deviation in internal layouts, shall not be allowed during the construction stage. No structural deviations or deviations in the external envelope of the building shall be permitted. The owner, builder, contractor or professional shall be required to submit revised plan for approval before proceeding with the construction of such structural or external envelope changes.

9. Period of approval.---(1) After the receipt of an application, complete in all respect, for approval of plans or revised plan, the Plan Approval Committee, after examining, shall either approve or reject it within ninety (90) days.

(2) In case of rejection, explicit objection shall be communicated, in writing, to the owner, builder, contractor or professional, as the case may be, quoting provision of the rules. If the owner, builder, contractor or professional complies with the specific objections, communicated earlier, within a period of one year, no further scrutiny fee shall be charged.

(3) Upon approval of the plan, construction shall be commenced immediately within a period of two years, failing which renewal of permission to construct shall be obtained from the Plan Approval Committee, after submission of new building plan.

10. Cancellation of permission and right of appeal.---(1) If, at any time, after permission, to carry out building works, has been granted and the Plan Approval Committee is satisfied that such permission was granted in consequence of any defective title of the owner, builder, contractor or professional, material misrepresentation, or fraudulent statement contained in the application, made under these rules, or in any change in the approved plans, not consistent with these rules in respect of such building, such permission may be cancelled, if the owner, builder, contractor or professional, as the case may be, fails to satisfy the Authority within fifteen days, having being served a show cause notice by the Authority and any work done thereunder shall be deemed to have been done without permission abinitio.

(2) The owner, builder, contractor or professional, as the case may be, aggrieved from the decision of the Authority, under sub-rule (1), shall prefer an appeal to Secretary to Government, Sports, Culture, Tourism, Museums, Archeology, and Youth Affairs Department within fifteen (15) days of the order of cancellation.

11. Compliance of conditions of approval.---Any owner, builder, contractor or professional, or any other person, who carries out construction works or demolition works, shall comply with the directions and conditions accompanying the sanction given by the Authority, from time to time, in furtherance of these rules.

12. Notice of verification of building lines (plinth verification).---An owner, builder, contractor or professional, who commences any construction work under these rules, upon completion of plinth and in the case of basements, upon the completion of foundations, shall give notice to the Authority, as specified in **Appendix-IV**, and shall not proceed further with the work for a period of fifteen 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, builder or professional, approval of verification of building line or of any error which may be found in the building line, as specified in **Appendix-IV**. Verification of the buildings lines by the Authority in no way implies the acceptance of the title, location of the land, which is the sole responsibility of the owner, builder, contractor or professional or his representative so authorized, as the case may be. If no such intimation is received from the Authority, the owner, builder, contractor or professional shall be entitled to proceed with the building works after giving notice to the Authority; provided that the construction work is in accordance with the approved plans.

13. Floor certificate.---The owner, builder, contractor or professional, as the case may be, shall submit to the Authority floor certificate, casting of slab of each floor, certifying that all the building line and structural systems, on the said floor are in conformity with the design, as approved by the Authority. If the owner, builder, contractor or professional, as the case may be, fails to submit the floor certificate the Authority shall order to stop further construction work.

14. Inspection of buildings.---(1) The Director General or any officer of the Authority authorized by the Director General may inspect the buildings or premises without giving prior notice,-

- (a) at any time, before the approval of an application, received under these rules;
- (b) at any time during the progress of the construction works of the building;
- (c) within twenty days from the receipt of the notice of completion or the completion or occupancy certificate with respect to any such building; or
- (d) if no notice of completion or occupancy certificate has been received, at any time, after the building has been erected, re-erected, altered or added.

(2) The authorized officer of Vigilance Section of the Authority or any other officer of the Authority shall have the right to inspect that proper record of pouring of all the structural system is maintained at site along with the test results of seven days and twenty eight days of cube or cylinder test of concrete and yield strength of steel.

(3) The structural consultant, resident engineer, site engineer and contractor of the owner, builder, contractor or professional, as the case may be, to the extent of their responsibilities, shall ensure the quality of structure system, as per approved specification at site and shall be fully responsible for strength, stability and sustainability of building. In the event the authorized officer of Vigilance Section of the Authority observe non-compliance, shall notify, in writing, to the concerned town giving full details specifying the deviations, where these occur with identification of the location.

15. Building works to conform to approved plan.---(1) If, on making any inspection under these rules, the Authority finds that the construction works are not in accordance with the plan that have been approved, other than alterations as are allowable under these rules or contravene any of the provisions of these rules or any relevant law for the time being in force, it may, by written notice, require the owner, builder, contractor or professional, as the case may be, carrying out construction works, within the period to be specified in such notice, with the object of bringing the works in conformity with the said plan, approved specifications or provision of these rules to get revised submission plan, approved after complying with the requirements of these rules.

(2) In the event of non-compliance with these rules, the Authority shall have power to order cessation of construction work, sealing of the building or premises or order immediate demolition of that much of the construction which contravenes any of the provisions of these rules and the expenses thereof shall be recovered from the owner, builder, contract or professional, as the case may be, by sale of recovered items or materials after demolition or both.

16. Rectification of works after inspection and appeal.---If there is evidence that in carrying out of construction works any construction has been done contrary to the provision of these rules and relevant laws for the time being in force, or that anything required under these rules is omitted and if, on inspection of such building, it is found that the construction work has been completed or has advanced to for and which could not be permitted or allowed under the provisions of these rules, the Authority, may, by written notice, require the owner, builder, contractor or professional, who has or have carried out the construction works to drill out, to cut into or pull down so much of such building as is beyond the permissible limits as provided in these rules .

17. Notice of completion.---(1) The owner, builder, contractor or professional, as the case may be, who carries out and completes construction works, fully or partially, approved under these rules, shall, within one month of the completion of the construction works, deliver to the Authority, at its office, in writing, the following documents:

- (a) notice of completion or occupancy on as specified in **Appendix-V**, signed by the relevant professional together with certificate or certificates as the case may be; and
- (b) a completion plan, showing the building exactly as completed.

(2) In case the formalities at clauses (a) and (b) of sub-rule (1), are fulfilled by the owner, builder or professional, as the case may be, the completion or occupancy certificate may be issued by the Authority within forty five days of submission of completion plan with application.

(3) No owner, builder, contractor, professional or any person, as the case may be, 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 completion or occupancy certificate has been granted.

18. Refusal to issue completion or occupancy certificate.---The Authority may refuse an application to issue a completion or occupancy certificate, if the proposed or completed building is not in accordance to the approved building plan, furthermore till issuance of completion certificate residential plot shall be charged as commercial for recovery of taxes etc. and commercial plot shall be charged 150% for taxes or any other charges as the competent authority may deem fit.

19. Permit to demolish building.---(1) No building shall be demolished without written permission from the Authority. No permit to demolish shall be issued unless the Authority is assured by the owner, builder, contractor or professional, as the case may be, 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 or relocated during the period of the demolition work. In case of any adverse eventuality the owner, builder, contractor or professional, as the case may be, shall be responsible.

(2) The Authority shall either reject or approve the application for demolition within thirty days from the date of submission. In case of refusal by the Authority the rejection letter shall specifically cite the reasons under the relevant provisions of these rules. The owner, builder, contractor or professional, shall be responsible for the disposal of demolition materials. Dumping ground shall not be used for the said purpose.

(3) The owner, builder, contractor or professional shall deposit the refundable debris security as per rates, notified by the Authority from time to time. In case the owner, builder, contractor or professional does not remove the debris after the completion of demolition work, the Authority shall arrange to clear the debris from the site and the cost shall be paid out of the said security money deposited by him.

20. Public Notice.---(1) Public notice, whenever required under these rules, shall either be published in the leading newspapers of wide circulation, minimum one each Urdu and English as a display advertisement and not a classified advertisement or by affixing copies thereof, display on the site and at notice board of the Authority, respectively.

(2) The public notice shall state the place at which, and the officer of the Authority with whom replies, suggestions or objections may be filed within a specified time.

(3) The officer of the Authority, so designated, shall consider the replies, suggestions or objections filed or testimony given and submit a report to the relevant section or department of the Authority in this respect.

(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.

Chapter -III
Commercial Buildings or
Commercial-cum-Residential Buildings

21. Compulsory open space (arcade, rear, side), foot print and floor area ratio.-
--The following minimum compulsory open space, foot print and floor area ratio shall be considered, as under against the mentioned plot sizes:

Plot area	Up to 5 Marlas	Up to 15 Marlas	Up to 2 Kanals	2 Kanal and above
Percentage Allowed (Footprint)	85%	80%	75%	75%
COS (Compulsory Open Space)	5'-0" Front 3'-0" Rear	6'-0" Front 3'-0" Rear 3'-0" One side	12'-0" Front 10'-0" Rear 5'-0" both side	18'-0" Front 15'-0" Rear 15'-0" Left side 15'-0" Right side
The road level and topographic positioning of the site to be investigated is of prime consideration				
UPSIDE HILL				
Floors Allowed	Ground+3 or according to site topographical conditions amendments may be allowed w.r.t.terraces or no. or floors			
Basement	May be allowed but no excavation or cutting is allowed along hill side. Decision may vary according to site and land condition			
DOWNSIDE HILL				
Floors Allowed	Ground+2 or according to site topographical conditions amendments may be allowed w.r.t.terraces or no. or floors			
Basement	Allowed as per site conditions with excavation/cutting.			

22. Commercial building and its height.---(1) For plots, abutting on public streets at rear, the rear compulsory open space shall be condoned. In case of corner plot, the compulsory open space on side, abutting the lane or road, shall be condoned and an arcade shall be provided.

(2) Ramp, leading to the parking area upward or downward, is allowed only within the compulsory open space.

(3) Projected balconies, maximum three feet wide within the compulsory open space, shall only be allowed at sixteen feet height from the finished floor level. Balconies shall always remain open from three sides.

(4) The following are the conditions of commercial buildings:

- (a) maximum height shall not exceeding fifty feet from center of the adjacent road excluding stair tower, machine room and hip or gable roof;
- (b) attic floor is allowed if total height of the building does not exceed fifty feet;
- (c) plinth level shall be four feet if basement is constructed, otherwise two feet;
- (d) 1 arcade from crown of the road shall be 1.33 feet;
- (e) parapet wall shall be five feet;
- (f) minimum clear ceiling height shall be nine (09) feet;

- (g) minimum height of stair tower shall be eight (08) feet;
- (h) minimum height of basement shall be nine (09) feet without obstruction;
- (i) height and width of arcade and individual story shall be-
 - (i) maximum height of arcade from adjacent road level 10'-6";
 - (ii) width 8 feet; and
 - (iii) minimum height from floor level 10'-6" feet; and
- (j) no mezzanine in a commercial building shall be permitted in any room or garages having clear height less than sixteen feet above the plinth level and the total mezzanine in any room shall not exceed one third (1/3) of the total floor area of room.

23. Ramp for disabled persons.---In all commercial buildings, public buildings and apartments, a ramp of minimum six feet width and having maximum gradient of 1:12, shall be provided.

24. Projections.---(1) No bay window, porch or any other projection shall be constructed beyond the building line provided that the projection of-

- (a) a window sill at a distance of not more than sixty-four (64) mm (2.5 inches) at a height of not less than seven hundred and fifty (750) mm two (02) feet six (06) inches above plinth; and
- (b) sun shade or roof slab extension not projecting more than three (03) feet in a building within the compound.

(2) Roof slab or a sun shade project of one (01) meter (3.28') length shall be permissible on all sides of the office building into compulsory open spaces or setback.

25. Basement.---Basement shall be permitted or allowed in all the cases; provided that-

- (a) the engineering instructions are given full regard and that the foundations of the basement do not intrude in the adjoining plot;
- (b) basement in commercial plots, exceeding 650 square yards (5850 square feet), shall be used for parking only;
- (c) independent entrance as well as an emergency exit are provided;
- (d) proper sanitary arrangements are made;
- (e) the drainage passing under the basement is gas tight;
- (f) the minimum height is not less than 3.1 meters;
- (g) minimum area of basement shall be 9.3 square meter (100 square feet);
- (h) basement can be provided on maximum hundred per cent (100%) of the ground coverage area; and
- (i) construction of basement may be allowed under the ground floor, in case the ground level so permit and it is not carved out by way of any excavation below ground level. Such basement may be used for human habitation, and shall not be taken in to

consideration for the purpose of determining number of storeys and building height. Number of basements is permissible depending upon the availability of natural gradient and minimum cut fill. However in such cases the basement area shall be subject to levy of taxes and the covered area of any basement level shall not exceed or extend beyond the foot print of ground floor area and roof of the basement is below ground level or street level on any side.

26. Shops.--- (1) The minimum requirement of a shop shall be-

- (a) an area of 100 square feet with 8 feet width; and
- (b) the height of ceiling of each floor of a shop not less than ten feet except mezzanine, which shall not exceed 8 feet from finished floor level.

(2) Fixing of hoarding over any building is prohibited, unless special permission has been granted by the Authority.

(3) Height of ceiling of each floor of a shop shall not be less than ten feet except mezzanine which shall not exceed eight feet from finished floor level.

27. Arcades.---(1) The minimum width of arcade in main civic and commercial centers and division or district centers shall be ten feet. In case of neighborhood shops or centre the minimum width of arcade shall not be less than five feet. The provision of this sub-rule shall also be applicable in all approved private commercial centers.

(2) The level between arcade and shopping floor shall not exceed 1'-6" whereas the level of arcade from the center of road crest shall not exceed six (06) inches.

(3) Arcade to be used as foot path for pedestrians shall be constructed in front of shops throughout and no building obstruction of any kind shall be allowed within the arcade.

28. Doors, windows and ventilators.---All doors, windows and ventilators, provided for rooms in a building, shall not be less than the following specifications:

- (a) ventilators – 2sq feet;
- (b) doors – 2'6" x 6'6"; and
- (c) windows – 6sq feet.

29. Vehicle workshops.---The maximum allowable covered area of vehicle workshop shall be twenty-five per cent (25%) of plot area, with the following conditions:

- (a) height shall not exceed thirty feet including parapet walls;
- (b) no basement is allowed to be constructed;
- (c) proper toilet facilities shall be provided; and
- (d) it shall not be used for residential purposes.

30. Means of escape in case of emergency, staircase, passages and corridors.---

(1) All means of escape from a building, including windows and extra corridors, shall permit unobstructed access to a street or to an open space or adjoining building or roof and from where access to the street is obtained.

(2) Open stairs in setback, spiral or straight, shall be allowed; provided that-

- (a) the fall in the rear setbacks having a width of 10'-0" and above, and in side set back towards road or open space in case of corner plots;
- (b) the width of spiral stairs shall not be less than 5'-0" and not more than 6'-0" and in the straight stairs not more than 3'-3" and not less than 2'-9", including railing;
- (c) the stairs are provided for servant room located at first floor;
- (d) in no case, open stairs in the setback shall be used as main stairs for approach to first floor; and
- (e) suitable visual barrier of a height, not more than 6'-0", shall be erected in front of servant rooms for the privacy of neighboring houses.

(3) There shall not be more than 15 risers between each landing. A landing shall not be less than 1.6 meters (3.5 feet.) in depth except in case of service stair case where the number of risers may be increased depending upon the situation and design.

(4) Winders may only be permitted in residential building other than apartment houses.

(5) All stair cases in apartment houses shall be of RCC or other non-inflammable material.

(6) Every building, other than apartment houses up to three storeys, shall have stair cases having a clear width of 1.06 meters (3 feet. 6 inch) and four feet, where it exceeds three story.

(7) In apartment houses stair cases shall have the following minimum width for all the storeys:

- (a) up to five storeys: 1.22 meters (4 feet.) clear; and
- (b) above five storeys: 1.37meters (4feet 6 inches).

(8) Every block of apartment houses having more than six units shall be provided with an additional stair case.

(9) In a block of apartment houses emergency stair cases shall be provided in addition to main stair case or stair cases.

(10) An emergency stair-case shall be sited at such a position that it shall be accessible to all the units without any hindrance or obstruction.

31. Emergency exit.---(1) An emergency exit may be a door way, corridor or passageways to an internal stair case or external stair case or to a verandah or terraces which shall have access to the adjoining street. An emergency exit, may also include a horizontal exit, leading to an adjoining of the same level but lift and escalators shall not consider as exists.

- (2) The emergency exit escape shall conform to the following requirements:
 - (a) every building meant for human habitation shall be provided with emergency exit sufficient to permit safe exit or escape of occupants, in case of fire or other emergency;
 - (c) in every building an emergency exit shall comply with the minimum requirements of this part except the building not assessable for the general public use;

- (c) all emergency exits shall be free from obstructions;
- (d) no building shall be altered so as to reduce the number and provisions of emergency exits to less than that of the requirement as approved by the architect or town planner;
- (e) where necessary, adequate and reliable illumination, shall be provided for emergency exits;
- (f) emergency exits shall be clearly visible and routes to reach exits clearly marked and sign posted to guide the inhabitants of the building;
- (g) firefighting equipment shall be suitably located and clearly marked;
- (h) alarm devices shall be installed to ensure prompt evacuation of inhabitants; and
- (i) fire resisting doors or roller shutters of approved specification shall be provided at appropriate places along with the exit or escape routes to stop the spreading of fire and smoke and particularly at the entrances and stairs where a final effect may be created including upward spread of fire.

32. Structures on roofs.---(1) The following structures of permanent nature may be constructed on roofs; provided that these are designed and built as per architecture and engineering design and to the satisfaction of the Authority:

- (a) chimneys, air conditioning and other ducts, vents and wind catchers;
- (b) water tanks suitably designed, which is not visible from the road;
- (c) parapet walls of five feet high, in case of accessible roof, the provision of railing or parapet wall shall be compulsory;
- (d) stair tower;
- (e) lift rooms skylights, etc; and
- (f) other structure which the Authority may, by general or special order, permit.

(2) Wherever deemed required, a compatible sized chimney shall be included in a building with construction of non-combustion materials of such a nature, quality and thickness as not to be unduly affected by heat condensation or the products of combustion.

33. Dangerous buildings and its evacuation.---(1) For the purposes of this Chapter all such buildings, walls or structures, which are declared by the Authority as dangerous, shall lie in the following two categories, namely:

- (a) building or structure whose strength, stability, serviceability, robustness or durability has been impaired due to any reason such as improper structural design and detailing, faulty 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 be classified as dangerous building category-1 by the engineer and shall liable to be demolished; and

- (b) any building or structure or part thereof, whose strength, stability, robustness, serviceability or durability has been impaired due to all such reasons, as cited in clause (a), to a level where it could by way of strengthening, appraisal and restoration be brought partially or wholly near to its original status, shall be classified as dangerous building category-2 by the engineer and shall be governed by sub-rule (3) of this rule.

(2) If for any reason it shall appear to the Authority that any building or part thereof, intended or used for human habitation or human occupation for any purpose, whatsoever, is unfit for such use, it shall signify its intention to prohibit the further use of such building or part of a building and call upon the owner, builder, contractor or professional, occupier or tenant or as the case may be, to state in writing their objections, if any, to such prohibition within fifteen days after the receipt of such notice. If no objection is raised by such owner, builder, professional, occupier or tenant, as the case may be, within the specified 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 as the case may be, part thereof. The owner, builder, professional, occupier or tenant shall be given an opportunity of appearing before the Authority in person or by an agent in support of the objection, if so desired.

(3) At any time if the Authority considers that it can be rendered fit for human habitation by the structural alterations, repairs, modifications or uplifts, it may, by notice, in writing, call upon the owner, builder, professional, occupier or tenant, as the case may be, to commence the specified works within such time as may be specified in the notice, but not less than thirty days which shall be completed within the period as specified in the notice but not more than ninety days from the date of receipt of such notice. At the expiration of the aforesaid period such alterations, modifications, uplifts or repairs have not been commenced or completed to the satisfaction of the Authority, it shall issue to the said owner, builder, professional, occupier, tenant, as the case may be, a notice, in writing, ordering the demolition of the building within thirty days from the date of receipt of such notice.

(4) If the Authority considers it impracticable to render such building or part thereof fit for human habitation, it may send a notice, in writing, call upon the owner, builder, professional, occupier or tenant to demolish it in a period specified by the Authority.

(5) If at the expiration of the period, specified in the notice, and order to demolish a building or part of a building, has not been complied with, the Authority may direct, by an order in writing, the demolition thereof through a contractor, who has on his roll at least a qualified engineer, responsible for undertaking all necessary safety measures during the process of demolition as per procedure laid down by the Authority.

(6) All expenses, incurred by the Authority, under sub-rule (5), shall be paid by the owner, builder, professional, occupier or tenant of the building, as the case may be.

(7) The Authority may extend, in case of genuine reason, the time for repair works, so specified in the notice.

(8) If in the opinion of the Authority, any building wall or structure or anything affixed thereto is in a hazardous or dangerous state, the Authority may, by notice, in writing, require the owner, builder, professional, tenant or occupier thereof either to remove the same or to cause such, as the case may be, repairs to be made thereto forthwith as the Authority may deem fit to avert such danger, including the evacuation without notice from such building of all the occupiers thereof.

(9) Any expense, incurred by the Authority, under sub-rule (1), shall be paid by the owner, builder, professional, occupier or tenant of the building, as the case may be.

34. Installation of antenna tower.---(1) Certification regarding protection against lightening and proper earthing as applicable the following documents to be submitted by the owner, builder or professional, as the case may be, to the Authority along with request for installation of antenna tower:

- (a) foundation design for tower to ensure safety of structure or tower;
- (b) undertaking of architect or engineer that the design is safe and shall be supervised by him;
- (c) detail of equipment to be installed;
- (d) the plan of front view of tower showing height of tower (maximum permissible height is above roof top);
- (e) No Objection Certificate from all owners, builders, professional and occupants including tenants or sub-lessee shall be attached; and
- (f) proposed agreement to be executed between the cellular company, installing the tower and the owner, builder or professional, as the case may be.

(2) No construction work, except tower, is allowed on roof top; provided that it is approved by an architect or engineer.

(3) Generator, if fixed for backup support, shall be placed in shop on ground floor or basement, with proper canopy for sound proofing and shocks for minimizing vibration.

(4) Maintenance staff shall be issued with proper cards by the owner, builder or professional to ensure security of the building.

(5) Building light shall be fixed on top of the tower.

(6) Permission shall be valid for one year, which may be renewed every year with prescribed fee.

Chapter -IV
Part-I
Residential Buildings

35. Compulsory open space, setback, foot print, floor area ratio, voids and mumty.---The following minimum compulsory open space, set back, foot print, floor area ratio, voids and mumty area shall be considered against the mentioned plot sizes:

Plot Area.	Up to 5 Marlas.	Up to 10 Marlas.	15 Marlas to 1.5 Kanal.	2 Kanal and above.
Percentage Allowed (Footprint)	80%	75%	70%	60%
COS (Compulsory Open Space)	5'-0" Front 4'-0" Rear 0'-0" Left side 0'-0" Right side	10'-0" Front 7'-0" Rear 4'-0" one side	12'-0" Front 7'-0" Rear 4'-0" Left side 4'-0" Right side	15'-0" Front 7'-0" Rear 5'-0" Left side 5'-0" Right side
UPSIDE HILL				
Floors Allowed	Ground+2			
DOWNSIDE HILL				
Floors Allowed	Min. Ground+1			
Basement	Allowed without excavation/cutting of natural slope.			

36. Ramp, stairs, basement and projections.---(1) No ramp or stairs on the road or green belt is allowed.

(2) Basement can be provided on maximum hundred percent (100%) of the ground coverage area.

(3) Maximum allowable projection of chajjas and sunshades in compulsory open spaces shall be 2.5 feet. (0.75m) or half the width of compulsory open space whichever is less.

(4) No construction work shall be allowed in the chamfered portion up to 17 feet (5.17m), measured from the adjacent road.

(5) Open balconies, projecting on to public streets from buildings abutting such streets, shall be permitted by the Authority only for residences or apartments. Such projection shall not be used as a room as per conditions stated in the table below:

Width of Street.	Max-length of Balconies.	Max. Projection of Balconies.	Balconies and Sunshades.
30feet.(9.13m) and less than 40feet (12.18m).	23feet (7m).	2feet (60cm).	17feet (5.17m).
40feet.(12.18m) and less than 50feet (15.2m).	23feet (7m).	3feet (90cm).	17feet (5.17m).
50feet (15.2m) and above.	23feet (7m).	4feet (120cm).	17feet (5.17m).

(6) Plots abutting a public street, lane and compulsory open space on the rear shall be exempted from the provision of rear compulsory open space.

(7) One basement at residential plots shall be permissible maintaining the compulsory open space which shall not be included in permissible floor area ratio.

(8) In case of corner plots no balcony shall be allowed at the corner of the plot below 17feet (5.17m).

(9) Boundary wall of a plot from crown of the road shall be six (06) to eight (08) feet.

Part-II Lighting and Ventilation

37. Size of external and internal openings.---(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 ten per cent (10%) for habitable rooms and 7.5% for other rooms of the floor space of such opening, and the whole of such openings shall be capable of allowing free and uninterrupted passage of air.

(2) Area for openings in case of warehouse, godown, storage places etc., shall not be less than five (05) per cent of the floor space unless the space is mechanically ventilated.

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

(4) Habitable rooms may receive daylight and natural ventilation from internal air wells which shall conform to the following minimum sizes:

(a) for buildings up to two storeys, fifty square feet (4.6 square m) with minimum width of air well five feet. (1.5m);

(b) for buildings with three to five storeys, hundred square feet (9.3 square m) with minimum width of well eight feet (2.44m);

(c) for buildings higher than five storeys, hundred square feet (9.3 square m) plus 10 square feet.(0.93 square m) for each additional floor over five storeys and minimum width of air well 10feet.(3.0m); and

(d) where only kitchens, water closets and bathrooms receive daylight and ventilation from air-wells, their sizes shall conform with the following as minimum:

(i) for buildings up to two storeys, twenty five square feet (2.3 square m) with minimum width of air well three feet. (0.9m);

(ii) for buildings with three to five storeys, fifty square feet. (4.6 square m) with minimum width of air well five feet. (1.5m); and

(iii) for buildings higher than five storeys, fifty square feet (4.64 square m) plus five square feet (0.46 square m) for each additional floor with minimum width of air well five feet. (1.5m).

(5) Access for maintenance of each such shaft shall be provided at lowest level of the shaft.

38. Permanent openings in kitchen.---Every kitchen shall have openings for permanent ventilation into the external air space not less than fifteen per cent (15%) of its floor area.

39. Water closet, bath room and ablution places.---Every water closet, bathroom, ablution area and urinal stall 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 two square feet (0.2 square m) per water closet, urinal or bathroom except where adequate and permanent mechanical ventilation is provided and which discharges into an open space.

40. Garages and staircases.---Every garage shall be provided with opening of not less than five per cent (05%) as well as the enclosed stair case not less than 7.5 percent of the floor area for ventilation and lighting incorporated in a wall or in the door.

41. Mechanical ventilation and central air-conditioning waiver and minimum requirement.---Where undertaking for central air-conditioning and permanent mechanical ventilation is provided in respect of lavatories, water closets, bathrooms, corridors, basement, underground car parking, cinema or other projection rooms, where photographic film is being used, processed or stored and in respect of which no such external walls, overlooking, verandas, pavements or walkways are present, conditions, relating to natural ventilation and natural lighting, under these rules, shall not apply to such areas and spaces.

Part-III Apartments and Flats

42. Compulsory open space or setbacks.---(1) The following compulsory open space or setback and basic provisions in the apartments and flats shall be considered:

- (a) **Front:**
40 feet in case of row of flats with front open from front line; and
60 feet in case of row of flats, facing each other;
- (b) **Side:**
20 feet in between end of blocks of apartment or flats either facing each other or placed as single row from front line; and
- (c) **Rear:**
20 feet at rear as service road for garbage collection and as privacy buffer for apartment or flats placed back to back.

(2) Minimum of one car per apartment or flat shall be provided along the road either in open or under sheds or in the basement of the building.

(3) Apartments or flats, not exceeding eight in numbers, shall be provided with minimum of one stair case with a minimum width of four feet.

(4) An overhead water tank of minimum twenty-five hundred gallons for a group of eight apartments or flats shall be provided. In addition, underground water tank for minimum of twenty-five hundred gallons of water also be provided.

(5) Garbage disposal chute accessible to eight number of apartments or flats and a receptor shall be provided at ground or basement level.

(6) In case of unavailability of sewerage, a septic tank and a soakage pit shall be provided.

(7) Minimum of two numbers of firefighting extinguishers shall be provided at each floor landing area.

- (8) Lighting conductor for a group of eight apartments or flats, needs to be provided.
- (9) Provision of emergency exit is mandatory.
- (10) In apartments a ramp of minimum six (06) feet width and having maximum gradient of 1:12 shall be provided. In case of non-provisions of lifts, each floor shall be accessible through this ramp.

Part-IV
Parking Requirement

43. Parking and its general conditions.---(1) The following are the general conditions, relating to parking, in respect of new buildings, is constructed or a change of use of existing building is made or there is an increase in the floor area of the building, as the case may be, shall be strictly followed:

- (a) adequate car parking to be provided for all commercial buildings, residential buildings, residential-cum-commercial and high-rise buildings designed on plots, above three hundred and ninety-nine square yards and having front more than sixty feet;
- (b) the parking space, including ramps, shall be exempted from floor area ratio;
- (c) total parking space requirements of every building shall be determined as a sum of parking requirements for each type of use to which the building is subjected;
- (d) minimum clear height of parking structure without obstruction shall be seven feet six inches;
- (e) detailed plan, clearly showing entry, exit, gradient of ramp, turning radius, circulations and movement of vehicles etc; shall be submitted;
- (f) parking may be provided on any floor with ramps or lifts as a means of access;
- (g) electrical or mechanical ventilators to be provided for parking in the basement;
- (h) multiple basements for parking may be permitted; and
- (i) sixteen percent (16%) of the total car parking space shall be utilized to provide space for motorcycle parking at the rate of six motorcycle and eight bicycles for every one car.

(2) When units of measurement used in computing the number of parking spaces result in the requirements of a fractional space, the nearest whole number to next higher side of parking spaces shall be taken.

(3) Where car lifts are provided there shall be a minimum of two car lifts with facilities of standby generators wherever so required.

(4) Minimum one car lift, wherever so required with standby generator, shall be provided for every forty cars, if parking level is at more than forty feet (12m) in height from road level.

(5) One car lift, with standby generator, shall be provided for every fifty cars, if parking level is up to forty feet in height.

(6) The standards for parking spaces are specified in the table below:

Description.	For Car.	For Motorcycles.
Bay width.	8 feet.	2.5 feet.
Bay length.	16 feet.	6.0 feet.
Gradient of ramp.	1:7.5.	1:8.5.
Straight turning radius (outer).	24 feet.	-
Helical ramp turning radius.	32 feet.	-
Lot turning radius.	17.5 feet.	-
Minimum ramp and driveway width:		
Two-way traffic.	18 feet.	-
One-way traffic.	10 feet.	-
Minimum space for parking one car.	feet x 16 feet.	-

44. Minimum space for parking under special conditions.---Minimum space for parking under special conditions are as follows:

- (a) sufficient car parking space shall be provided within the plot area for faculty staff and visitors according to the standards;
- (b) one car space for every 1000 sq. feet of floor area;
- (c) forty per cent (40%) of parking space shall be reserved for motorcycles and cycles;
- (d) one motor car space for every eight hundred square of floor area for retail shopping areas, business offices, hotels, restaurants, conference rooms, indoor recreational areas and retail outlets shall be provided;
- (e) one motor car space for every one thousand square of floor area for apartment or flat, site building or residential-cum-commercial building shall be provided; and
- (f) minimum one out of every fifty car parking stalls shall be dedicated for the special persons at the most convenient location. Exemption from provision of parking space. In all places of worship and all buildings on plots of odd shapes and dimensions, where there is no physical possibility of designing car parking space within the premises, necessary exemption may be given by the Authority.

45. Ramp, parking and ventilation.---(1)The lower ground floor or basement, if used for car parking purposes, may be constructed after leaving four feet (1.22 m) space all around within the plot. This would apply in the case where only one basement is provided with a maximum excavation of twelve feet (3.66 m) Ramp may be provided in the compulsory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level.

(2) For the construction of basement beyond twelve feet (3.66 m) depth from road level, the entire plot area can be covered subject to the provision of RCC piling or adequate structural system along all four sides of the plot.

(3) The lower ground floor or basement if used for purposes other than car parking shall be constructed after leaving all the compulsory open spaces as required under these rules.

(4) No ramp shall start within ten feet clear space from the plot line for entry and exit purpose such ramp shall have a minimum slope of 1:7.5 with transition slopes minimum eight feet long and maximum 1:10 gradient at both ends.

(5) In the parking basement non-usable areas such as generator room, water tanks, pumping stations, engineering services or transformer may be permitted, subject to the condition that the area does not exceed ten per cent (10%) of the particular floor area with proper enclosure.

(6) The rooms for security or emergency staff may also be permitted in parking basement which shall not create any hindrance in parking.

(7) In case of provision of parking in basement, the parking space shall be provided for both motor bikes and motor cars. Parking basement only for motor bikes shall not be approved.

(8) Gradient of ramp or access to the building shall be included within the property line.

Chapter -V

Part-I

Temporary Works in Connection with Building Operations **(Safety and Security Measures)**

46. Use of public streets and site hoardings.---(1) No owner, builder, contractor, professional or any person shall start construction 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 the persons employed in the work.

(2) 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 Authority. Where such separation is not possible he shall make arrangement for the security of public to the satisfaction of the Authority. The materials shall not hinder with any public services, including but not limited to storm water drains, water supply lines, fire hydrants, electric poles, lines or piped gas lines etc.

(3) Any person, duly authorized by the Authority to commence construction work and in the process causes any building material or other things to be deposited, any excavation to be made or any hoarding to be erected, shall at his own expense, provide sufficient and adequate warning lights to be fixed upon or near the same where such materials, hoardings, things or excavation remain. In addition to above, red flags of reflective material shall also be installed.

(4) All materials, hoarding, fences or other obstructions, on any street, shall be kept clear of any fire hydrants of any and other utility services installation 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 Authority to divert to keep clear of obstruction of any roadside or other drain during the period of temporary obstruction.

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

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

(7) No excavation, dewatering, earthwork or demolition of a building, which is likely to affect the stability of adjacent building, shall be started or continued unless adequate steps are taken before, during and after the work to prevent the collapse or damage of any adjacent building.

(8) A site once excavated shall not be kept open and idle for a period beyond the validity period of construction, failing which the Authority shall not revalidate the plans and in case of any mishaps the owner, builder or professional shall be responsible for life and property of other affected therefrom.

(9) Adequate safety measures shall, where necessary, be provided and used to protect any persons from falling on earth, rock or other material of or adjacent to any excavation or earth work. Material shall not be placed or stocked near the edge of any excavation so as to endanger persons working below. No load shall be placed or moved near the edge or any excavation where it is likely to cause a collapse of the side of the excavation or endanger any person.

(10) Where vehicles or machineries are used in close proximity to any excavation there shall be measures to prevent the vehicles or machineries from over-running and falling into the excavation or causing collapse of any side of the excavation.

(11) In all buildings of greater than twenty (20) feet (6m) height temporary rails, scaffolding or barriers, as the case may be, shall be installed during construction work at the edge of slabs and around all openings such as lift, stairwell etc.

47. Other precautionary measures.---Without prejudice to the generality of rule 46 above, the following additional precautionary measures shall also be taken by the owner, builder or professional, as the case may be, during construction of a building:

- (a) the demolition of a building and the operations incidental thereto shall only be carried out under the direct supervision of a professional;
- (b) no roof, floor or other part of the building shall be so overloaded, during construction or demolition, with materials or debris so as to render it unsafe;
- (c) 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, support and sufficient safe means of access shall be provided to every place at which any person has to work at any time;
- (d) every scaffold and means of access and every part thereof shall be adequately fabricated with suitable and sound material and of required strength to ensure stability. All scaffolds, working platforms, gangways, runs and stairs shall be maintained to ensure safety and security;
- (e) all vertical members of scaffolds, on ground level, facing road side, shall be adequately wrapped with material up to a height of at least seven (07) feet (2.13m) and for any horizontal member if used, up to a height of seven feet (2.13m) from ground, shall be wrapped all along its length with such material, the owner, builder or professional, as the case may be, shall be liable for any injury caused by the failure of such scaffolding;
- (f) to ensure adequate safety of the pedestrian and other road users, all building shall have adequate arrangement by way of providing protective covering of suitable material. Adequate provision of safe passage for pedestrian shall be provided, in case the scaffolding covers part of the road or footpath;
- (g) every working platform, from which a person is liable to fall which is more than seven (07) feet (2.13m) height, shall be at least two (02) feet (0.6m) wide; provided that the platform is used as a working platform only and not for the deposit of any material;

- (h) a clear passage-way atleast 1.5 feet. (0.45m) wide shall be left between one side of any working platform and any fixed obstruction or deposited materials;
- (i) 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;
- (j) every ladder shall be of good construction, sound material and adequate strength for the purpose for which it is used which shall be securely fixed when in use and shall not have any missing or defective rungs;
- (k) where work is to be done on the sloping surface of a roof or where persons are employed in a position below the edge of sloping roof and where they are in position of being endangered by work done on the roof, suitable precaution shall be taken to prevent persons employed from falling off or tools or materials falling from such roofs so as to endanger such persons or passerby;
- (l) 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;
- (m) no damaged wire rope shall be used. Similarly No chain shall be used which has been shortened or jointed to another chain except by means of bolts and nuts of ample strength or which has tied in any part which is under direct tension;
- (n) all debris and waste material, during construction, shall be disposed of through well designed chutes from each level of under construction building;
- (o) the vertical hoist platform used shall be enclosed or protected by proper barrier. Every opening of lift, shaft or other such vertical voids or openings in slab etc. where a person is likely to fall, shall be protected by safety barrier and properly lit. Any area e.g. basement, where natural light is not available or which is dark shall be so illuminated as to eliminate any risk of life or hazard to users;
- (p) during the making of an excavation, in connection with a building works or services, adequate precautions shall be taken to secure the existing utility services;
- (q) plan submitted for approval shall be in accordance with the National Fire Safety Code; and
- (r) to take any other precautionary measures as the Authority may deem fit.

Part-II
Building Structure Design and
Construction Requirements

48. Loads and design.---(1) Structure analysis, design, and detailing, for both vertical and horizontal load, shall be in accordance with the requirements of the provisions of the Building Code of Pakistan (Seismic Provisions-2007) and its future updates

(2) In view of the structural design in seismic hazard zone, type of sub-soil for foundation shall be thoroughly ascertained by geo-technical investigation under the direct supervision of qualified and experienced geo-technical engineers. The soil report shall co-relate the sub-soil type with UBC-97 or current sub-soil list.

(3) Wind load shall be based on the velocity and gust factors data from local Meteorological Department.

(4) No foundation shall be erected upon a site reclaimed by town sweepings or other refuse, except on recommendation of geo-technical and engineer. No plan shall be approved on open nullahs, water courses, public sewers and the like.

(5) Where a building is to be erected, adjacent to existing building, or near a drain or nullah, or an excavation at a distance less than depth of the said drain or nullah or such as to effect the stability of drains or nullah, the owner, builder or professional through an engineer, shall satisfy the Authority that the foundations have been carried down to a level safeguarding its stability

49. Building structure design, material specifications and supervision.---(1) The building structure design shall be carried out by an engineer. The engineer shall ensure that the design meets the seismic codes defined in the Building Codes of Pakistan.

(2) Specifications of material, quality control and workmanship shall be of high quality and in accordance with the requirements of American Concrete Institute Building Codes, Uniform Building Code and American Society for Testing and Materials Standards.

(3) Regular testing shall 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 the project specification, or the quality assurance program of the architect or engineer.

(4) Construction supervision and quality assurance shall be carried out by full time on top supervision by the Architects, engineers or any other office authorized by the Authority. The owner's, builder's, contractor's or professional's full time supervisory staff for the category of building in these rules shall carry out supervision and quality control.

Chapter -VI
Standards for Petrol Pumps
and CNG Stations

50. Standards for petrol pumps and CNG stations.---(1)The standards for petrol pumps and CNG stations shall be as follows:

- (a) plot size for establishing petrol pump or petrol pump-cum-CNG station shall be minimum 1000 square yards;
- (b) plot size for establishing CNG station shall be minimum 750 square yards;
- (c) right-of-way of road on which petrol pump or CNG station can be established shall be minimum 80 feet;
- (d) frontage of petrol pump or CNG stations shall be minimum 80 feet;
- (e) compulsory open space on sides and rear of the petrol pump or CNG stations shall be minimum ten feet or according to standards specified by the Inspectorate of Explosives, Khyber Pakhtunkhwa;
- (f) distance between two dispensers shall be minimum 24 feet;
- (g) distance between dispenser and road edge shall be minimum 18 feet;

- (h) minimum area of offices, washrooms and tuck shop etc. (single storey only) shall be five per cent (5%) of plot area;
- (i) provision of ladies and gents toilets as well as minimum one toilet for disabled are compulsory; and
- (j) rules of Oil and Gas Regulatory Authority shall be followed.

(2) Two and a half per cent (2½%) of permissible floor area ratio or proposed covered area shall be provided for recreational facility or prayer area which shall not be regularized, if converted into any other purpose.

Chapter-VII
Water Supply, Drainage
and Sanitation

51. Water service pipe, storage capacity for buildings and distribution of water.---(1) Except as otherwise provided in these rules, underground water service piping and the building sewer line shall not be less than seven feet. (2.13m) apart horizontally and shall be separated by undisturbed or compacted earth.

(2) The water service pipe may be placed within seven feet (2.13m) of sewerage line provided that the bottom of the water service pipe is atleast 12 inch (300mm) above the top of the sewer line.

(3) The following are the minimum capacity of water storage tanks in buildings except residential bungalows:

- (a) overhead tank = 1 day + 25% reserved for fire fighting; and
- (b) underground tank = 2^{1/2} days out of the reserved capacity 25% shall be kept reserved for fire fighting purposes by making suitable arrangements.

(4) The design of water supply pipe work, underground and overhead tanks shall be in accordance with the following schedule as per capita water requirements or demand for various occupancies:

Sr. No.	Type of occupancy.	Consumption per head or day (in litre).
1.	Residential.	135.
2.	<u>Institutional:</u> (a) Day Schools; (b) Boarding Schools; (c) Medical Hospitals; and (d) Medical Quarters and Hostels.	45-100 135-225 450 135
3.	Assembly-Cinema, Theatre Auditorium etc. (per seat of accommodation).	45
4.	Government or semi-public business.	45
5.	<u>Mercantile (commercial)</u> (a) Restaurants; (b) Shopping Centres, Stores (per toilet fixture); and (c) Other Business Buildings.	90 200 45
6.	Hotels.	225
7.	Industrial.	45-135
8.	Storage including warehouse.	30
9.	Service Station.	200
10.	Bus or Truck Stands (per vehicle).	200
11.	Live Stock (per animal).	45-150
12.	Poultry (per chicken).	45

52. Recycling plants and treatment of sewage and drainage.---(1) In case recycling plants or treatment of effluent or sewage are provided, all requirements for construction and maintenance as set by National Environmental Quality Standard shall be followed.

(2) All drainage and sanitary installations shall be carried out in accordance with the provisions of these rules or regulations made by the Authority for drainage, plumbing and sanitary fitting.

(3) All drainage connections shall not directly fall in to natural springs, rivers, canals and irrigation channels.

(4) Where there is a public sewer, all sludge, sewerage water shall be connected thereto and where no public sewer in existence, all sludge water shall be connected to septic tank and then to a soak pit. Septic tanks and soak pits shall be so connected as to be impervious to liquid either from the outside area or inside and be as sited as not to render pollution to any spring, stream or water-course or any well, the water from which is used for drinking or domestic purpose.

(5) Septic tanks shall be provided in all the residential and commercial buildings. All the sludge water of the buildings shall be connected to the septic tank and then to the public sewer. The size of septic tanks for residential plots shall be as follows:

	<u>D</u>	<u>L</u>	<u>W</u>
Upto 1-Kanal	4.25	8	4
1-Kanal to 2-Kanal	4.25	9	4.5
Above 2-Kanal	4.25	10	5

(6) Size of septic tanks for other commercial and public buildings shall be as per requirements of the Authority. However if the public sewer does not exist, the owner, builder or professional shall provide soakage well in his own premises.

(7) In case of the commercialization of a residential building, the owner, builder or professional, as the case may be, shall either pay for the compulsory open space of revised usage of utilities and construct the same with his own resources.

(8) The roof of every building and floor of balcony, abutting a street or constructed over a street, shall be drained by means of down tank pipes.

53. Sanitation and solid waste.---All medical wastes and industrial wastes shall be safely collected, transported and disposed of in accordance with the public health standards, up to satisfaction of the Authority and as per National Environment Quality Standards.

54. Cesspools, septic tanks and soakage pits.---(1) Where no public sewer is in existence, all sludge water and waste water shall be connected through septic tank to soakage pits.

(2) Septic tanks shall be so-constructed as to be impervious to liquid either from the out-side or inside and sited as not to render liable to pollution any spring, water or well, the water of which is used or likely to be used for drinking. Septic tanks and drainage mains, within the boundaries of the plot, are so sited as not to render it liable for pollution of any water line.

(3) There shall be a minimum distance of one meter between the two, and where this distance is to be reduced due to any unavoidable reason, then the water main be protected by encasing of concrete which shall be completely impervious to liquid from outside any settlement tank or septic tank shall be of suitable depth and adequate size, covered or fenced, and if covered, adequately be ventilated and shall be constructed with means of access for the purpose of inspection including inspection of the inlet and outlet emptying and cleaning.

55. Soil pipes, water pipes, ventilating pipes, rain water pipes and trenches for drains.---(1) Every soil pipe, water pipe, ventilating pipe, rain water pipes and trenches for drains shall be of adequate size for its purpose but in no case shall its internal diameter be less than the internal diameter of any pipe or the outlet of any application which discharges into it.

(2) The internal diameter of such pipes, as mentioned in sub-rule (1), shall not be less than-

- (a) 50mm, if it exclusively serves one or more urinals;
- (b) 75mm, in any other case; and
- (c) 32mm in the case of a waste pipe, if it serves a lavatory basin.

(3) Any soil pipe, waste pipe, ventilating pipe, rain water pipe and trenches for drains shall-

- (a) be composed of suitable materials of adequate strength and durability;
- (b) have all joints formed in a manner appropriate to the materials of which the pipe is composed and in such a way that the joints shall remain airtight, not cause electrolytic corrosion due to the association of dissimilar materials, and not form any obstruction in the interior of the pipe;
- (c) be so constructed that the bend does not form an acute angle but has the largest practicable radius of curvature if it is necessary to have a bend and that there is no change in the cross section of the pipe throughout the bend;
- (d) be adequately supported through its length without restraining thermal movement, by fitting which gives such support being securely attached to the building;
- (e) be so constructed as to be capable of withstanding as smoke or air test for minimum period of three minutes at a pressure equivalent to a head of not less than 38mm of water;
- (f) be so placed as to be reasonably accessible for maintenance and repair through its length; and
- (g) have such means as are necessary to permit internal cleaning.

(4) Any soil pipe from a soil appliance and any waste pipe from a waste appliance shall have fitted close to such appliance a suitable and readily accessible trap of adequate diameter, having an adequate water seal and means of access for internal cleaning, provided that this clause shall not apply to-

- (a) any soil pipe, serving only soil appliances or any waste pipe, serving only a waste appliance, if the appliance has an internal trap;
- (b) any waste pipe, serving a bath or lavatory basin is so fixed in a range that waste pipe discharged into a semi-circular and accessible open channel of glazed stone-ware or other equally suitable materials, formed or fixed in, on or above the floor immediately beneath such baths or lavatory basins and discharging over, or into a suitable trap; and
- (c) any waste pipe, serving a lavatory, basin or shower trays or both are so fixed in a range that each such waste pipe discharges into a common waste pipe which does not exceed five meters in length, is fitted with a suitable trap, and has means of access suitable and adequate for the cleaning of the trap and of the whole length of the trap.

(5) No soil pipe, water pipe, waste pipe ventilating pipe and trenches for drains shall be placed outside the external walls of a building so as to cause dampness in that building.

(6) An overflow pipe, connected to a waste appliance, shall discharge into a waste pipe in such a way as to be disconnected from the drainage system by the trap, installed or otherwise so discharged as not to cause dampness in or to any part of any building.

(7) Every ventilating pipe shall be carried upwards to such a height and so positioned as not to transmit foul air in such a manner as to become prejudiced to health or a nuisance and it shall be fitted at its topmost with a durable cowl or other cover which does not unduly restrict the flow of air.

(8) Any inlet to a drain, other than a junction between the drain and a soil pipe, a waste pipe or a ventilating pipe, shall be effectively trapped by means of a suitable trap having a seal not less than fifty millimeter in depth.

(9) Where any drain or sewer is constructed, adjacent to a load bearing part of a building, such precaution shall be taken as may be necessary to ensure that the trench, in which the drain or private sewer is laid, in no way, impairs the stability of the building, except where the nature of the ground makes it unnecessary. Where any drain or private sewer is adjacent to a wall and the bottom of the trench is lower than the foundation of the wall, the trench shall be filled in with concrete to a level which is not lower than the bottom of the foundation of the wall by more than the distance from that foundation to the near side of the trench less than one hundred and fifty millimeters; provided that where the trench is within one meter of the foundation of the wall. The trench shall be filled in with concrete to the level of the underside of the foundation.

(10) Every rain water pipe, which is on a building and intended for collecting rainwater, shall be-

- (a) of adequate size for its purpose;
- (b) composed of suitable materials of adequate strength and durability;
- (c) adequately supported through its length without restraining thermal movement and fitting, which gives such support being attached to the building;
- (d) so arranged as not to cause dampness in, or damage to, any part of a building;
- (e) jointed in a manner appropriate to the material or materials of which it is composed so as to remain watertight; and
- (f) fitted with an adequate outlet or outlets so placed as to drain the whole length of the pipe.

56. Refuse chutes (waste waterfalls).---(1) All buildings, which are three storeyed and above, shall be provided with compatible refuse chutes and shall conform to the following minimum requirements:

- (a) the number of refuse chutes for a building shall be in compatibility with the refuse load generated by a building; and
- (b) the chutes shall be vertical for the whole length and shall be constructed with a smooth finished impervious inner surface and shall-
 - (i) have an internal diameter of not less than thirty-eight mm;

- (ii) be adequately ventilated at the top and shall be provided with suitable arrangement for flushing with water for the full length of the chute;
 - (iii) discharge into a suitable movable receptacle of a compatible size and pattern;
 - (iv) be 4-feet above the roof and shall be covered with a ventilating sky light;
 - (v) be fitted with a self-closing hopper light fitting plan or hopper constructed of inflammable materials; and
 - (vi) be enclosed with walls of masonry of not less than two hours' fire resistance.
- (2) Refuse receptacles shall be housed in a chamber which shall be-
- (a) provided with concrete curbs for the refuse receptacles to stand on;
 - (b) adequately fly and vermin proofed;
 - (c) connected to and drained by a foul water and lined throughout with glazed tiles; and
 - (d) opened to the external air.

57. Sanitary provisions.---The following are the minimum requirements for sanitary provisions:

- (a) for every five single room units or servant quarters, one wash-basin, one wash closet and one washroom shall be provided;
- (b) for every ten bedrooms or less in a boarding house or guest house there shall be at least two wash closets, two washbasins and two showers;
- (c) for every twenty persons in a dormitory and hostel there shall be at least three wash closets, three wash-basins and three showers, and for every ten additional persons one wash closet, one wash-basin and one shower are to be added;
- (d) in an office with up to 20(twenty) persons (calculated at a rate of one person per 120 Sq. feet), there shall be minimum of two wash closets, two washbasins. For every additional twenty persons or part thereof there shall be one wash closet, one wash-basin;
- (e) in factory with thirty persons (calculated at a rate of one person per 100 square feet), there shall be minimum of three wash closets, two wash-basins and one urinals. For every additional twenty persons there shall be one wash closet, one wash-basin and one urinal. One wash-basin or equivalent washing space per twenty-five or less persons shall be provided for ablution purposes, and shall be divided proportionately amongst the genders;
- (f) a minimum of three wash closets, one urinals and one wash-basin shall be provided for 3000 square feet (278.8 square m) or less total floor area. For every additional 2000 square feet (185.8 square m) floor area, one wash closet, one wash-basin, and one urinal shall be provided for shopping centre;

- (g) for public assembly building, two wash closets, one wash-basin, and three urinals shall be provided for 1500 square feet (139 square m) or less of total floor area and for every additional 1500 square feet (139 square m) of floor area one wash closet, one wash-basin and two urinals shall be provided;
- (h) for mosque, five ablution space for every hundred namazis and two wash closets, one shower room shall be provided, for every additional (100) Namazis, the number of ablution space shall be extended by 8,6,4 respectively, plus special arrangement for the female having a capacity, of 300 namazis, three ablution and one wash closet shall be provided;
- (i) for cinema and auditorium, every 50 seats or less, two wash closets, two urinals and two wash-basins shall be provided, and for every additional 50 seats one wash closet, two urinals and two wash-basin shall be provided and shall be divided proportionately amongst the genders;
- (j) for schools, four wash closets and two wash-basins per hundred students and for every additional fifty students, one wash closet and one wash-basin shall be provided;
- (k) for hospital, every 10 beds in a general ward, there shall be at least one water closet, one wash-basin, one ablution tap, one bathroom with shower and one kitchen sink;
- (l) for fifty (50) seats or part thereof of restaurant, one water closet, one urinal, one wash-basin shall be provided;
- (m) two urinals may be replaced by wash closet, while proportionately dividing the fixtures among the genders;
- (n) provision of one wash closet for special persons shall be provided;
- (o) all fixtures shall be divided proportionately amongst the genders;
- (p) five wash closets and five urinals per one hundred males, five wash closets per one hundred females and one wash basin or equivalent washing trough space per twenty patients for ablution purposes shall be provided in a health unit;
- (q) one out of every two lavatories in hospital buildings shall be dedicated for disabled persons with grab bars of minimum width of six feet;
- (r) five wash closets and five urinals per one hundred boys;
- (s) five wash closets per one hundred girls;
- (t) one wash basin or equivalent washing trough space per twenty pupils for ablution purposes shall be provided in a school; and
- (u) communal sanitary facilities shall be provided at the discretion of the Authority for shops and stalls having a floor area of less than 37 m². The shops and stalls having a floor area of more than 37 m² shall have a minimum of one wash closet or latrine and one draw off tap at the premises.

58. Walls and floors of latrines, wash closets and bathrooms and manhole.---(1) Walls of wash closets and bathrooms shall be furnished in cement mortar or other impervious materials to a minimum height of 1.3m. All floors to wash closets and bathrooms shall be paved in concrete with cement or other approved material rendering it impervious and laid in the case of bathrooms with proper falls to an approved outlet.

(2) 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 floor area ratio as possible. The spacing of manholes in case of pipe having a diameter of 6 or 8 inches (150mm or 200mm) shall be 50 or 110 feet (15.2m. or 35.5m), according to respective diameter, and in case of diameter more than 8 inch (200 mm) the distance shall not be more than 150 feet (45m).

(3) The chamber shall be so designed to make the cleaning and inspection conveniently.

(4) Proper benching shall be provided equal to half the diameter of pipe in semi-circular shape with proper slope in either direction so that no solid shall accumulate in the manhole or inspection chamber.

(5) Cast iron rungs shall be provided at 16 inch (400mm) centre to centre in all manholes over four feet (1.2m) in depth. The size of the manhole cover shall be such that there is a clear opening of at least two feet (60cm) in diameter for manholes exceeding four feet (1.2m) in depth.

59. Storm water drainage.---(1) The roofs of every building, and the floor or balconies abutting on a street or constructed over a street, shall be so constructed or framed as to permit effectual drainage of the rain water therefrom, by means of a sufficient number of leaders of adequate sizes, so arranged, jointed, and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building, or those of an adjacent building; provided that the fall is not greater than 20 feet (6m) in case of spouts.

(2) A leader shall neither discharge into, connect with any soil pipe, its ventilating pipe, or any waste pipe, its ventilating pipe, nor shall it discharge into a sewer.

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

Chapter -VIII **Miscellaneous**

60. Rain water uses.---(1) For the purpose of uses or utilization of rain water, the central rain water collection units, at street or mohallah levels, shall be provided for the purpose of water for local houses. Rain water shall be made mandatory for tourist and commercial zones with a compulsory rain water harvesting tank.

(2) Rain water use shall be made compulsory for houses of 5 Marla and bigger sizes. Five Marlas houses shall be encouraged to store rain water, through additional benefits and reward.

(3) Roof slopes need to be fixed at 25 to 45 degrees, or any appropriate angles in order to ensure good quantity rain water collection. Proper drawing along with the submission drawing shall be mandatory that should have all details pertaining to rainwater collection, distribution and reuse strategies both in commercial, residential and any building typology.

61. Already existing constructions/ existing building without approval.---The details of building, already constructed before notification of these rules, may be produced before the Plan Approval Committee for consideration and regularization.

62. Fire safety code.---It shall be made binding by the agency or implementation unit or committee that the plan submitted for approval has been in accordance with the national fire safety code.

63. Schedule of fee, charges and fine.--- The Authority shall collect such fee and impose such charges or fines as it may fix, by notification in the official Gazette, from time to time.

64. Demolition of un-authorized structure, implementation of building line and setback.---In case of demolition of un-authorized structure, implementation of building line and set-back where required, shall be carried out with the support of the local administration in whose jurisdiction such demolition is carried out:

65. Method of measuring minimum clear space or compulsory open space.---

(1)The minimum clear space, specified 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 shall be satisfied at all such boundaries also.

(2) In case of plots of non-rectangular shape, compulsory open space on respective side(s) shall be measured as average space between buildings and property line with minimum of five feet (1.5m).

66. Khyber Pakhtunkhwa River Protection Ordinance.---(1) Any organization or individual, who intends to construct bridge, culverts, crossing structure and flood protection works on rivers, streams, nullahs, drains and water channels shall obtain No Objection Certificate from the competent authorities as required under the Khyber Pakhtunkhwa River Protection Ordinance, 2002 (Khyber Pakhtunkhwa Ord. No. III of 2002).

(2) Construct or undertake any related physical works of any commercial, non-commercial buildings, or undertake any development work, within two hundred (200) feet to be measured along the slope (lay of land) beyond high water limit on either side of the rivers or their tributaries or on a space within the limit between the banks of a river.

(3) Place, deposit or release, directly or indirectly, any substance into the river or their tributaries, in excess of the national environmental quality standards notified by the Government or Federal Government, from time to time, as the case may be.

(4) Government may prepare land use and zoning plans for the catchment area or apart thereof for a specific river or for all the rivers and their tributaries to which the Khyber Pakhtunkhwa River Protection Ordinance, 2002 (Khyber Pakhtunkhwa Ord. No. III of 2002), shall apply and may require mandatory compliance with such plans.

(5) The area, up to fifteen hundred (1500) feet, starting from two hundred (200) feet, to be measured along the slope (lay of land), beyond the high water limits, on either side of the rivers of their tributaries, shall be known as Provincial Control Area, wherein construction or other developmental activities shall be undertaken in accordance with the land use and zoning plans prepared under sub-rule (1).

(6) Whoever is found guilty of an offence under the provisions of this rule, shall be punished, under the relevant provisions of the Khyber Pakhtunkhwa River Protection Ordinance, 2002 (Khyber Pakhtunkhwa Ord. No. III of 2002).

67. Power backup system and passive solar design techniques.---An emergency power backup system shall be provided in every commercial building and commercial-cum-residential building by the owner, builder, contractor or professional, as the case may be. Passive solar design techniques must be a compulsory part of any building.

68. Site disturbance during designing and construction.---(1) The maximum height of cut slope required for different slopes or hill gradients is given as below:

Slope in site.	Building without setback (feet).	Building with 10-foot front setback (feet).	Building with 10-foot front and rear setback (feet).
10°.	12.	14.	15.
15°.	18.	21.	24.
20°.	26.	28.	32.
25°.	32.	36.	41.
30°.	39.	45.	51.
35°.	48.	54.	62.
40°.	57.	66.	75.
45°.	68.	78.	88.

(2) Site disturbance during designing and construction must be minimized.

(3) Organic architectural philosophy that promotes harmony between human habitation and the natural world shall be followed such that building and its surroundings become a part of unified inter-related composition. Main objective is to cause no harm to the nature through design.

69. Disabled friendly.---All commercial buildings must be disabled friendly. Ramps shall have minimum slope of 1:10 for pedestrians and special persons with holding bars.

70. Preservation of existing trees and plantation of new trees.— (1) Preservation of existing trees and plantation of new trees must be considered while designing and constructing any type of building. There is a complete ban on bringing exotic species for planting in the area.

(2) Green trees, on private property, construction land or free land in the Authority's area, older than 20 years, shall not be allowed to cut down.

(3) Building plan approval shall be granted, subject to plantation of trees.

(4) Trees can be removed from site only under the following circumstances:

(a) if causing harm to the foundation of the building; and

(b) in case the tree takes over more than 50 percent of the plot space.

(5) The trees from a site shall be removed with the approval of the Authority. Any person who without having approval of the Authority is caught cutting trees shall be fine in accordance with the Act and these rules.

(6) Removal of the tree is to be compensated with 5 to 10 tree plantations which shall be 5 feet in height at the time of plantation. The tree planted shall be from the approved list of plants by the Forest Department of Government, in order to ensure native plants are planted.

71. Construction without plan approval or unauthorized construction.---In all cases where construction work has been commenced before plans have been approved or unauthorized construction has been commenced or where the construction of a building exceed the limits, so specified, a notice to that effect shall be served upon, the owner, builder, contractor or professional, as the case may be, and a fine which may extend to five times of the specified fee, shall be charged. The payment of this enhanced fee shall not exempt any person from being prosecuted by the Authority, if deem necessary.

72. Wildlife crossings structures.---To avoid habitat fragmentation, during construction and installation of human-made barriers such as roads, railroads, canals, electric power lines, pipelines etc.; that divide wildlife habitat, wildlife crossings structures that allow animals to cross human-made barriers safely must be designed where necessary.

73. Power to seal.---In addition to any other punishment as provided under these rules, the officer of the Authority, duly authorized, shall have all the powers, to seal and stop any commercial activity, business of a hotel, or establishment with respect to which an offence appears to have been committed under these rules. The officer of the Authority duly authorized, shall have the power to requisition the police force through officer in charge of a police station, within whose local jurisdiction an offence under these rules appears to have been committed.

74. Amalgamation, bifurcation or divisions of plot.--- (1) Amalgamation means the joining of two or more adjoining (side by side or back to back) plots of the same land, use into a single plot for building purposes. In any zone two or more plots of the same uses may be combined for the purposes of constructing one or more buildings, considering that the plots are owned by the same or multiple owners. If at any later stage the sub-division, is again done then the building period charges shall have to be paid for the subdivided plots from its original date of expiry of building period of approved plans. If allowed-

- (a) plots shall be adjacent and aligned;
- (b) ownership shall be same;
- (c) function of allotment shall be same; and
- (d) once approved and constructed it shall not be reversed to a plot size less than two Kanal.

(2) The plot, already divided or yet be divided, may be allowed with separate entity not below than the area of five (5) Marlas after division.

Appendix-I
[see rules 3(1) and 4(1)]

APPLICATION FOR SANCTION OF PLANS

The _____,
Kaghan Development Authority.

I/We hereby apply for permission to erect or re-erect, make additions to or alterations in the building bearing khasra No. _____ situated at _____, in accordance with the plans, submitted herewith for sanction.

Necessary particulars are given below and certified to be true:

- (a) plot held from _____;
- (b) copy of title deed;
- (c) intended use of proposed building works;
- (d) description of the proposed building works;
- (e) site plans indicating the location of the plot; and
- (f) copy of power of attorney in case the owner, builder or professional is not submitting the plan himself.

I/we undertake that I/we shall be personally responsible for any violation of the Kaghan Development Authority Building Control Rules, 2002, and conditions, if any, accompanying the sanction of the plans.

Signature: _____

Owner, builder, professional/lessee/allottee/attorney

Name: _____

S/O, D/O: _____

CNIC No. _____

Address:

Dated: _____

Appendix-II
[see rule 3 (1)]

ARCHITECT'S AND ENGINEER'S CERTIFICATE

(to be accompanied with Appendix-I)

This is to certify that the plans and structural, submitted by _____ for plot bearing khasra No. _____ have been prepared by us and that we undertake to supervise the proposed construction as per specifications, submitted herewith in triplicate. We further undertake that if we discontinue supervision of the work, we shall give immediate intimation thereof, as required under the Kaghan Development Authority Building Control Rules, 2018.

Name, signature and stamp of architect: _____

Registration No. of PCATP (Valid): _____

Name, Signature and stamp of Engineer: _____

Registration No. of PEC (Valid): _____

Dated: _____

Plan and documents attached:

- (1) Plans (Architectural plans)
- (2) Site plan
- (3) Key plan
- (4) Structural plans
- (5) Complete soil investigation report in case of multi-story building(s).
- (6) NOC from the concerned Authorities or Departments shall be required wherever applicable.
- (7) Attested copy of Allottee CNIC.
- (8) Attested copy of plot's original ferd.
- (9) Undertaking of the owner, builder or professional on a judicial stamp paper of rupees fifty to the effect that he shall abide by the rules, regulations and instructions issued by the Authority during and after construction.
- (10) Projects requiring Environment Impact Assessment under section 13 of the Khyber Pakhtunkhwa Environmental protection Act, 2014 shall be submitted to the Environment Protection Agency by the Authority before submission of case to the committee. "Initial Environment Examination" has to be obtained by the owner, builder or professional, as the case may be.
- (11) Appendix-III and other forms where required
- (12) Receipts of scrutiny fee, fine (if any) and debris fee.
- (13) Any other information and document required by the Authority

Appendix-III

[see rule3 (1)]

(to be accompanied with Appendix-I)

**CERTIFICATION OF STRUCTURAL SOUNDNESS
OF BUILDINGS**

I/we certify that:

(1) I/we have been appointed as consulting structural Engineer by Mr. or Mrs. or M/s _____ for the structural design of the building on Plot No. _____ situated on _____ in _____ on which:

(a) is likely to be constructed from _____

(b) is under construction since _____

(c) has been virtually completed on _____

(d) stage of construction _____

(e) No. of story's designed _____

(2) The structure designed has been based on following codes or building control rules rationally coupled with engineering knowledge and judgment where necessary:

(3) a. The sub-surface investigation was carried out by M/s _____ on _____; and

b. A design bearing capacity of the soil _____ Tons or Square feet was adopted based on _____

(4) Our or my contractual responsibilities were or are limited to:

- (a) structure analysis and design;
- (b) preparation of working structure plans;
- (c) preparation of bar bending schedule;
- (d) checking bar bending schedule prepared by the contractors or constructors or builders, professional ;
- (e) the following documents are attached;
- (f) set of working structural plans;
- (g) set of bar bending schedule;
- (h) set of design calculations; and
- (i) set of specifications relevant to structural work.

Name of Engineer: _____

Signature _____

WCB License No: _____

PEC Registration No: _____

Appendix-IV
[see rule 12]

**VERIFICATION OF BUILDING AT
PLINTH LEVEL STAGE**

The _____,
Kaghan Development Authority.

- (1) I/we hereby inform that I or we have commenced the building works on Plot No _____ located at _____ and also to bring into your notice that the following important stage of construction of building has been completed i.e. the layout and plinth levels:

Name and signature of architect or: _____

- (2) You are, therefore, requested to depute a representative to verify the building line at the above mentioned layout and plinth level so as to enable me or us to carry out the building work.

Owner's/builder's/professional signature and address: _____

Appendix-V
[see rule-17 (1) (a)]

NOTICE OF COMPLETION/OCCUPANCY

The _____,
Kaghan Development Authority.

Date _____

I/we hereby give notice of completion of building or addition or alteration in the building on plot No. _____ located at _____ and of drainage and water arrangement therein and applies for occupation for the said building.

The said work has been carried out in accordance with sanctioned plans received vide letter No. _____ Dated _____.

owner's/builder's/professional signature,

Address and Tel. No.

Dated: _____

Architect's certificate:

I hereby certify that the building or additions or alteration of the building on Plot No. _____ located at _____ have been completed or partly completed under my supervision and to my satisfaction. I have been paid in full for my services for the design, supervision and monitoring of the building. The building has been constructed as per the Plan sanctioned vide letter No. _____ dated _____

Architect (same as per Appendix-II) _____

Signature _____

PCATP registration No. _____

Engineer's certificate:

I hereby certify that the building or additions or alteration of the building on plot No. _____ located at _____ have been completed or partly completed under my supervision and to my satisfaction. I have been paid in full for my services for the design, supervision and monitoring of the building. The building has been constructed as per the plans sanctioned vide letter No. _____ dated _____

Engineer: (same as per Appendix-II) _____

PEC registration No. _____

Signature: _____