

EXTRAORDINARY

GOVERNMENT



REGISTERED NO. P.III

G A Z E T T E

KHYBER PAKHTUNKHWA

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PESHAWAR DEVELOPMENT AUTHORITY

NOTIFICATION

Peshawar Dated, the 20th December, 2024.

No.01-04-01/34595. In exercise of the powers conferred by Sub-section (2) of Section 48 of the Peshawar Development Authority Act, 2017 (Khyber Pakhtunkhwa Act No. XXXI of 2017), the Peshawar Development Authority is pleased to make the following Regulations, namely:-

Peshawar Development Authority (Building Control) Regulations, 2024

PRELIMINARIES

1. **Short title, extent and commencement.** (1) These Regulations may be called the Khyber Pakhtunkhwa Peshawar Development Authority (Building Control) Regulations-2024.
- (2) These shall extend to all the land, plots, buildings, offices, and residential houses in the jurisdiction of Peshawar Development Authority.
- (3) These regulations shall come into force at once.
2. **Definitions,** in these regulations and in the subsidiary instructions and communications that may be issued from time to time under or in relation thereto, unless there is anything repugnant in the subject or context:
 - (1) **“Act”** means the Peshawar Development Authority Act, 2017;
 - (2) **“Acre”** means an area measuring 43560 Sqft;
 - (3) **“Administrative Buildings”** means except otherwise specifically prescribed or permitted by the Authority, the Administrative Buildings are meant for offices of Government, and foreign missions;
 - (4) **“Allottee”** means a person or association of persons to whom the ownership or lease rights of the plot/land have been granted by the Authority, including a co-allottee or transferee of the plot, building or unit thereon;
 - (5) **“Alteration/Addition”** means any changes/modification to the existing building structure after approval of building plan without effecting or violating any provision of these Regulations;

- (6) “**Amalgamation**” means a joining of two adjacent plots side by side of the same Land Use into a single plot for the same purpose;
- (7) “**Ancillary Building**” means a building subservient to the principal building on the same plot such as servant quarters, guardroom, power supply transformer room, duly approved under these Regulations;
- (8) “**Ancillary Use**” means an unauthorized use which is subservient to the principal use on the same plot;
- (9) “**Apartment**” means an independent residential unit in a building consisting of at least one bed room, a living room, a bathroom, a kitchenette and a store;
- (10) “**Apartment Building**” means a building containing more than two apartments sharing common staircase lift or any access spaces;
- (11) “**Approved Housing Scheme**” means any housing scheme approved by the Government or the Authority;
- (12) “**Arcade**” means a covered walk-way/veranda along one-way row of shops and is forming part of a building;
- (13) “**Assembly**” means a building used, either ordinarily or occasionally, as a place of worship, Auditorium, open/covered theatre, public hall, public concert room, public lecture room, public exhibition room & Hostels;
- (14) “**Attached Building**” means a building which is joined to another building on one or more sides by a common or adjacent wall or walls;
- (15) “**Authority**” means the Peshawar Development Authority as defined in the Khyber Pakhtunkhwa Peshawar Development Authority Act, 2017 (Khyber Pakhtunkhwa Act No. XXXI of 2017);
- (16) “**Authorized Use of buildings**” means the authorized use of buildings shall be as authorized by the Authority, except otherwise specifically prescribed or permitted;
- (17) “**Aviary**” means a structure-for keeping or breeding birds;
- (18) “**BCA**” means Building Control Agency of the Authority;
- (19) “**Balcony**” means an outside projection from a building overlooking a compound, road or courtyard and projecting in front of a room or space and not used as a passage;

- (20) “**Base**” (applied to a wall or ' pillar) means the underside of the course immediately below the plinth, if any, or in the case of wall carried by a bressummer immediately below such bressummer or in the case of a building having no plinth, immediately above the footings;
- (21) “**Basement**” means the lowest portion of a building/structure wholly or partly below natural ground level or front road level or adjacent ground level under the plinth;
- (22) “**Bay Window**” means a large window or a series of windows projecting from outer wall of the building and forming a recess within;
- (23) “**Builder**” means any person or group of persons including a society statutory body, engaged in construction of buildings on contract or as owner or agent of the owner;
- (24) “**Building Height**” means total height of the building measured from the crown of the road to the top of the parapet wall excluding the structures such as chimney, stacks, lifts heads, staircase and water tower;
- (25) “**Building plan**” means a proposal submitted to authority for approval, which comprises of architectural drawings, specification of the design including structural design, calculations, details of the land on which building is proposed;
- (26) “**Bathroom**” means a room meant for bathing and washing designed in a building as such;
- (27) “**Block of Flats**” means a multi-unit structure occupied by more than one family and having more than one storey;
- (28) “**Block**” means tract of land bounded by street(s), public land etc;
- (29) “**Bressummer**” means a wooden, metal or R.C.C. beam which carries a wall;
- (30) “**Building Line**” means the line up to which the plinth of a building abutting on a street or on an extension of a street or on a future street may lawfully extend after allowing for the mandatory MOS;
- (31) “**Building Works**” means erection or re-erection of any building or making additions and alterations in an existing building;
- (32) “**Building**” means any structure or whatsoever purpose of whatsoever material constructed and is enclosed/covered permanently affixed to the land;
- (33) “**Built up Area**” means the portion of plot upon which the principal and ancillary buildings can be erected, the measurement includes wall thickness of a building;
- (34) “**C.D**” means a compact disk for data storage device for computers;

- (35) “**Canopy**” means a roof-like covered projection from the roof height & is from the face of a building and not being a balcony;
- (36) “**Corner Plot**” means a plot facing two or more intersecting vehicular streets/ roads;
- (37) “**Chamfer**” means the flat surface made by cutting of sharp edge or corner of the plot to enhance the visibility at the turning point;
- (38) “**Civil Engineer**” means any person registered as civil engineer with Pakistan Engineering Council;
- (39) “**Clinical Buildings**” means the building specified for the purposes of the hospital maternity homes, nursing homes, clinical laboratories, and institutions for treating outpatient for medical advice &/ or treatment;
- (40) “**Committee**” means building plan approval committee constituted by the authority for approval of the building plans;
- (41) “**Completion Certificate**” means certificate issued by the Authority after the completion of the construction in all respect;
- (42) “**Cardinal Points**” means a diagram showing North, South. East and West;
- (43) “**Ceiling**” means the underside of a roof or a floor either covered with plaster, ceiling boards or other similar material; .
- (44) “**Covered area**” means horizontal area of the building covered under its roof as outlines by the outer surface exterior walls including verandah or any other projection exceeding 36 inches;
- (45) “**Consultant**” means a person duly registered with the respective statutory professional body and hired by a builder for designing and supervision of construction activities of the building(s) in accordance with the sanctioned plan and other approvals;
- (46) “**Cess Pool**” means a tank intended to receive waste water and sewage;
- (47) “**Chancery**” means a building meant for use as offices by a diplomatic mission;
- (48) “**Chimney**” means a structure, not being a flue pipe, enclosing one or more flues and includes any opening therein for the accommodation of a heat producing appliance;
- (49) “**Column**” means any part of construction which shall by its resistance to compression in the direction of its length and to bending action included by such compression, support and transmit loading, in relation to structural steel, timber, or reinforced concrete;

- (50) **“Commercial Building”** means a building erected on a commercial plot for commercial use, shops, showrooms, hotels, restaurants with or without offices/ residential flats / apartments;
- (51) **“Corner Plot”** means a plot situated at the intersection of two vehicular streets and declared as corner plot by the Authority;
- (52) **“Damp-Proof Course (DPC)”** means a layer of material impervious to moisture;
- (53) **“Dangerous Building”** means all buildings, walls or structures which are declared structurally unsafe by the Authority or which constitutes a fire hazard, or otherwise dangerous to human life and public welfare;
- (54) **“Dead-Load”** means the actual weight of walls, floors, roofs, partitions and all other components forming part of a building; .
- (55) **“Demolition”** means the process of dismantling the building or part thereof;
- (56) **“Detached Building”** means a building not joined to any other building on any side;
- (57) **“Dormitory”** means a sleeping room with several beds;
- (58) **“Dwelling House”** means a building used or constructed for the use of a single family having at least two habitable rooms;
- (59) **“ECBC”** means Energy Conservation Building Codes-2023;
- (60) **“Educational Institution”** means a school, college, university, library, research & training center and testing laboratory etc;
- (61) **“Existing Building”** means a building existing on plot /land;
- (62) **“EIA”** means Environmental Impact Assessment, a systematic process that evaluates the potential environmental, social, and economic impacts of a proposed project or development;
- (63) **“EPA”** means Environmental Protection Agency Khyber Pakhtunkhwa;
- (64) **“External Wall”** means any outer wall of a building abutting on an external or internal open space;
- (65) **“Earth Quake Resistive Structure”** means building designed to prevent total collapse, preserve life, and minimize damage in case of an earthquake or tremor, to ensure Earthquake resistant structures that absorb and dissipate seismically induced motion through a combination of means: damping decreases the amplitude of

oscillations of a vibrating structure, while ductile materials (e.g., steel) can withstand considerable inelastic deformation;

- (66) **“Façade”** means the exterior face of a building facing a main street or open space;
- (67) **“Flat”** means an apartment consisting of two or more habitable rooms with kitchen and bathroom;
- (68) **“Floor Area Ratio (F.A.R)”** means the sum of gross covered areas of all floors of a building(s) on a plot divided by the total area of that plot;
- (69) **“Floor Area”** means the sum of the gross horizontal areas of all the floors, including verandahs, 25 percent of the area covered by the pergolas but excluding basements, vaults, cellars and roof projections (chajjas), if any, not exceeding the maximum . permissible limits, measured from the exterior faces of exterior walls or from the centre line of the walls separating two buildings;
- (70) **“Floor”** means and includes any horizontal platform forming the surface of any storey consisting joist boards, timbers, stone, R.C.C complete slabs, steel or other materials connected with or forming part of such platform;
- (71) **“Flue”** means a passage or channel through which the products of combustion of a boiler or other furnace are taken to the chimney;
- (72) **“Farm House”** means dwelling place attached to a farm on land having an area not less than four kanals falling in agriculture area as notified in the Master Plan;
- (73) **“Fence”** means a temporary barrier around a building or structure under construction or repair;
- (74) **“Field Staff”** means Building Inspectors (BI), Assistant Building Inspectors (ABI) Demolition Officer, Demolition Inspectors, Surveyor, Assistant Directors;
- (75) **“Footings”** means the projecting courses at the base of a wall spreading the weight of the building or structure over the ground;
- (76) **“Form Work”** means all forms, molds, sheeting, shuttering, planks, poles, posts, shores, struts, ties, up-lights and all other temporary supports to the concrete during the process of pouring and setting;
- (77) **“Foul Air”** means includes exhaust air from lavatories, bathrooms, urinals, toilets, kitchens, canteens, chemical stores, restaurants, hair dresser shops, laboratories, dark rooms, battery room, car parks or similar areas and air discharged from smoke extract system associated with fire protection services of buildings;
- (78) **“Fire Fighting System”** means the properly placed equipments to extinguish fire;

- (79) **“Foundation”** means a structure entirely below the level of the grounds, which carries and distributes the load from pillars, beams or walls on to the ground;
- (80) **“Frame Structure Building”** means a building constructed of timber, metal or R.C.C. load-bearing frame work with non-load-bearing panel walls;
- (81) **“Front of Plot or Building”** means that portion of a plot or building bordering or facing on the vehicular public street and in case of a corner plot either of the vehicular public street may be considered in determining the front, unless otherwise clearly stated or prescribed in the layout plan;
- (82) **“Functional Plan”** means the plan showing the size, shape and number of stories of a building on a plot;
- (83) **“Ground Floor”** means a platform constructed at plinth level;
- (84) **“Ground Coverage”** means the percentage of the plot area that can be covered at the ground floor;
- (85) **“Hoarding/Billboards”** means any advertising tool including advertising boards, neon signs etc. which are displayed on the top of the building or in the vacant plot;
- (86) **“Horticulture”** means The art of practice of garden cultivation and management;
- (87) **“Habitable Room”** means a room to be used primarily for human habitation and include living room;
- (88) **“Head Room”** means the clear vertical distance between the finished floor level and the soffit (underside of a structural component) of the lowest projecting member of the surface;
- (89) **“Height of a Room”** means the vertical measurement from the upper surface of the floor to the underside of the highest part of the ceiling less one half of the vertical measurement between the lowest and highest parts of the ceiling: where there is no ceiling the measurements shall be to the underside of the rafters;
- (90) **“Height”** means of Building' shall be taken to be the vertical measurement from the mean level of front road to the highest part of the roof of that building (less one half of the difference of levels of the lowest and highest parts of the roof in case of pitched roofs);
- (91) **“Home Occupation”** means part time use of a part of a residential building or apartment by its resident professionals (for their personal professional use), such as architects, doctors, engineers and lawyers for consultancy and advisory services provided that the residential character of the building is not changed;

- (92) **“House”** means a building to be used for residential occupancy of one or more families as prescribed under these Regulations;
- (93) **“Housing Unit”** means an independent unit within a house or . bungalow meant for habitation of a single family and having at least two habitable rooms with a kitchen and a bath;
- (94) **“Height NOC”** means the no objection certificate issued by concerned authority showing height limit as per the civil aviation rules;
- (95) **“HVAC”** means Heating, Ventilation and Air Conditioning;
- (96) **“IEE”** means Initial Environmental Examination, a preliminary review of the potential environmental impacts of a proposed project;
- (97) **“Infrastructure”** means the basic facilities, utility services and installations including transportation and communication systems, water supply, drainage and sewerage system, telephone, sui gas, cable, power lines and grid stations;
- (98) **“Impervious Material”** means any material which prevents the passage of dampness;
- (99) **“Imposed Load”** means the load assumed to be produced by the intended occupancy or used including distributed, concentrated impact and inertia loads but excluding wind loads;
- (100) **“Independent Services”** means and includes plumbing and water main-supply pipes, main electric distribution lines and meters, gas . lines and meters independently linked to each unit;
- (101) **“Industry”** means factories, workshops, industrial godowns and also includes the cottage, service, medium & heavy industries as defined by the Government of the Khyber Pakhtunkhwa;
- (102) **“Institutional Buildings”** means except otherwise prescribed or permitted by the Authority the institutional buildings are those meant for use as educational, health, research and development institutions;
- (103) **“Kitchen”** means a room intended to be used wholly for preparing or cooking food for human consumption;
- (104) **“Kanal”** means an area measuring 5445 Sq. ft or 20 Marla;
- (105) **“Kitchenette”** means a small space for warming food on a floor having no kitchen;
- (106) **“LED”** means Light Emitting Diode;

- (107) **“Licensed Architect”** means a person registered with Pakistan Council of Architects and Town Planners (PCATP) as an Architect;
- (108) **“Licensed Town Planners”** means a person registered with Pakistan Council of Architects (PCATP) as Town Planner;
- (109) **“Licensed Engineer”** means a person registered with Pakistan Engineering Council (PEC) as Engineer;
- (110) **“Lintel”** means a beam supporting walling over an opening or recess;
- (111) **“Load Bearing”** means in relation to any part of the building including its foundation, means that part of the building which bears a load other than that due to its own weight and to wind pressure on its own surface;
- (112) **“Lot”** means a single tract of land on which principal buildings and building ancillary thereto may be constructed under the provisions of this Regulation;
- (113) **“Low Rise”** means a building having less than 48 ft. height, measured from the crown of the road to the top of the parapet wall excluding the structures such as chimney stacks, lift heads, stair case tower and water tower etc;
- (114) **“Mandatory Open Spaces”** means the spaces required by these Regulations to be left open at basement & ground level and subsequent floors all around the building;
- (115) **“Masonry”** means stone, bricks or cement concrete blocks laid in lime, cement or mud mortar;
- (116) **“Marlas”** means a size of land equal to 272.25 sq.ft;
- (117) **“Master Plan”** means the latest Government approved comprehensive plan of action for Peshawar including the layout plans of townships in the jurisdiction of Peshawar Development Authority;
- (118) **“MEP”** means Mechanical, Electrical, and Plumbing;
- (119) **“Module”** means unit of size used as a basis for standardizing the design and construction of building parts and materials;
- (120) **“Multi-Unit Building”** means a building having at least two floors and four units; for the purpose of this Regulation mezzanine constructed as an independent floor shall count as a floor but a loft or balcony projecting inside a hall, not exceeding one-third of the area of space where it is projecting, will not count as a floor;
- (121) **“Name Plate”** means a sign indicating the name and or address of a building or the name of the occupant thereof;

- (122) **“Non-Conforming Use”** means the use of a plot or structure thereon not conforming to the purpose authorized or permitted under this regulation or the conditions of allotment;
- (123) **“Noxious Matters”** means a material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects on the psychological, social or economic well-being of persons;
- (124) **“Obnoxious Industries”** means industries handling hazardous substances and or produces hazardous waste as determined under Khyber Pakhtunkhwa Environmental Protection Act, 2014;
- (125) **“Open Staircase”** means a staircase of which the roof must be fully opened to the sky and of which at least two sides must be fully open and clear of any adjoining walls of any other building;
- (126) **“One window Operation (OWO)”** means counter of one window operation, located in PDA Complex, Phase-V, Hayatabad, Peshawar, Khyber Pakhtunkhwa;
- (127) **“Owner”** means the person to whom a plot has been allotted, leased or otherwise transferred, conveyed by the Authority or the lawful transferee of such plot duly mutated in the record of the Authority;
- (128) **“Panel Wall”** means a wall which is built between posts or pillars and which supports no load other than its own weight;
- (129) **“Parapet”** means a dwarf wall whether plain, perforated or panelled along the edge of a roof, balcony, verandah or terrace;
- (130) **“Particulate Matter”** means the material which is suspended in or discharged into the atmosphere in finely divided-form as a liquid or solid at atmospheric pressure and temperature;
- (131) **“Partition”** means an internal vertical structure which sub-divides a storey of a building into sections and which supports no load other than its own weight;
- (132) **“Party Wall”** means a common wall between adjacent buildings on independent plots;
- (133) **“PEC”** means Pakistan Engineering Council;
- (134) **“Pergola”** means a structure of which the roof must be at least 75% open to the sky;
- (135) **“Plan”** means the building plans showing the proposed details of the arrangement of intended building uses/functions;

- (136) **“Plinth”** means the portion of the building between the level of the street or road and the level of the ground floor;
- (137) **“Plot Coverage”** means the percentage of area of the plot on which a building is allowed to be constructed;
- (138) **“Plot”** means a single tract of land located within a block and demarcated by the Authority as such;
- (139) **“Porch”** means a covered space for one or two cars and open at least from one side;
- (140) **“Prescribed”** means prescribed by these Regulations or instructions issued by the Authority from time to time;
- (141) **“Principal Building”** means a building in which the principal use is authorized or permitted;
- (142) **“Principal Use”** means the use of the principal building for which the plot of land is allotted or conveyed to the owner as distinguished from a subordinate or ancillary use;
- (143) **“Property Line”** means for the purpose of these Regulation, means that part of the plot boundary which separates property from the public property or a private property from another private property;
- (144) **“Public Buildings”** means a building designed for public use and includes educational building, post office, police station, town hall, library, culture centers, public assembly, community facilities and public utilities and except otherwise prescribed or permitted by the Authority are for use as authorized under these Regulations;
- (145) **“Public Open Space”** means any Open area including parks, playgrounds, waterways, streets etc. meant for public use;
- (146) **“Public Street”** means a public right of way having plot on one or both sides and provides a vehicular mean of access or approach to abutting plots. It includes vehicular street, road and parking area;
- (147) **“Rainwater Harvesting”** means the collection of rainwater from rooftops and land runoff through a system of pipes and tanks in a building by which rainwater can be collected in tanks for re-use;
- (148) **“Rain Water Pipe”** means a pipe (not being a drain) which conveys/ or carries only rain water;
- (149) **“Refuse Collection Point”** means a point from which the refuse of a house will be collected;

- (150) **“Period of Validity of Sanctioned Plan”** means the period specified at the time of sanctioning of building plan for the completion of the said building;
- (151) **“Residential Building”** means a building authorized for residential occupancy by one or more families but does not include hotels or lodging houses or guest houses;
- (152) **“Residential Plot”** means a plot allotted exclusively for residential purpose;
- (153) **“Residential Use”** means a building or part of it authorized for residential occupancy by one or more families;
- (154) **“Right of way”** means width of road/street between two opposite property lines;
- (155) **“Retail”** means direct sale of commodities to consumers in relatively small quantities;
- (156) **“Ramp”** means a drive way that has a running slope steeper than one-unit vertical in 20 unit’s horizontal (5-percent slope);
- (157) **“R-value”** means thermal resistance and is a measure of the level of resistance to heat flow;
- (158) **“Semi-Detached Building”** means either of two buildings constructed in pair on adjacent sites separated by a party wall and having a side yard;
- (159) **“Septic Tank”** means a system of chambers made of imperious material, intended for reception and treatment of sewage;
- (160) **“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;
- (161) **“MOS”** means a space compulsory required to be left open between the building and the plotline without any obstruction. MOS will be measured in horizontal distance between the plot/property line and the building;
- (162) **“Steel Structure”** means a structure which is made from organized combination of structural steel members designed to carry loads and provide adequate rigidity;
- (163) **“Shop”** means a building used for carrying on trade or business and does not include a ware-house or a petrol filling station, but includes a residential accommodation attached to it;
- (164) **“SHGC”** means Solar Heat Gain Coefficient, is the fraction of solar radiation admitted through a window, door, or Skylight;
- (165) **“Sign”** means a name, identification, description, display or illustration affixed to painted or directly/indirectly represented upon a building structure or piece of land

which directs attention to an object, product, place, activity, persona, institution, organization or business but does not include any display public office notices nor the flag, embalmer, insignia of Pakistan or any other nation, school or religious group;

- (166) **“Site”** means includes not only the land actually covered by the building, but also the land at the front, rear and side of a building;
- (167) **“Soil Pipe”** means a pipe for conveying foul water to a sewer;
- (168) **“Structural Calculations”** means detailed calculations showing sufficiency of the strength of every load bearing member of the proposed structures;
- (169) **“Storey”** means the portion of a building included between the surface of any floor and the surface of the floor next above or if there be no floor above, the space' between the floor and the ceiling next above;
- (170) **“Street”** means a way, having houses on one or both sides, which affords a primary means of access to abutting property;.
- (171) **“Sun-Shade”** means an outside projection from a building over a minimum Building height of 7 ft (2.13m) from the plinth level meant to provide protection from weather;
- (172) **“Structural Alteration”** means any change in the structure of a building i.e. supporting members of a building such as load-bearing walls, columns, beams, slabs, floors and girders etc.;
- (173) **“Structural Calculations”** means detailed calculations prepared by a licensed Structural Engineer showing the sufficiency of the strength of every load-bearing part of the proposed structure;
- (174) **“Superimposed Load”** means all loads other than the dead load;
- (175) **“Traffic Impact Assessment Study”** means a comprehensive exercise to indicate the potential traffic impacts of any new Development and provide operation analysis of the adjacent and surrounding road ways, traffic signals, sidewalks, general traffic and public transport etc. It also suggests the various measures to mitigate/reduce the potential traffic impacts;
- (176) **“Tenement”** means a building suitable for letting out in separate units each consisting of not more than two rooms with a cooking place attached, a common passage and common sanitary arrangements;
- (177) **“Terrace”** means a raised level placed, in front of building on sloping ground artificial or natural shelf in hill side, row of houses built into one block;
- (178) **“Terraced Building”** means buildings in row and attached on both plot side lines;

- (179) **“Terraced houses”** means contiguous houses constructed on adjacent plot, separated by party walls and having no side MOS;
- (180) **“Toilet”** means a space for washing up and dressing purpose and may include urinals and water closets;
- (181) **“Toxic Material”** means a material which is capable of causing injury to living organisms by chemical means even which present in relatively small quantities;
- (182) **“Unit Allottee”** means the person to whom the allottee allots, sells or agrees to sell or otherwise transfers, in whatever form, his rights in a unit in the multi-unit building;
- (183) **“Unit”** means a self-contained unit of shop, office, residential flat or apartment of an area not less than 150 square feet in the case of shop or office and not less than 600 square feet in the case of residential flat or apartment;
- (184) **“Use”** means the purpose for which a plot or building thereon is authorized or permitted under this regulation;
- (185) **“U-value”** means thermal transmittance is the rate of heat transfer through a structure divided by difference in temperature across that structure;
- (186) **“Ventilating Pipe”** means a pipe open to the external air at its highest point, which ventilates a drainage or a sewage system or part thereof and does not convey/carry any soil water, waste water or rain water;
- (187) **“Verandah”** means a part of a building facing street or an internal or external open space with at least half of the external wall space permanently open to light and air;
- (188) **“Ware-house Class Building”** means a building in which merchandise and other goods are stored and includes a factory;
- (189) **“Warehouse”** means a building in which merchandise and other goods are stored;
- (190) **“Waste Water”** means used water not being soil water;
- (191) **“Water Closet (W.C)”** means a fixture which is connected to a sanitary system so that the excreta may be carried away by flushing and may also refer to an enclosure containing such a fixture;
- (192) **“Wind Load”** means all loads due to the effect of wind pressure on structure;
- (193) **“Yard”** means an open space on a plot unobstructed from its lowest level to the sky;
- (194) **“Zone”** means an area / areas earmarked for a particular use/building height/density in approved Master Plan or approved scheme.
- (195) **“HST”** means Hayatabad Satellite town.
- (196) **“RMT”** means Regi Model Town.

CHAPTER-1

BUILDINGS AND USES

1. AUTHORIZED BUILDINGS AND USES.

- 1.1.1 Only such types of buildings/structures can be constructed in Authority jurisdiction, which are in accordance with the master plan/Layout Plan/ these regulations and / or as described in the terms and conditions of allotment/ownership.
- 1.1.2 The plots/buildings in Authority jurisdiction shall only be used for the purpose for which they have been allotted and conveyed.

1.2 PERMISSION FOR CONSTRUCTION OF BUILDINGS

- 1.2.1 Every person, who intends to carry out building works shall comply with the provisions of these Building Bye-Laws/Regulations;
- 1.2.2 No building or structure shall be constructed nor shall any addition, renovation, or alteration be made thereon except, with the prior approval of the Building Control Agency (BCA) of the Authority;
- 1.2.3 Any construction started/carried out without prior approval of the BCA shall be liable to be removed (partly or wholly) at the risk and cost of the owner(s)/allottee/occupants(s) and/or imposition of penalty up to five times of the scrutiny fee as prescribed in the schedules.
- 1.2.4 Any construction that does not conform to the Building Regulations, shall be liable to be demolished at the risk and cost of the owner(s)/allottee (s) /occupant(s), after giving 07 days' notice.
- 1.2.5 Building plan shall remain valid for a maximum period of eighteen months (1.5 years) for residential buildings and Four (03) years for the Commercial buildings. After the expiry of the period of their validity, time extension will be granted during the construction stage on prescribed rate notified from time to time, and shall be mandatory. Time extension will be granted up to two years. If the owner fails to start the construction work within the specified time, then he will be liable to pay charges called "Non User Charges".

- 1.2.6 The Residential Building plans submitted to the BCA through licensed Architect are in accordance with these Regulations, the Authority shall convey intimation of approval of plans or otherwise, as the case may be, to the allottee/owner as well as to the Architect, within a period of twenty-one (21) days from the date of submission of plans, otherwise a written intimation regarding reasons for non-approval shall be given by the Authority within the said period.
- 1.2.7 The Commercial Building plans submitted to the Authority through licensed Architect are in accordance with these Regulations, the Authority shall convey intimation of approval of plans or otherwise, as the case may be, to the allottee/owner as well as to the Architect, within a period of Sixty (60) days from the date of submission of plans, otherwise a written intimation regarding reasons for non-approval shall be given by the Authority within the said period.
- 1.2.8 Scrutiny Fee & other fees as prescribed in the regulations shall be paid in advance for obtaining approval of plans.

1.3 SUB-DIVISION AND AMALGAMATION OF PLOTS.

- 1.3.1 Amalgamation of plots is allowed to the extent of two plots only, amalgamated with an adjoining plot side by side for construction of Residential buildings subject to prior approval of Authority and deposition of prescribed fee.
- 1.3.2 Amalgamation of plots is allowed with an adjoining plot for Commercial/Utility use subject to prior approval of Authority in the approved schemes and deposition of prescribed fee.

Note: In case of amalgamation of plots, the building bylaws will remain the same as per building regulations of the particular Block/Row and FAR/Covered area of Residential plot shall be kept according to new size of plot, whereas in case of commercial plot FAR shall be according to the original size of plot.

- 1.3.3 Sub-division of any plot or construction thereon shall not be allowed except that of amalgamated plots as described above.

F.A. R, GROUND COVERAGE, SIZE, HEIGHT, NUMBER OF STOREYS, STAIR TOWER, TYPE & NATURE OF DEVELOPMENT.

- 1.3.4 Except as otherwise prescribed or permitted by the Authority the maximum Ground Coverage, maximum Built-up Area of building on a plot / (total FAR), the minimum MOS from the plot lines, the maximum Number of Storeys, the maximum Height, the Type & Nature of Development, Size of Building and Size of Mumty (Stair Tower), Lift, lift head shall be as laid down in in these regulations.
- 1.3.5 Mumty (Stair Tower) may be constructed in residential houses / plots as per in these regulations, on prescribes charges subject to the condition that the width of the Mumty, as visible from the front road shall be smaller than its depth and its width shall not be more than half (1/2) of the plot width. Height of Mumty (Stair Tower) may be constructed up to 10'-0" in residential houses only. Over Head Water Tank shall not be allowed on Mumty.
- 1.3.6 The Special Power Committee may in exceptional cases due to site conditions, circumstances and technical reasons, give directions to the owner/allottee of a plot to follow such deviations from the Schedule as the Authority may consider necessary and the owner shall act in accordance with such directions.

Any excess covered area beyond the prescribed limits in in these regulations., shall be demolished.

1.3.7 DEMOLITION OF ATTACHED BUILDINGS ON ADJACENT PLOT(S) FOR RECONSTRUCTION

- 1.3.8 No building or structure or parts thereof (on adjacent / attached building where ownership is different) shall be demolished or removed, except those for which prior approval of the Building control Agency has been obtained and;
- 1.3.9 Such demolition shall be carried out under the supervision of a licensed Structural Engineer, after taking all the necessary precautions for the safety of public life and attached surrounding property; ,

1.3.10 During the course of demolition or reconstruction of attached structure(s), No Objection Certificate (NOC) from the owner(s) of the adjacent property(s) or the owner will submit affidavit on the prescribed format taking responsibility during demolishing /construction.

1.3.11 Penalty shall be imposed if the existing structure is demolished without prior approval.

Following fine penalty along with provision of affidavit shall be levied on the plot owners who demolish their building without getting prior approval from the Building Control Agency.

(a) **Residential Buildings.**

Plots up to 7 Marla	Rs. 50,000/-
Plots above 7 Marla up to 14 Marla	Rs. 100,000/-
Plots above 14 Marla and above	Rs. 150,000/-

Commercial Buildings.

Plots up to 1 Kanal	Rs. 200,000/-
Plots above 1 Kanal up to 4 Kanal	Rs. 400,000/-
Plots above 4 Kanal	Rs. 500,000/-

1.3.12 An Indemnity Bond from the owner of the plot, in which he/she will indemnify PDA for any disputes that will arise in future due to this demolishing work. A certificate from the licensed Structural Engineer in which he will certify that demolishing work was carried out under his supervision and all precautionary measures were taken in account during demolishing and no damage was caused to the neighboring property and services.

CHAPTER-2**RESIDENTIAL****GOVT APPROVED SCHEMES/PLANNED TOWN SHIP****2.1 DETERMINATION OF FRONTAGE AND REAR OF CORNER PLOT:**

In case of plots abutting on more than one road, frontage will be with reference to the depth of the plot, however when more than one building is to be sited in the same plot, access may be availed from both the roads, provided that all the mandatory open space shall be left intact.

2.2 BAN ON NON-CONFORMING USES:

- i. No land or building or part of the building shall be put to a nonconforming use.
- ii. Any building or structure or part of the building designed or intended for a use, not authorized or permitted under these Regulations or conditions of allotment, shall either be removed or converted into a building or structure designed or intended for a use authorized or permitted under these Regulations or conditions of allotment.
- iii. A non-conforming use of a residential building may render the owner and the occupant of the building liable, on first conviction to pay a fine mentioned below:

S.No	Description	Size	Restoration charges
1	Restoration charges Residential	Per Marla	Rs:300,000/-
2	Restoration charges for commercial	Per Marla	Rs:500,000/-
3	Restoration charges for public utilities plot.	Per Marla	Rs:400,000/-

and in the case of re-occurrence, on 2nd conviction to pay a fine double as mentioned above and the owner or as the case may be the occupant shall be liable to be evicted from the building summarily and the allotment / conveyance deed of the plot shall also be cancelled and possession of the building will be taken over by the Authority.

The cancellation notices may be published in newspaper. After issuing of 1st reminder for restoration, the 2nd restoration reminder will be issued after three months, 3rd restoration reminder will be issued after six months. All the charges of publication will be charged from

the plot owner along with the fine & non-user charges etc. in case of restoration of the plot/house. If the owner fails to apply for the restoration of the plot/house within one year, then possession will be taken over by PDA.

- iv. The penalty mentioned above in this regard shall be imposed by the Director Estate Management, with the approval of Director General PDA.
- v. With a view to maintain sanctity of Building Regulations, without prejudice to any proceedings pending under these regulations, premises, where non-conforming use exists may be sealed by the Director Estate management/Vigilance, PDA or any person empowered by the Director General, PDA .Sealing may be done after issuance of order for sealing of said premises by Director Estate Management PDA or any person empowered by the Director General, PDA and after expiry of notice of 15 days & show cause notice of 07 days, issued by Director Estate Management.
- vi. Premises may be de-sealed by the order of Director General PDA on submission of fine/dues and application along with affidavit (from the owner) that, the said premises shall never be put in non-conforming use again. The case will be processed after confirmation of ownership / dues/ litigation from Directorate of Estate Management, PDA.

BUILDING REQUIREMENTS FOR RESIDENTIAL HOUSES IN THE APPROVED SCHEMES /SOCIETIES.

SCHEDULE-1

S. NO	PLOT CATEGORY (SIZE)	COMPULSORY OPEN SPACES (COS) FRONT, BACK, SIDES	BASEMENT PROVISION	PLOT COVERAGE AT GROUND	PLOT FLOOR AREA RATIO (FAR)	MUMTY SIZE
1	Upto 3-Marla	Provision of 20% Open Space at Back Side	Max: 100% of Ground admissible Coverage Area	80% of the plot coverage at ground	1:1.75	Upto 100 sft
2	Above 3-Marla up to 7- Marla	Min: Back = 10 feet	Max: 100% of Ground admissible Coverage Area	75 % of the plot coverage at ground.	1:1.5	Upto 120 sft
4	Above 7-Marla up to 10- Marla	Min: Front = 10 feet Min: Back = 10 feet Min: One Side = 5 feet	Max: 100% of Ground admissible Coverage Area	65% of the plot coverage at ground	1:1.25	Upto 140 sft
5	Above 10- Marla upto 1- Kanal	Min: Front = 10 feet Min: Back = 10 feet Min: One Side = 5 feet	Max: 100% of Ground admissible Coverage Area	62% of the plot coverage at ground.	1:1.20	Upto 150 sft
6	Above 1-Kanal upto 02 Kanal	Min: Front = 20 feet Min: Back = 15 feet Min: Both Sides = 5 feet	Max: 100% of Ground admissible Coverage Area	55% of the plot coverage at ground.	1:1.10	Upto 180 sft
7	Above 2-Kanal	Min: Front = 30 feet Min: Back = 15 feet Min: Both Sides = 8 feet	Max: 100% of Ground admissible Coverage Area	30% of the plot coverage at ground.	1:0.6	Upto 200 sft

Note: Mumty shall be allowed/approved as per prescribed rates in Annexure-B for Mumty of each category plots at the time of approval.

**BUILDING REQUIREMENTS FOR RESIDENTIAL
HOUSES OTHER THAN APPROVED SCHEMES /SOCIETIES.
SCHEDULE-2**

S. NO	PLOT CATEGORY (SIZE)	PLOT AREA COVERAGE	BASEMENT PROVISION	PLOT FLOOR AREA RATIO (PFAR)	MUMTY SIZE
1	Upto 3-Marla	90% Coverage at Ground with provision of 10% Open Space	Max: 100% of Ground admissible Coverage Area	1:1.75	Upto 100 sft
2	Above 3-Marla upto less than 7- Marla	85% Coverage at Ground	Max: 100% of Ground admissible Coverage Area	1:1.5	Upto 120 sft
3	7-Marla upto less than 10- Marla	75% Coverage at Ground	Max: 100% of Ground admissible Coverage Area	1:1.5	Upto 140 sft
4	10- Marla upto less than 1- Kanal	65% Coverage at Ground	Max: 100% of Ground admissible Coverage Area	1:1.3	Upto 150 sft
5	1-Kanal or Greater	62.5% Coverage at Ground Floor Min Front = 10 feet Min Back = 5 feet Min One Side = 5 feet	Max: 100% of Ground admissible Coverage Area	1:1.25	Upto 200 sft

**SCHEDULE - 3
ROOF PROJECTIONS (Over Public Streets & on Open Land)**

S.No	WIDTH OF STREET /OPEN LAND	MINIMUM PERMISSIBLE PROJECTION	EXCESS AREA RELAXABLE WITH FINE UP TO
01	20'-0" and less	1'-6"	2'-0" (Width)
02	21'-0" to 40'-0"	2'-0"	2'-6"
03	More than 40'-0"	2'-6"	3'-0"

**SCHEDULE - 4
ROOF PROJECTIONS IN MOS (Projections as under shall be allowed in MOS)**

S. No	Floor	Max. Permissible Width of Projection (ft.)	Excess Area of Projection Over the Permissible Limits (Relax-able with Fine) up to
01	Ground Floor	2'-6"	3'-6"
02	First Floor	2'-6"	3'-6"
03	First Floor on Terrace only	4'-0"	5'-6"
04	Stair Towers	2'-6"	3'-6"

- i. The projections up to above-mentioned limits shall not be counted towards FAR / permissible covered area.
- ii. Projection exceeding relax-able limits will be dismantled / demolished by BCA.

SCHEDULE-5
MINIMUM SPACE STANDARDS/SIZES

S.No	SPACE	MINIMU M AREA	RELAXABLE WITH PENALTY	MINIMUM HEIGHT	RELAXABLE WITH PENALTY	MINIMUM WIDTH	RELAXABLE WITH PENALTY
01	Living Unit	600 Sq.ft excluding stairs	Upto 10%	9'-0"	8'-6"		
02	Habitable Rooms (Bedroom Drawing, Lounge etc)	100 sq.ft	Upto 10%	9'-0"	8'-6"	8'-6"	8'-0"
03	Kitchen	45 sq.ft	Upto 10%	8'-6"	8'-0"	5'-0"	4'-9"
04	Bathroom/Toilet	24 sq.ft	Upto 10%	7'-0"	6'-6"	3'-0"	2'-9"
05	Powder toilet under stairs/properly ventilated WC&W.Basin Only	15 sq.ft	Upto 10%	6'-6"	6'-0"	3'-0"	2'-9"
06	Porches	144 sft	Upto 10%	7'-6"	7'-0"	9'-0"	8'-6"
07	Basement	If used for habitable purposes, the rules for respective space uses will apply					
Headroom/ width of Stairs							
08	Doors	7'-0"		6'-6"		6'-0"	
09	Headroom under stairs, if Access/passageis Provided	6'-6"		6'-3"		6'-0"	
10	Width of stairs (height)	3'-3"		3'-0"		2'-9"	
11	Internal Air Wells Kitchen, Lavatories, WC & B/Room may receive day light and natural Ventilation from internal air wells. In such cases air shall confirm to the sizes	(a). For building up to three storeys in height minimum width of well 5 ft (b). For buildings higher than three storeys minimum width of well 8 ft		40 Sq. Ft 100 sq. Ft		Rupees 3000/- per sqft will be charged if the ventilation well is less upto 20%. Reduction in ventilation well more than 20% is not compoundable as. Rupees 10,000/- per sqft will be charged if the ventilation well is less upto 20%. Reduction in ventilation well more than 20% is not compoundable as.	

2.4 BASEMENT, VAULTS, CELLARS etc.

- i. Basement, vaults, cellars and other structures wholly or partly below the ground level / front road level shall be allowed by the BCA with the following conditions;
- ii. The area of basement shall not be counted into FAR/permissible built-up area on the plot, however for the purpose of scrutiny fee and property tax all covered area shall be calculated.
- iii. The level of front yard (MOS) shall not be raised more than 2'-0" from the front road level. The porch level should not be more than 1'-6" from the front road.
- iv. In case of split-level, the part of house which has its roof level not more than 5'-0" above the mean level of front road level, shall be treated as basement and its area will not be counted into FAR /allowable covered area. In case the roof of any floor is more than 5'-0" above the mean level of the front street / road, its area will be considered as ground floor area.
- v. In case of abnormal site conditions where the plots are considerably higher than the front road, car porch and stair hall shall be allowed at maximum 2' -0" above the road level; remaining part can also be allowed by the Authority as basement at road level provided the basement is not exposed more than 2'-0" from the front yard at the front only. However, in all such cases, no deviation will be allowed from the approved plan. Natural ground level and road level should be given on proposed plans by the Architects in such cases.
- vi. In all cases the building should look like two storey from the front and the total height of building should not be more than 30'-0" excluding Mummy, water tank, lift head, Solar panel.
- vii. External walls, below natural ground/ yard level of the basements shall be minimum 9" (inch) thick R.C.C or walls/13.5-inch brick wall, adequately water proofed and structurally sound and stable against earth pressures, etc.

- viii. Clear height of basement shall not be less than 9'-0" and not more than 12'-0", unless there are special requirements or site condition force for a changed height. However, if the basement is used for habitable purposes, the rules for respective space uses will be applied.
- ix. All necessary precautionary measures shall be taken during construction of basement / lowering the side yards for safety of adjacent structures/boundary walls etc. In all dwelling houses where side yards are to be lowered for light and ventilation purpose, the owner/allottee and the contractor shall ensure the safety of the adjacent building / boundary walls.
- x. In case of damage to the adjacent property, the owner and the builder/contractor shall be jointly and severally responsible for such damages. Also, site Engineer shall be responsible for any defect found during the excavation of the basement. PDA in no way shall be held responsible for such damages.
- xi. If services, such as bath room, kitchen etc. are provided in the basement, the owner must provide mechanical disposal from the basement to the upper level in all cases (irrespective of , levels of PDA mains), so that there is no possibility of back flow in case of choking of the sewer lines. PDA will not be responsible for the consequences in any case. Separate arrangements shall be made for the disposal of storm water drainage to the PDA mains from the basement level. PDA will not be held responsible in any case, if any sewerage connection is found not connected with PDA respective mains, the owner/allottee and the supervising Architect/Engineer shall be held responsible and will be penalized.
- xii. In basement a minimum one emergency exit of size not less than 3 ft. x 3 ft. shall be provided and proper ventilation and lighting should be provided.
- xiii. Basement may be constructed under the Plinth Area, leaving the minimum permissible MOS in residential buildings.
- xiv. Prior permission of the BCA or NOC of the owner/allottee of adjacent building in case any underground part of adjacent building is likely to be exposed during the course of excavation or construction of basement(s).

- xv. Open basement other than front MOS may be allowed subject to the following:
 - a. Side and Rear Yards MOS may be lowered subject to provision of proper drainage and stability of the adjoining properties. Drainage from the Yards / MOS shall be the sole responsibility of the allottee/owner.
 - b. Front MOS Shall not be lowered in any case, other than minor / small levelling but not more than 2'-0" from the road level.
- xvi. Sewerage from basement shall be lifted through mechanical means and disposed of in PDA mains through sump / sludge pump etc. with proper pumping system and it shall be the responsibility of the allottee / owner.
- xvii. Entry(s) to basement from car porch may also be allowed.
- xviii. Basement may be used for servant quarters, human habitation subject to proper light & ventilation and other hygienic standards in dwelling houses.
- xix. Construction of R.C.C. retaining wall at plot line shall be compulsory in case the side / rear yards are lowered.

2.5 PERMISSION FOR OCCUPATION OF BUILDINGS

- i Every person who carries out and completes buildings works approved under these regulations shall within three month of the completion of the works deliver to the BCA at its office in writing for completion of works.
- ii After the receipt of the notice of completion, the BCA shall depute an officer to inspect such work and after such inspection either approve or disapprove the building for occupancy or make such further order as it may deem fit.
- iii No building or structure or part thereof shall be occupied or used without obtaining Completion Certificate (Permission to occupy) from the BCA, within three (3) months after the expiry of initial construction period. A fine of Rs. 2,000/- (Rupees Five thousand only) per month for residential & Rs. 5,000/- (Rupees Ten thousand only) per month for commercial for first year and would be doubled thereafter.

2.6 DISTANCE BETWEEN BUILDINGS ON A PLOT

When two separate buildings on the same (original) plot, are located parallel to each other, the minimum distance between the buildings shall be as under;

- i For building overlapping each other up to 12'-0", the distance between the two buildings shall be 6'-0" (3'-0" on each side).
- ii For buildings overlapping each other more than 12'-0", the distance between the two buildings shall be 20'-0" (5'-0" on each side).

2.7 SERVANT ROOMS / SERVANT QUARTERS

Minimum one servant room along with bathroom having maximum area of 120 sft shall be constructed in each house on plots measuring 10 Marla and above on prescribed rates as per annexure B.

2.8 CAR PORCH

- i In case of plot in zone of 10 Marla and above a space not less than 5 feet on one of its sides throughout the length of the plot shall be kept clear except for car porch covering an area of 100 sft.
- ii Two disconnected porches in same MOS shall be allowed provided the minimum distance, between the two porches, is 10'-0".
- iii Minimum width of car porch shall be 9'-0".
- iv Roof of car porch shall not be used as terrace without proper visual screen installed for the privacy of neighboring houses, but there will be no restriction on height of porches.
- v The porch shall remain open at least from one side in residential houses.
- vi Drainage water from the roof of the porch shall be drained within the plot.

2.9 TOILET /BATHROOM IN REAR MOS

In the approved schemes two number of toilets/bathrooms not exceeding 50 sqft each in area and 7 ft in height constructed in the rear MOS towards the dead wall in the plots up to 7 Marla will be regularized as per the prescribed rate in Annexure-B with the condition that the rear MOS shall not be less than 7 feet. If the owner extends the building line more than 3 feet in rear MOS the structure along with the 2nd toilet/bathroom should be demolished at the risk and cost of the owner.

2.10 BUILDING HEIGHT

The height of any residential building other than Apartment Buildings abutting roads measured from the crown of the road to the top of the parapet wall shall not exceed 36 ft and the minimum clear height of each storey, other than the basement, shall not be less than 9-ft 6-inches (2.9m), measured from finished floor level up to underneath of the roof slab above.

2.11 MOS (MANDATORY OPEN SPACES)

Minimum mandatory open space (space around buildings) shall be left around buildings as per these regulations. And no buildings or structures shall be allowed in MOS except-

- i. Bay windows projecting up to 25% in width of the MOS shall be allowed subject to a maximum projection up to 2'-6" and length up to 8'-0". The area of bay windows shall be counted into F.A.R. / permissible covered area and not more than two bay windows shall be allowed in any one MOS.
- ii. Small decorative features / landscape elements not higher than the compound wall and as approved on the building plan shall be allowed in front MOS.

2.13 RELAXATION IN MOS

- i. The MOS of sides facing towards open spaces/nullahs other than roads/streets etc. of a plot may be relaxed up to 50 percent of width of that MOS, provided that the total permissible covered area for that type/category of plot is not exceeded subject to prescribed rates.
- ii. The MOS of a plot of irregular shape/odd dimensions etc. may be fixed/relaxed by special power committee to give suitable allowance in permissible coverage.
- iii. Relaxations in MOS may be allowed up to 30% for which the applicant shall first submit his / her standard layout plan of the residential house in accordance with permissible FAR for approval.
- iv. After approval, in case he/ she need to avail the opportunity of composition as described below, he/she will seek separate approval from the authorized officer of the Authority and deposit the amount accordingly.
- v. The Authorized/concerned officer will give final approval of layout plan, where composition is also involved on case-to-case basis.
- vi. This offer shall only be applicable to the MOS of residential plots only. However, FAR shall remain the same.
- vii. Regularization in each MOS may be allowed up to 30 % as per the Annexure B.

Note: The same parameters shall be applicable to the houses in approved schemes.

2.14 BALCONIES

Balconies as approved on the plans may be projected up to 3'-0" in MOS, which are 10'-0" and more and the distance between buildings on two adjacent plots is 15'-0" or more, the area of the balcony shall be counted in the permissible FAR.

2.15 MAXIMUM HEIGHT OF RAMPS

For all houses maximum height of ramp shall be one foot from the road level to entry gate. The difference of road and plinth levels may be adjusted within the plot. Ramps constructed beyond the above-mentioned limits, shall be demolished.

2.16 HEIGHT OF MUMTY / STAIR TOWER

Height of Mumty (Stair Tower) may be constructed maximum up to 10'-0" in dwelling houses only. In other buildings, the maximum height of Mumty / stair tower shall be 8'-0" maximum.

2.17 IRREGULAR PLOTS

In case of irregular shape plot, its size and frontage shall generally be determined on the basis of average of front and rear dimensions of the plot.

2.18 FARM HOUSE

Minimum Area of Farm House will be 4 Kanal. The number of storey(s) permissible in a farm house shall not be more than two with a maximum building height of 36ft and one basement may be permitted in farm house.

CHAPTER 3

SUBMISSION FOR APPROVAL OF NEW BUILDINGS

BUILDING REGULATIONS PROCEDURES

3.1 RESPONSIBILITY OF THE OWNER/ALLOTTEE

- 3.1.1 Neither the granting of the permit nor the approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner/ allottee of such plot building from full responsibility for carrying Out the work in accordance with the requirements of these bye-laws.

3.2 DOCUMENTS AT SITE

The property to whom an approval permit is issued shall during construction keep posted in a conspicuous place on the property in respect of which the permit as issued, a copy of the building permit. Also, during construction, an approval letter/permit, a copy of the approved drawings and specifications shall be available on the property in respect of which the approval permit was issued.

3.3 EMPLOYMENT OF LICENSED ARCHITECT & ENGINEER.

- 3.3.1 Every person, who intends to carry out building works or to secure a dangerous building involving additions and alterations, shall employ a Licensed Architect and Engineer to supervise the building works or the securing of such dangerous building involving additions and alternations.
- 3.3.2 The Licensed Architect and Engineer so employed shall give notice to the BCA in writing on the prescribed Form-02 of his having undertaken to supervise such work. A certificate on the prescribed Form-02 duly signed by the Licensed Architect and Form-03 Engineer duly signed employed under these Regulations shall be obtained by the owner, in token of the work or part of the work having been satisfactorily done under his/her supervision.
- 3.3.3 The Licensed Architect and Engineer so employed shall give notice to the Director Building Control Agency with the reasons in writing of his having ceasing of such building works before the same is completed, further execution of such work shall

forthwith be suspended until a fresh appointment is made. The allottee/owner shall also give notice for the same to the Director Building Control Agency, PDA with the reasons in writing forthwith. The allottee/owner shall not undertake any construction work till the fresh appointment within fifteen (15) days. A fresh certificate on the prescribed Form-02 duly signed by the Licensed Architect and Form-03 duly signed by Engineer employed under these regulations shall be submitted by the allottee/owner. Penalty shall be imposed if the same is not submitted within fifteen days.

- 3.3.4 The responsibility of ensuring Structural and Constructional Safety/Stability for building shall be the responsibility of the appointed Architect/Civil engineer at site.

3.4 SUBMISSION OF DRAWINGS AND CERTIFICATES

- (a) All Applications/Certificates/Forms/Notices referred to in these regulations shall be obtained from BCA or from PDA website.

3.4.2 SUBMISSION OF DRAWINGS (RESIDENTIAL)

POSSESSION OF SITE

After obtaining ownership rights through allotment / lease/ transfer, plots shall be got demarcated and site possession with certificate of possession to be obtained from concerned Directorate of PDA.

Plots/Land other than Approved Schemes shall produce Revenue Record of Ownership Documents duly attested by Tehsildar along with Aks-e-Shajara.

APPROVAL OF PLANS

- i. The building plans in Folder-I prepared by Architects and Structure Engineers registered with PCATP and PEC as such, are required to be submitted to the One Window Operation (OWO) of PDA.
- ii. Four (4) sets of proposed building plans along with Form 01 & Form 02 and other documents may be submitted. A set containing all necessary forms may be obtained from One Window Operation (OWO) counter/may be downloaded from PDA website.

- iii. Form-01 shall be signed by the owner and Form-02 by an Architect and Form -03 Structure Engineer submitted in Folder-I.
- iv. A pay order/Challan of scrutiny fee shall be attached with the forms and Submission Drawings. The scrutiny fee shall be calculated as per the Annexure-A.

(a) **FOLDER-I/CHECK LIST (RESIDENTIAL)**

Sr. No	Documents / Copies	Remarks
01	Form 01	Original
02	Form 02	Original
03	Form 03 (if applicable)	Original
04	Proposed Building Plans	Original-4 sets
05	Structural Drawings (if applicable)	Original
06	Allotment Letter / Transfer Letter	Attested Copy
07	Possession Certificate	Attested Copy
08	ECBC 2023 Compliance Certificate	Attested copy
09	Letter of amalgamation (if applicable).	Attested Copy
10	Authority Letter OR Attorney (if applicable)	Original
11	Owner / Attorney's National Identity Card	Attested Copy
12	Pay Order / Bank Draft/Challan of Scrutiny fee	Original
13	Any other necessary document	

- i. The owner/allottee shall submit along with the application, four sets of drawings (also one on CD) covering the following details:
- ii. Size of sheets should be A0, A1 or A2 and all details be given at a minimum suitable scale of 1/8", 1/16", 1/32" to a foot.
- iii. Plans, Elevations, Sections and Site Plan / Key Plan showing North direction and width of the road. Such plans shall show the purpose for which the building or parts thereof, are intended to be used.

- iv. Plans and sections, shall contain insulation details in exterior walls and roofs, Schedules outlining electrical and mechanical equipment specifications..
- v. External dimensions of building and Internal dimensions of all rooms.
- vi. Total height of building with reference to the front road including level of plinth, driveway and split-levels, if any (levels be indicated on plans also).
- vii. Roof Plan showing location and size of overhead and underground water tanks, septic tank, sewerage and drainage lines.
- viii. Location and size of Rain Water Harvesting Tanks, (overhead & underground), where applicable.
- ix. Plumbing (separate systems for Sewerage and Drainage) plans.
- x. Details of ramps, grating at gate(s), driveway & plinth with reference to the front road level.
- xi. Foundation and structure design.
- xii. Drawings for Fire Safety Provisions.
- xiii. Schedule of covered areas.
- xiv. Schedule of opening (doors & windows).
- xv. Covered area calculations/block plans.
- xvi. Perspective view/ 3-D view.
- xvii. Necessary certificates/NOC's.
- xviii. Signature of Allottee/Owner/Authority holder, Architect and Engineer on the drawings.
- xix. Drawings must be of acceptable to Architectural Standards along with other requirements such as attested copies of ID Card, Allotment letter, Possession Certificate, Site Plan, ownership documents etc.
- xx. Working Drawings shall be mandatory for plots of 01 Kanal and above dwelling houses and Flats/Apartment buildings.
- xxi. ECBC-2023 compliance certificate generated through www.berc.pk or a manual checklist depicting the ECBC-2023 compliance measures.
- xxii. Any other information or document, if required by the agency concerned, to deal satisfactory with the plan.

3.4.3 NEW STRUCTURES

Every person who intends to erect or re-erect a building shall submit to the Authority an application in writing on the prescribed Form-01 for permission to execute the work and the name of Licensed Architect/Engineer whom he employs to supervise its erection. The Architect/Engineer so employed shall submit to the Authority the following along with a notice on the prescribed Form-02 & Form-03;

- i Detailed calculations showing the sufficiency of the strength of every load-bearing part of such building having more than three (3) storeys.
- ii Any other information or document required by the Authority to deal satisfactorily with the Plan.

3.4.4 EXISTING STRUCTURES

Every person who intends;

- i To make any addition or alteration to a building involving the removal or re-erection of any roof or any outer wall, or of any wall which supports the roof thereof or change the size of any existing room or passage so as to affect the light and ventilation of the building;
- ii To remove or renew posts, columns and beams of a building;
- iii To make any structural alteration;
- iv To make any alteration in a building involving:
- v The sub-division of any room or any other part of a building so as to convert the same into two or more separate rooms or parts of a building;
- vi The conversion of any passage or space in such building into a room or any other use;
- vii To re-construct any building or any portion thereof, shall submit an application to the Authority in writing on the prescribed Form-01 for permission to execute the work and in cases where the employment of a Licensed Architect/Engineer is necessary, the name

of the Licensed Architect/Engineer, whom he has employed to supervise its execution. NOC security fee shall be deposited to BCA PDA before starting the renovation or alteration work in the existing building.

viii In revised Drawings already approved in energy efficient building ECBC Codes, the owner will submit detail plan for insulation in wall, roof shall be submitted to BCA PDA duly signed by Architect and Engineer.

ix The Licensed Architect & Engineer shall give notice to the Authority of Form-02 and Form -03 along with all the information and documents.

3.5 DOCUMENTS OF TITLE

3.5.1 Every person who intends to carry out building works, if required, shall produce all documents of title relating to the plot showing his right to carry out such works.

3.6 DRAWINGS AND DOCUMENTS

3.6.1 Plans and documents;

i Every person, who intends to carry out building Works, is required to furnish to the BCA any plan or other documents, shall furnish four copies of every such plan.

ii Every plan of any building submitted shall, in token of its having been prepared by-a Licensed Architect/Engineer or under his supervision, bear his signature.

iii In cases where designs approved by the Authority are adopted no signature of a Licensed Architect/Engineer shall be necessary.

3.7 PERIOD OF APPROVAL

3.7.1 Within three weeks after the receipt of an application for permission to carry out building works for residential houses.

3.8 EVIDENCE OF PERMISSION

3.8.1 Whenever, under any of the regulations the doing or the omitting to do a thing or the validity of anything depends upon the sanction, permission, approval, order, direction, requisition, notice or satisfaction of the Authority, a written document along with the

approved plan and working drawings signed by the Deputy Director, Building Control Agency purporting to convey or set forth his sanction, permission, approval, order, direction, requisition, notice or satisfaction shall be sufficient prima facie evidence.

3.9 CANCELLATION OF PERMISSION

3.9.1 If at any time after permission to carry out building works has been given, the Authority is satisfied that such permission was granted in consequence of any material misrepresentation or fraudulent statement contained in the application made under regulations in the plans, elevations, sections or specifications and documents submitted therewith in respect of such building, such permission may be cancelled and any work done there-under shall be deemed to have been done without permission.

3.10 WORK CARRIED OUT WITHOUT PERMISSION

3.10.1 If the building works are commenced or carried out contrary to the provisions of these regulations or any other regulation(s) issued by the Authority from time to time and/or for the time being enforce, the Authority may:

- i. By written notice require the person, who is carrying out such building works, to stop all such work.
- ii. In all cases where work has been commenced before plans have been approved and a notice to that effect has been served upon, a fee equal to Upto five times of notified scrutiny fee shall be charged. The payment of this enhanced fee shall not exempt any person from being prosecuted by the agency concerned.
- iii. By written notice, require the person who is carrying out or has carried out such building works on or before such day as shall be specified in such notice, by a statement in writing subscribed by him or by an agent duly authorized by him and addressed to the Authority to show sufficient cause why Such building works or such part thereof shall not be removed or altered to comply with the regulations.
- iv. Require the said person on such day, at such time and place as shall be specified in such notice to attend personally or through an agent duly authorized by him and show sufficient cause, why such building works or part thereof shall not be removed or altered.

- v. Compound the offence after realization of composition fee on the merits of the case, provided that no offence shall be compounded, if;
- vi. The building works or part thereof violated any requirements or the provisions of any approved development schemes;
- vii. The building works obstruct any future road widening scheme of any concerned authority;
- viii. The building works or part thereof exceeds the maximum permissible height and number of storeys allowed under these;
- ix. The building works extends beyond the property limits on ground floor; or
- x. The building works or part thereof violates fire or any other safety requirements.
- xi. If such person shall fail to show sufficient cause to the satisfaction of the Authority, why such building works or part thereof shall not be removed or altered, the Authority may remove or alter the building works or any part thereof and the expenses thus incurred shall be paid by such person.
- xii. If the building works are commenced contrary to the provisions of these Regulations or any other Regulation(s) issued by the Authority, the Authority may demolish such unauthorized work with or without notice.

3.11 FEES

3.11.1 SCRUTINY FEE

- (i) The Authority shall charge, for the scrutiny of building plans required to be submitted under these Regulations, a fee to be known as scrutiny fee at the rates listed in these Regulations.
- (ii) The building plans previously approved if amended, the Authority may charge a revised fee that may be prescribed by it.

- (iii) If completion plan of a building show substantial deviation (more than 15% changed) from the approved plans, the Authority shall charge double fee for scrutiny of such plans, in addition to the completion scrutiny fee.
- (iv) The scrutiny fees shall be payable at such rates may from time to time be prescribed by the Authority.
- (v) The scrutiny fee for completion certificate shall be payable as per prescribed rate.
- (vi) PDA Employees shall be exempted from scrutiny fee etc.

3.12 NOTICES, INSPECTIONS & CERTIFICATES DURING CONSTRUCTION

3.12.1 SITE OPERATIONS

Every person who carries out building works or demolition works shall comply with the Authority's instructions regarding Site Operations.

3.12.3 SAFETY AND STABILITY OF BUILDINGS

Every person who carries out building works shall use sound building materials which shall be of good quality and properly put together so as to ensure safety and stability of the building. .

3.12.4 VERIFICATION OF PLOT / BUILDING LINES

Every person who commences to carry out building works, shall give notice through the licensed architect. The architect will certify the plinth, the plot size and the building lines and issue provisional certificate in this regard. The construction work may be carried out after the provisional certificate is submitted to concerned Building Control Section, in the Authority. The Authority shall verify the building lines later within 15 days. In case of any discrepancy pointed out, necessary corrections in construction shall be carried out and final certificate shall be issued. This process is necessary for an early rectification of any . errors, if any, in the layout.

3.12.5 BEARING CAPACITY TEST

For buildings of more than three storeys, Bearing Capacity Test Reports shall be attached with the structural design.

3.12.6 TERMITE PROOFING

As there is a positive evidence of the presence of termite in the area, owners/allottees shall ensure termite-proofing/treatment before or during construction. Certificate to this effect from the Architect shall be attached along with completion documents.

3.12.7 INSPECTION OF BUILDINGS

The Authority may;

- (a) at any time, before the approval of an application received;
- (b) at any time during the carrying out of the building works;
- (c) at any time after building has been erected, added to or altered, inspect such building without giving notice.

3.12.8 INSPECTION DURING CONSTRUCTION

Inspection by Licensed Architects at the following stages shall be mandatory and the same shall be submitted to the BCA within seven days of the inspection;

- (i) On ground demarcation of area to be dug in.
- (ii) Foundation of basement (if applicable).
- (iii) Roof level of basement before pouring slab.
- (iv) Ground floor at DPC level including boundary wall
- (v) On attaining roof height of Ground Floor before pouring in of roof slab.
- (vi) On attaining roof height of First Floor.
- (vii) On attaining roof height of Subsequent Floor(s)
- (viii) On attaining roof height of Water Tank and Stair Tower Mummy
- (ix) On completion of all other requirements/completion of building(s).
- (x) ECBC 2023 Compliance Certificate

3.12.9 WORKS NOT IN ACCORDANCE WITH APPROVED PLANS

- i. If on making any inspection under regulation mentioned above, the Authority finds that the building works;
 - (a) Are otherwise in accordance with the plans that have been approved; or
 - (b) Contravene any of the provisions of any rule, regulation or order, it may, by written notice, require the person carrying building works, within a period to be specified in such notice, either to make alternations as shall be specified in such notice with the object of bringing the work into conformity with the said plans or provisions of any rule, regulation or order as aforesaid or to get amended plans approved after complying with the requirements of such rule, regulation or order.
- ii In the event of non-compliance with the requisition as made under sub-regulation (i) above, it shall be competent for the Authority to order cessation of work of demolition of so much of the construction as contravenes any of the provisions of a rule, regulation or order referred to in sub-regulation (i) above and the cost thereof shall be paid by the owner.

3.12.10 NOTICE OF COMPLETION

Every person who carries out and completes building works approved under these regulations shall, within one month of the completion of the construction work, deliver to the Authority at its 'OWO/BCA' office, a notice of completion in writing on the prescribed Form-04 of such completion together with a certificate on the prescribed Form-05 (along with completion drawings), and ECBC 2023 Compliance Certificate duly signed by the Licensed Architect who supervised the construction.

3.12.11 COMPLETION CERTIFICATE / PERMISSION TO OCCUPY

- i. After the receipt of the said notice the Authority. shall depute an officer/official to inspect such work and after such inspection, , either approve or disapprove the building for occupancy or make such further orders as it may decide.

- ii. No person shall occupy or permit to be occupied, any such building or use or permit, to be used any part affected by the erection / re-erection, if any, of such building, until the completion certificate / permission to occupy is obtained.

3.12.12 SEWERAGE MANHOLE

On completion of a building the allottee/owner shall apply for sewer connection on prescribed form along with completion certificate issued by BCA and depositing prescribed charges.

3.12.13 OVERSIGHT IN SCRUTINY OF DRAWINGS.

Any oversight in the scrutiny of documents and drawings at the time of approval / completion of the building plan does not entitle the allottee/owner of a plot to violate the Regulations.

CHAPTER 4

APARTMENT BUILDINGS IN PDA SECTORS/ COOPERATIVE HOUSING SOCIETIES/PRIVATE HOUSING SCHEMES ON APPROVED APARTMENT SITES BY PDA OR OUTSIDE AREAS.

S.No.	Max Ground Coverage	Max F.A.R	Max Storeys	Max Height (Including parapet wall)	Plot Size	ROW of Road	Parking Requirement
Low Rise	90%	1:3	G+2	Upto 48 feet or 1.5 x street width + set back or Height NOC as per CAA rules.	Min 10 Marla upto less than 1 Kanal	Min 30 feet	One car space for 1000 sft of covered area or one floor may be allowed without parking in this category.
Medium Rise-1	80%	1:4	G+4	Upto 80 feet or 1.5 x street width + set back or Height NOC as per CAA rules.	Min 1 Kanal and less than 2 Kanal	Min 40 feet	One car space for 1000 sft of covered area
Medium Rise-2	75%	1:5	G+8	Upto 120 feet or 1.5 x street width + set back or Height NOC as per CAA rules.	Min 2 Kanal and less than 4 Kanal	Min 60 feet	One car space for 1000 sft of Covered
High Rise- 1	70%	1:7	G+14+Service Floor	Upto 200 feet or Height NOC as per CAA rules.	Min 4 Kanal and less than 8 Kanal	Min 80 feet	One car space for 1000 sft of Covered
High Rise - 2	65%	1:10	G+23+Service Floor	Upto 300 feet or Height NOC as per CAA rules.	Min 8 Kanal and less than 12 Kanal	Min 100 feet	One car space for 1000 sft of Covered
Skyscraper	50%	Above 300 feet increase in F.A.R @ 4% Proportionate to height (e.g if height is 400 ft then F.A.R will be $400 \times 0.04 = 16$)	(No Restriction), NOC from CAA	Height NOC as per CAA rules.	Min 12 Kanal and above	Min 100 feet	One car space for 1000 sft of Covered

Note:

- i The parking in the setback areas and mandatory spaces will not be allowed and will be used for pedestrian walkways or green spaces. However, in case of addition, alteration or revise plan if the parking already approved in the plan will remain intact.
- ii The apartment building in approved private housing scheme shall be constructed at designated site.
- iii Fire and safety standards as per Building Code of Pakistan (Fire Safety Provisions 2016).

- iv Structural design to be prepared & vetted by licensed professional engineer in accordance with applicable Building Code.
- v The basic amenities like prayer hall, café, Gym, Multipurpose Hall, swimming pool, and basic necessities shall be provided not more than 5 % of the FAR and shall be counted in FAR.
- vi Ground floor can be used for commercial purpose for the community use.
- vii In apartment building the following shall be allowed along with stair towers including water tank, cooling tower, pent house etc., subject to maximum covered area of all structures on roof shall not exceed 15 % of roof top. Suitable penthouse / viewing gallery may be constructed along with stair tower in apartments building.
- viii NOC from EPA as per EPA rules and regulation notified.
- ix Height shall be issued by Building Control Directorate in light of the SRO notified.

4.1 Mandatory Open Space for Apartment Building shall be as follows:

Plot Size/zone	Building Line	Rear Space	Side Space
Up to 10 Marla	NA	NA	5 ft (on one side)
Above 10 Marla Upto 30 Marla	5 ft.	5 ft.	5 ft (on one side)
Above 30 Marla but less than 2-kanal	10 ft.	7 ft.	5 ft (on both sides)
Above 2-kanal Upto 4 kanals	30 ft.	12 ft.	10 ft (on both sides)
Above 4 kanals Upto 8 kanals	30 ft.	15 ft.	12 ft (on both sides)
Above 8 kanals	40 ft.	20 ft.	15 ft (on both sides)

Note:

- (i) In case of unavoidable circumstances by relaxing MOS, maximum Ground coverage may be relaxed up to 5 %, @Rs.2500/sft.

Full Basement may be constructed, if the basement is used for parking purpose.

4.2 ACCESSIBILITY TO SERVICES

All services shall be accessible to all owners/ occupants at all times / agreed jointly in Flats/Apartment/Multi-storey/ Multi-unit buildings.

4.3 STRUCTURES ON ROOFS

Only the following structures of permanent nature may be constructed on roofs of multi-storey buildings/ Apartment Buildings, provided they are designed and built to the satisfaction of the BCA PDA:

- a. Chimneys, air conditioning and other ducts, vents and wind catchers.
- b. Water tanks suitably designed and not prominently visible from the front road/side road, if any.
- c. No Mobile Phone Antennas are allowed on roofs of dwelling houses. In case of commercial building the owner will obtain NOC from Building Control Agency before installation of tower on the top roof.
- d. Parapet walls of three feet (3') high shall be constructed. In case of accessible roof, the provision of suitable railing / parapet wall would be compulsory.
- e. Mumty /Stair tower as given in the In these regulations.
- f. Lift rooms, skylights, cooling towers etc.
- g. A suitable Penthouse, subject to maximum covered area of all structures on rooftop shall not exceed ten percent (10%) of rooftop area subject to allowable FAR. A penthouse/viewing gallery may be constructed on rooftop along with stair tower in Apartment Buildings of six (6) storeys and above only.
- h. Height clearance NOC as per OLS/PCAA policy is mandatory for installation of above mention on roof top in the jurisdiction of this authority.

GENERAL NOTES

- i. The covered area in excess to the permissible limits shall be demolished.
- ii. All services shall be accessible to all owner's occupants at all times/ agreed jointly in Flats/Apartments/Multi-storey buildings.
- iii. The width of driveway shall not be more than the width of porch.
- iv. Drainage from rear yards in terraced / attached houses shall be the sole responsibility of the owner of the plot / house.
- v. Smaller side MOS shall be kept at South or West, whichever is applicable with reference to orientation of the plot.
- vi. Regularization in each MOS may be allowed up to 30 % as per the Annexure B

4.4 OWNERSHIP & USE OF ROOF-TOPS

- a. The ownership rights of rooftops of flats/apartments/multistory/multi-unit buildings, having common ownership, shall be the property of all owners of the building jointly, up to 85% according to their share, including the owners of the top floor. The remaining 15% shall be the property of all owners of the Top Floor jointly, according to their share, in addition to their original shares. The rooftop shall be accessible to all owners/tenants as agreed jointly. The rooftop shall not be used/owned by the developer /owner or any one stakeholder in any case and the developer shall have NO ownership rights in this regard.
- b. Any commercial use/ commercial signage / billboards etc. of roof-top shall be subject to prior approval of the Building Control Agency.

CHAPTER 5**SITE REQUIREMENTS: COMMERCIAL/MIX USE COMMERCIAL (APPROVED SCHEMES)**

Allowed Coverage, FAR, No. of Storey, Height, Plot Size and Minimum MOS are as under or as per allotment terms and condition.

SCHEDULE A

Categories	F.A.R	Plot size	Max. Ground Coverage	Height	MOS
Sub neighborhood/sub Sector	1:2	As per layout plan	100%	25'-0"	N/A
Neighborhood/ Sectorial Center	1:3	As per layout plan	100%	38'-0"	N/A
Civic Center/Central Area	1:5	Up to 30 Marla	100%	80'-0"	One side=5'
	1:5	Above 30 and less than 60 Marla	80%	100'-0" Or 1.5XStreet width+ setback	Rear side=7' One side =5'
	1:5	60 Marla and above	75%	100'-0" Or 1.5XStreet width+ setback	Rear=10' Both sides=5'
Zonal Center	1:5	Up to 3 Kanal	75%	100'-0" Or 1.5XStreet width+ setback	Rear side=7' One side =5'
	1:6	Above 3 Kanal	75%	100'-0" Or 1.5XStreet width+ setback	Rear=10' Both sides=5'
Commercial Area in front of HMC	1:5	As per layout plan	100%	60'-0" Or 1.5XStreet width+ setback	N/A
Commercial & Central Activities Areas	1:8	As per layout plan	75%	As per Allotment terms & condition	Rear side=15' Both sides =10'

Note: One car parking shall be provided for each 1000 Sq. ft. of Gross Covered Area.

Skyscrapers/High-rise building in the commercial plots in HST & RMT or any scheme approved may be allowed as per clause 10, category of high-rise 1,2 and skyscrapers with the permission of PDA board.

5.1 SITE REQUIREMENTS OFFICE, IN OFFICE ENCLAVE.

5.2 BUILDING LINE.

Minimum building line shall be 6.5 meters (21 ft. 4 inches) in case of plots upto 2 Kanals and 9.0 meters (30' ft) in case of plots of more than 2 Kanals size.

1. SPACE AT THE REAR SIDE OF THE BUILDING.

- i. A space of not less than 3.1 meters in the case of plot upto 2 kanals size and 4.5 meters the case of plots of more than 2 kanals extending throughout the width of the plot shall be kept clear at the rear of the buildings except for the boundary walls not exceeding 2 meters in height measured from the plinth level.
- ii. A side space not less than 3.0 meters in the case of plot upto 2 kanals size and 4 meters the case of plots of more than 2 kanals extending throughout the length/depth of the plot Within the limits of the plot shall be kept clear on both the sides . of the building.

5.3 GREEN HEDGE AT THE FRONT OF PLOT.

A green hedge not exceeding 1 meters in width in front of plots without blocking the traffic flow.

NOTE:

In the case of corner plot cut/chamfer as per plot size shall be ensured that the boundary wall, or the green hedge or other plantation, as the case may be, does not impede the sight line of the vehicular traffic flowing in and but of the adjacent junction.

5.4 BASEMENT

Basement shall be permitted/allowed in all the cases provided that:

- i. The engineering instruction are given full regard, and that the foundations of the basement do not intrude in the adjoining plot;
- ii. Independent entrance as well as an emergency exit is provided;
- iii. Proper sanitary arrangement is made;
- iv. The drainage passing under the basements is gas tight, and the minimum height is not less than 3.1 meters.

EXPLANATION: If the area of the basement is more than 1/3rd of the total area that shall be taken into plot floor area ratio except in the case where a basement is used or intended to be used for car parking. This facility will be allowed only if it conform: with desirable space standard and is constructed in accordance with an approved engineering design.

5.5 PROJECTION OF BUILDING INTO MANDATORY OPEN SPACES

Roof slab and/or a sun shade project of 3 feet in length shall be permissible on all sides of the office building.

5.6 PROPORTION WHICH MAY BE OCCUPIED BY BUILDING AND PLOT FLOOR RATIO.

The area covered on the ground floor shall as per schedule-A, and plot floor area ratio shall be according to Schedule-A.

5.7 HEIGHT OF INDIVIDUAL STOREY..

Minimum effective height of all floors shall not be less than 3.1 meters each floor.

5.8 GENERAL CONDITION FOR PARKING OF VEHICLES.

- (1) In the Central Area, every prospective building shall' be required to provide parking space within the premises at the rate of: -
- One motor-car space for every 1000 sq. ft of floor area
 - One motor-cycle/scooter space for every 28 sq. meters (300 sq. ft) of floor area;
 - One cycle space for every 23.25 sq. meters (250 sq. ft) of floor area.
- (2) Provision of parking under these requirement regulations shall conform to the following standard:

Description	Motor car	Motor cycle
Width	243 cm	76 cm
Length	548 cm	183 cm
Turning circle	610 cm	183 cm
Width of single driving lane	275 cm	91 cm
Gradient of ramp	1:10	1:10

The ramp slope may be increased to maximum 1:5; provided that for slopes over 1:10 a transition at least 2.43 meters (5 ft.) long should be provided at each end of the ramp at one half the slope of the ramp itself.

- (3) Where-ever parking is provided under a permanent roof or floor:
- i. No partition walls, windows other than security grills, railing of necessary fire barriers shall be constructed; and
 - ii. Adequate means of ventilation, fire protection and emergency exit shall be provided.
- (4) Basement, if used for parking may cover the whole plot. However, front set back as Notified on the main ring road & G.T road shall be left unexcavated and open.
- (5) A ramped drive-way exist rising upto a public side walk must have a transition section that is almost level. (minimum slope 1:20) before intersection with the said walk to prevent the hood of the car from obscuring the driver's view of pedestrians on the walk. This transition should be 4.67 meters (16 ft) long.' Property line walls should also be regulated so as not, to interfere with the drivers view of pedestrians on a public side walk Where-ever an exist drive-way is in parallel and adjacent to property line . wall which extends all the way to a side walk, the edge of the drive way should be physically established by curb or railing, at least side walk, the 1.83 meters (6 ft) away from that wall. For each meter that the wall is held back from the required distance between drive-way and wall may be reduce by one meter.

Note:

For the purposes of calculating parking requirement, the gross floor area shall not include area of mechanical plant rooms, such as air conditioning plants, electric sub-section, lifts, etc. and the area provided for use of parking and circulation of vehicles. It shall however include area under passages, lobbies, and walls, etc.

In calculating the number of vehicle fractions' of less than one may be Ignored.

5.9 MIX USE COMMERCIAL/COMMERCAIL BUILDINGS REQUIREMENT FOR PLOTS OTHER THEN APPROVED SCHEMES.

Allowed Coverage, FAR, No. of Storey, Height, Plot Size and Minimum ROW of Roadare as under:

SCHEDULE B

S.No.	Max Ground Coverage	Max F.A.R	Max Height/Max Stories (Including parapet wall)	Plot Size	ROW of Road	Parking Requirement
Category-1	100%	N.A	Subject to permitted FAR. Height as determine by 1.5 x Street width + Setback or Height as fixed by CAA/PAF, Nos. of Storeys not capped.	Up to 1 Kanal	Min 30 feet	One car space for 1400 sft of covered area or one floor may be allowed without parking in this category.
Category-2	80%	N.A		Min 1 Kanal and less than 2 Kanal	Min 40 feet	One car space for 1400 sft of covered area
Category-3	75%	1:6		Min 2 Kanal and less than 4 Kanal	Min 60 feet	One car space for 1000 sft of Covered
High Rise-1	70%	1:7		Min 4 Kanal and less than 8 Kanal	Min 80 feet	One car space for 1000 sft of Covered
High Rise-2	65%	1:10		Min 8 Kanal and less than 12 Kanal	Min 100 feet	One car space for 1000 sft of Covered
Skyscraper	50%	Above 300 feet increase in F.A.R @ 4% Proportionate to height (e.g if height is 400 Ft. then F.A.R will be $400 \times 0.04 = 16$)		Min 12 Kanal and above	Min 100 feet	One car space for 1000 sft of Covered

5.10 Mandatory Open Space for Commercial and mix used commercial buildings shall be as follows:

Plot Size	Front spaces	Rear Spaces	Side Spaces
Up to 30 Marlas	5 ft.	5 ft.	5 ft (on one side)
Above 30 Marlas less than 2-kanals	10 ft.	7 ft.	5 ft (on both sides)
Above 2-kanals upto 4 kanals	20 ft.	10 ft.	10 ft (on both sides)
Above 4 kanals upto 8 kanals	30 ft.	15 ft.	12 ft (on both sides)
Above 8 kanals	40 ft.	20 ft.	15 ft (on both sides)

Note:

- i. The parking in the setback areas and mandatory spaces will not be allowed and will be used for pedestrian walkways or green spaces. However, in case of addition, alteration or revise plan if the parking already approved in the plan will remain intact.
- ii. The above MOS's shall be provided after Mandatory Setbacks notified in the jurisdiction of Peshawar Development Authority.
- iii. Plot less than 10 Marla will be excluded from MOS.

5.11 GENERAL CONDITION FOR COMMERCIAL PLAN APPROVAL

- i. All NOCs notified from time to time shall be provided.
- ii. PEC Building Code of 2007 shall be adopted for the structure/engineering design.
- iii. Where revised plan submitted for approval of building for which car parking was considered on one (1) car per 1400 sft, then parking will be calculated as one (1) car per 1000 sft for the additional area.
- iv. In case of revised building plan on the existing constructed approved building, the approval can be granted if FAR, Parking, structure stability and Height limits are satisfied and approved by the concern authorities.
- v. Lower ground can be utilized both for parking as well as Commercial purpose. However, when used for commercial purpose then shall be included in FAR.
- vi. If basement does not fulfill the parking requirements, then subsequent floors above ground level can be utilized for parking purpose subject to fulfillment of all engineering and planning standard/laws.
- vii. In case of amalgamation of any extra land/space required for parking which is not the integral space/part of the building/site, the applicant will be bonded not to sold that land separately.
- viii. Forth (4th) basement is allowed for parking only to facilitate the high-rise /skyscraper buildings. However, no lower ground will be allowed in such cases. All engineering standards with respect to structural stability, lighting, ventilation, firefighting system and emergency exit shall be incorporated in the design of building.

- ix. Per hector population is greater in skyscraper, hence volume of the effluent will be large. Therefore, the applicant is bound for sewerage treatment facility to be provided in the premises before the disposal to the main sewer.
- x. The parking requirements will be accommodated within plot line including basements. In case of parking permission on upper floors, the minimum height will be 8'-6', approaching ramps and parking floor will not be taken in FAR. The parking in the setback areas and mandatory spaces will not be allowed and will be used for pedestrian walkways or green spaces. However, in case of addition, alteration or revise plan if the parking already approved in the plan will remain intact.
- xi. Maximum 3 basement only for parking purpose, after fulfilling the parking requirements, extra space available in basement may be utilized for utilities services. Area used for parking shall not be counted in FAR.
- xii. Full basement shall be allowed covering entire plot excluding setback notified on main roads subject to fulfillment of all architectural & engineering standards.
- xiii. Height shall be issued by Building Control Directorate in light of the SRO notified as per civil aviation rules.
- xiv. In case of multiple owners/Partners of a project/building the ownership of the land may be transferred in the name of Firm or Joint venture on Form H amongst the plot owner before building plan approval for high-rise and skyscraper.
- xv. In case the ownership belongs to one family then the names of all owners shall be mentioned on the approved building plans.

5.12 SPECIAL REQUIREMENTS FOR COMMERCIAL PLOT PLANNED FOR 100 % COVERAGE

i. VERANDAS:

Minimum 7'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

ii. PROJECTIONS:

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

5.13 PROVISION OF PUBLIC TOILETS AND RAMPS FOR SPECIAL/DISABLED PERSONS:

- i Every building shall be provided with minimum two public toilets and 01 toilets for special persons at every commercial floor, which shall be maintained by the Managing committee of the building.
- ii Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other than dwelling houses.
- iii Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.
- iv Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.

Serial #	Description
1	No building should go beyond Max Floor Area Ratio (FAR.)
2	The owner will cater for the parking requirement which is generated from allowing additional storey through provision of parking in the basement, in case the size of the plot is such that basement cannot be used for parking then owner will make payment to PDA in addition to additional story charges on rates as determined by PDA.
3	Basement if already permitted by PDA for parking purpose will not be allowed for Commercial purpose/any other use etc. under any circumstances.

4	Structure stability Certificate from original Design Structural Engineer in case of old building that the building is capable of withstanding additional storey and this load has already been accounted for in the original design of the building.
5	In case the original Design Structural Engineer is not available then it will be verified by the design consultants registered with PEC/PCATP.
6	<p>Mezzanine and lofts: Mezzanine and lofts are allowed with maximum 18'-0", the minimum height of rooms in mezzanines and loft shall conform to the height applicable to the buildings in which they are been provided with the exception of shops where the height may be reduced to seven feet six inches provided that: -</p> <ul style="list-style-type: none"> i No mezzanine or loft shall be permitted in shops/commercial having a height of less than 18'0". ii The total mezzanine or loft area in any shop/commercial shall not exceed one-third of the total floor area of shop: iii The underside of every mezzanine or loft shall not be less than 8 feet above the floor of shop/commercial: iv In no case shall a mezzanine or loft be permitted within 6 feet from the front wall of shop / commercial: v Every such mezzanine or loft shall be accessible by a ladder or a staircase of non-inflammable material and located inside the shop/commercial: <p>Mezzanine or loft having area more than 1/3rd will be counted in FAR.</p>

NOTE:

1. Owners of all buildings who have availed enhanced FAR / number of storeys will be subject to charges as determined by the Authority from time to time.
2. The same parameters shall be applicable to all markets / commercial plots of Private Housing schemes approved by PDA.

5.14. ADVERTISEMENT

- i. Display of neon signs, advertisements, etc., shall be permissible in the jurisdiction of PDA subject to the approval of the Building Control Agency (BCA). The Agency shall charge necessary fee for each sign/advertisement board at the rate and in a manner as fixed from time to time.
- ii. Any commercial use/ commercial signage / billboards etc. of roof-top shall be subject to prior approval of the Building Control Agency.

5.15 FRUIT & VEGETABLES MARKET

i.	The Maximum number of storeys allowed is Basement + Ground + 2
ii.	If there is no provision of basement in the allotment letter then it will be allowed upon submission of payments/charges as notified through Gazette notification by PDA.
iii.	Basement will be counted in FAR.
iv.	Maximum FAR 1:2
v.	Provision of allied facilities and car parking as per requirements

5.16 HOTELS / MOTELS SITES TYPE 1: PLOTS LESS THEN 5 KANALS

i.	F.A.R=1:5
ii.	Number of Storeys = Flexible remaining within limit defined by Civil Aviation Authority or 1.5 Height determine by width of the street + Setback.
iii.	Ground coverage = 55%.
iv.	Minimum MOS Front = 25 feet Sides = 10 feet Rear = 10 feet
v.	Basement will be counted in FAR, If not used for car parking.

5.17 TYPE 2: PLOTS 5 KANALS AND ABOVE

i.	F.A.R=1:6
ii.	Number of Storeys = Flexible remaining within limit defined by Civil Aviation Authority or Height determine by 1.5 width of the street + Setback.
iii.	Ground coverage = 50 %.
iv.	MOS Front = 40 feet Sides = 15 feet Rear = 20 feet
v.	Basement will be counted in FAR, If not used for car parking.

Note: Development shall be in accordance with the layout plan and terms and conditions of allotment.

5.18 PETROL PUMP/CNG STATION

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

- All structures shall be single storey.
- Turning angle for Entry / Exit points from the adjoining road shall be less than 45 degrees.
- Access shall be limited to only one exit and one entry.
- The minimum requirements will be as follows:

Maximum Ground Coverage	25 % of the total plot area including Tuck Shop / Snack & Coffee shop, Prayer area, Tyre Shop/ Service Station, Machine room, Office & Public Wash rooms (male & female) excluding canopy for filling points.
Maximum No of storey	02
Minimum MOS	Front=20'-0 Sides=5'-0 Rear=5'-0
Public & Disabled Toilet	Minimum 02 Nos. must be provided

5.19 SITE REQUIREMENT FOR PETROL PUMP &CNG

Pump	Min. Area	Min. ROW	Min. Plot Frontage
Petrol	2 Kanal	70'	70'
CNG	2 Kanal	70'	60'

All requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies shall be complied with by the builder. Permission under land use rules will be compulsory.

Note: In case of unavoidable circumstances by relaxing MOS, maximum Ground coverage may be relaxed up to 10 %, @Rs.2500/sft or as per notified rate, Subject to OGRA regulations.

5.20 MARRIAGE HALL/WEDDING HALL/MARQUEES/EVENT HALL ETC.

S.No	Description	
1.	Minimum Area Requirement/Plot size	60 Marla
2.	Maximum Ground Coverage	50%
3.	Maximum Number of Storeys	02
4.	Floor Area Ratio (F.A.R) maximum	1:1
5.	Minimum MOS	Front: 30 ft. Sides: 10 ft. Rear: 10 ft.
6.	Parking	One car Parking shall be provided for each 500 Sq. ft. of Gross Covered Area.
7.	Basement	Shall be allowed for Car Parking only.
8.	Minimum Frontage	50 ft.
9.	Minimum Access Road	50 ft.
10.	Fire and safety standards as per Building Code of Pakistan (Fire Safety Provisions 2016)	
11.	Structural design to be prepared & vetted by licensed professional engineer in accordance with applicable Building Code.	
12.	Where Sewerage network is not available, provision of a compact Sewage Treatment Plant, for disposal of sewage shall be made or fully sealed septic tanks which shall be mechanically drained through flushing unit.	
13.	In the case where the setback is provided as per rules, then the front MOS may not be considered on ring road, GT road etc.	

1. The owners/ operators of existing marriage halls / marquees will be advised to get their buildings/marquees regularized, if not approved under the repealed regulations.
2. Following procedure for approval of marriage / event halls and marquees is proposed:
 - I. Land use Conversion/ Planning Permission
 - II. Approval of Building Plans
 - III. Completion Certificate

5.21 LAND USE CONVERSION/ PLANNING PERMISSION

On completion of the following formalities, planning permission would be granted

- i. Application with Scrutiny Fee
- ii. Applicant CNIC
- iii. Company Registration in case of company
- iv. Land ownership documents i.e. Fard (Naqal register haqdar-e-Zameen), Aks, NEC, Sale Agreement, Lease etc.
- v. Site Plan.
- vi. The payment of Land Use Conversion Charges, Development Charges, Regularization Charges (where applicable), Access Charges as per schedule at Annex-A.

5.22 APPROVAL OF BUILDING PLANS

- a. Submission of application in one widow
- b. Form-01, Form-02, Form-03.
- c. Planning Permission
- d. Architectural, Structural & fire Safety Drawings, plumbing drawings duly signed by licensed Architects and Engineers.
- e. Indemnity Bond
- f. Completion Certificate would be obtained by the applicant from BCA PDA after completion of the building.

The operators of marquees/marriage halls who do not apply for regularization procedure as elaborated above shall be proceeded against under the provisions of these regulations.

SCHEDULE OF FEES/ CHARGES

S. No.	Type	Rate	Remarks
1	Scrutiny Fee	Rs. 400,000/-	One time non-refundable
2	Land use conversion charges including development charges for marquees and marriage halls	Rs. 3000/- per square yard of the total site area.	One time non-refundable
3	Regularization Charges	Rs. 150/- per sq feet of total covered area	One time non-refundable
4	Access charges	Rs. 50,000/ per month	Payable in advance for first five years
5	Penalty for delay in bringing existing structures in conformity to approved building plans	Rs.500,000/- plus Rs.5000/- per day	

Note: The above said fees/charges/penalties would be subject to enhancement at the rate of 15% after every three years.

CHAPTER 6

BUILDING BYE-LAWS OF PUBLIC UTILITIES PLOTS.

6.1 BYE-LAWS FOR SCHOOLS PLOTS (APPROVED SCHMES/OUTSIDE AREA)

S.No	Description	Method
1.	Maximum No. of storeys	Basement + Ground + 2
2.	Maximum FAR	1:2
3.	Maximum Ground coverage	55%
4.	MOS.	Front = 20 Feet Sides = 16 feet Rear = 16 feet
5.	Basement	Within the plot area leaving 16'MOS all around from the plot and will be meant for parking/classrooms. Basement will be counted in FAR, If not used for car parking.
6.	Allied facilities	Pick and Drop lane, Emergency Exit gate shall be provided.

6.2 BYE-LAWS FOR COLLEGES AND UNIVERSITY PLOTS (APPROVED SCHMES/OUTSIDE AREA)

S.No	Description	Method
1.	Maximum No. of storeys	Basement + Ground + 5
2.	Maximum FAR	1:2.5
3.	Maximum Ground coverage	50%
4.	MOS.	Front = 50 feet Sides = 16 feet Rear = 16 feet
5.	Basement	Within the plot area leaving 16'MOS all around from the plot and will be meant for parking only. Basement will be counted in FAR, If not used for car parking.
6.	Allied facilities	Pick and Drop lane, Emergency Exit gate shall be provided.

6.3 MASJID (APPROVED SCHMES/OUTSIDE AREA)

Maximum Ground Coverage	80%
Uses	For religious purpose only
Maximum storey	Basement + Ground + Mezzanine/First floor
Ablution area Public and Disabled toilets	Must be provided
MOS in the Plots of above 02 Kanal	Front = 10 feet Minimum Sides = 05 feet Minimum Rear = 05 feet Minimum
MOS in the Plots of above 04 Kanal Maximum Ground Coverage =60%	Front = 15 feet Minimum Sides = 05 feet Minimum Rear = 05 feet Minimum

6.1 HOSPITALS (APPROVED SCHMES/OUTSIDE AREA)

Hospital buildings shall be allowed on plots allotted for the purpose in various designated areas or Otherwise. The maximum permissible Floor Area Ratio (FAR), maximum height, maximum number of story's, minimum or maximum number of in-patient-beds and type of development shall be in accordance with the layout plan and terms and conditions of allotment. Unless otherwise specified in the allotment letter, following minimum standards shall be followed:

6.2. B.H. U AND CLINICS:

Minimum size of plot 1-Kanal	
Compulsory Open Spaces:	5'-0" open space all around
Ground Coverage of plot	60%
Plot floor area ratio	1:2
Maximum Storeys:	Basement, Ground + First floor and 2 nd Floor

6.3 HOSPITAL:

Minimum size of plot 4-Kanal	
Compulsory Open Spaces:	Front Minimum = 30 feet Back Minimum = 16 feet Both Sides Minimum = 10 feet
Ground Coverage of plot	55%
Plot floor area ratio	1:6
Maximum Storeys:	Basement + 10-floors
Subject to condition of provision of Car Parking space at rate of 1-car space for every 1000 sft of covered area the Building. Height will be determined as per CAA rules or allotment terms & condition.	

6.4 BASEMENTS:

- i. Basements under the plot area shall be allowed without counting its area into FAR, provided that, its use is restricted to provision of mechanical plant room, kitchen (with mechanical disposal system), storage and car parking. In case of any permissible commercial or public use in the basement, the area put under such use shall be counted into FAR.
- ii. No services other than a kitchen (With mechanical disposal system) shall be allowed in the basements.
- iii. In case of basement becomes exposed from rear or sides due to ground conditions, opening of such basement from exposed side for normal use may be allowed by the Authority in the manner.

6.5 FENCE / COMPOUND WALL:

No solid compound wall shall be permitted. Only a see-through fence would be allowed to define the property lines.

6.6 WHO STANDARDS:

Minimum standards laid down by the World Health Organization (WHO) pertaining to general requirements of hospital planning, including the minimum space standards for various facilities in a particular type of hospital shall be strictly met with.

6.7 DISPOSAL OF GARBAGE AND SOLID WASTE:

It shall be mandatory to make necessary arrangements for collection and disposal of solid waste after its proper treatment as prescribed by the Khyber Pakhtunkhwa Environmental Protection Act, 2014 (Khyber Pakhtunkhwa Act No. XXXVIII of 2014) and Rules made thereunder.

CHAPTER 07**REQUIREMENTS OF DESIGN VETTING COMMITTEE (D.V.C)****7.1 REQUIREMENT OF D.V.C.**

Presentation for the Design Vetting Committee (DVC) should be given by the design Architect himself or his/her representative (Architect). Those cases will be included in DVC, whose Clearance Certificate has been issued by BCA PDA on the prescribed format. The followings should be provided for the presentation.

7.2 PART-1 BASIC PRESENTATION REQUIREMENTS.

The following are the basic minimum requirements:

A multimedia presentation of the design including the slides for Architectural concepts (plans, Sections and Elevation), 3-D visualization, firefighting arrangements, bye laws analysis (FAR MOS etc.) and any other important aspects may be arranged as under:

- i. 8 copies of presentation at A-3 size.
- ii. Key plan, showing the location of the site, land marks/natural features.
- iii. Site plan, showing/having the following:
 - a. Size and dimensions of plot,
 - b. North sign,
 - c. Natural features around the plot,
 - d. Surrounding features / buildings, their connections etc.,
 - e. Surrounding roads / foot paths / links etc.,
 - f. Surrounding service connections.
 - g. Photographs showing the site;
 - h. Photographs of all sides from the site.

NOTE:

- i. Photographs to be fixed on a sheet with marked reference from the site plan. Soft copy of complete presentation on CD/USB/MULTIMEDIA along with perspective views must be submitted.
- ii. DVC scope is to examine façade and overall design according to modern standards and esthetics only, DVC minutes of meeting don't mean sanction of plan. Building plan will be scrutinized as per building bylaws and formal approval will be granted in commercial cases by commercial committee after fulfillment of all codal formalities.
- iii. The buildings which fall in the category of high-rise, megaprojects, skyscrapers and special nature will be referred to DVC only. All other commercial cases will be referred to commercial building plan approval committee.

7.3 COMMERCIAL BUILDING PLAN SCRUTINY/APPROVAL COMMITTEE.

The commercial building plan approval committee constituted hereunder shall be responsible for scrutiny and approval of all commercial case submitted to BCA PDA in light of building regulations.

The building plan approval committee shall constitute of the following:

1. Additional Director General (Housing) PDA	Chairman
2. Director (BCA), PDA (Concern)	Member/Secretary
3. Director Building PDA	Member
4. Deputy Director (Commercial) BCA, PDA	Member
5. Deputy Director (HST), PDA	Member
6. Deputy Director (P&D), PDA	Member
7. Deputy Director (Traffic Management), PDA	Member
8. Assistant Director (Concern)	Member
9. Patwari & Chief Draftsman} will Assist the Committee	

7.4 TORS OF COMMERCIAL COMMITTEE

- i. The committee shall hold a pre map approval meeting of all building plans which will be discussed in the upcoming committee meeting.
- ii. The meeting shall be arranged through proper intimation to all members in writing by the chairman /Director of the committee.
- iii. The Deputy Director commercial of the committee shall be responsible for the preparation of the meeting minutes.
- iv. The commercial committee shall inform all owners who have submitted their plans in the meeting regarding approval/any discrepancies or rejection in writing.
- v. In case of unavailability of ADG (H) Director BCA shall be the chairman of the committee.

7.5 PART-II. OTHER DRAWINGS REQUIREMENTS.

The following ‘Schematic plans’/Diagram Sheets must be provided, other than the above:

1	<p>SCHEMATIC WATER SUPPLY, SEWERAGE AND DRAINAGE.</p> <p>Plumbing plan showing (a) Ducts (b) External Connection points to plumbing mains:</p> <ol style="list-style-type: none"> (a) Engage services of a qualified public health and structural engineer, registered with Pakistan Engineering Council, for the preparation of detailed design and specifications of water supply, sewerage and drainage systems including rain water harvesting; (b) Ensure that the design and specifications are in accordance with law, rules, master plan and guidelines of the agency responsible for the approval; and (c) The owner shall, in areas where public trunk sewer does not exist, abide by the requirements of an agency maintaining a sewerage system and shall ensure disposal of sewage to the satisfaction of the agency. (d) The owner at his cost shall connect sewerage and drainage system of the building to a public trunk sewer wherever available subject to approval of an agency maintaining a sewerage. (e) Detailed designs and specifications of water supply, sewerage and drainage system (including rain water harvesting); (f) number of overhead tanks, capacity, design, structure design and design calculation details along with structural stability; (g) design for ultimate disposal of the sewage; (h) location of septic or soakage well, where disposal is not available.
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2	<p>SCHEMATIC ELECTRICAL LAYOUT DESIGN.</p> <p>Electrical plan showing (a) Main Electrical wire routes/ducts (b) External Electrical connection point(s). (c) Space for electrical meters and electrical panels:</p> <p>(a) prepare design and specification of electricity which shall be designed through the most energy efficient ways as may be specified by approving authority, agency and Building Code of Pakistan (Energy Provision 2013):</p> <p>(b) Install or provide energy efficient lights for building as may be specified by approving authority, agency or department at the time of approval.</p>
3	<p>SCHEMATIC FIREFIGHTING AND SAFETY DESIGN.</p> <p>(a). Prepare design and specification of fire safety plan which shall be designed as may be specified by approving authority, agency and Building Code of Pakistan (Fire Safety Provision).</p> <p>(b). Firefighting plan showing (a) Firefighting routes/ fire detection points (b) proposed firefighting system (c) list of firefighting equipments (d) safety & rescue plan.</p> <p>(c). Firefighting drawings shall be shared with Rescue 1122 for record. There inputs/comments on emergency plans if any, shall be incorporated and executed in the construction phase. Rescue 1122 holds right to conduct mock exercise in the building, if required.</p>
4	<p>SCHEMATIC PARKING DESIGN.</p> <p>Parking plan may be shown as per rules for commercial / other buildings respectively, as the case may be, of the covered area. This may be shown/ provided separately at suitable plan for in-house staff as well as for visitors. Ramp gradients and turning radius and relevant Standard 'etc. should be mentioned on the plan.</p>
5	<p>GREEN ARCHITECTURE.</p> <p>Green Architecture design features to be used and shown. Suitable details may be shown.</p>
6	<p>SCHEMATIC SUI-GAS LAYOUT DESIGN. (IF APPLICABLE).</p> <p>Sui-gas plan showing (a) main routes/ open ducts (b) space(s) for gas meters.</p>
7	<p>SCHEMATIC HVAC DESIGN. (IF APPLICABLE).</p> <p>(a) Proper spaces central A/C System i.e. Chillers, Mechanical Room, Air Handling units etc. (b) proper spaces for external units of split system A/Cs.</p>

8	SCHEMATIC LANDSCAPE DESIGN. (IF APPLICABLE). Suitable landscape design according to the design.
9	FACILITIES FOR SPECIAL PERSONS. Facilities for special persons should be shown, such as ramp(s), washroom(s), parking and other facilities for special persons/disables. (Note: It may be incorporated on Ground Floor drawing).
10	RAIN WATER HARVESTING. Location of rain water harvesting tank(s) / well as, should be shown. (Note: It may be incorporated on ground floor drawings).
11	PRIVACY OF NEARBY AND SORROUNDING AREA & PROPER DAY LIGHTING & NATURAL VENTILATION Design of window in building should be providing keeping the privacy of the surrounding building.
12	WINDOW FACING TOWARD AIRPORT Special attention in design of building in areas surrounding airport in jurisdiction of this authority. Windows/glazing may not face towards airport and other security buildings for security reasons and therefore may not be allowed.
13	BUILDING ENERGY PLAN (a). Building shall be designed according to ECBC-2023. (b). Commercial building shall submit the energy plan outlining the building annual energy use. A breakdown of major energy loads and a plan to reduce energy consumption .

NOTE: DVC scope is to examine façade and overall design according to modern standards and aesthetics only. DVC minutes of the meeting don't mean sanction/approval of building plans. Building plans will be examined in the light of prevailing building bye-laws and formal approval will be issued after fulfillment of all codal formalities accordingly.

7.6 APPROVAL OF PLAN (COMMERCIAL)

- a) For approval of commercial building plan, the case will be processed as below:
- Allotment letter, CNIC, Fresh Fard, Aksi Shajara, Registry and mutation (Commercial) etc.
 - Four prints on A-2 size of Architecture drawing duly signed and stamped by the owner and Designing / Supervising Architect, clearing showing the details as per bye laws and as per approved planning parameters/ allotment/ DVC observations.

- iii. Four prints on A-3 size of structure drawings along with design calculations, soundness and stability certificate duly signed and stamped by licensed Engineer and vetted by licensed Engineer /consultant of PEC along with certificate.
- iv. Soil investigation report duly vetted by Pakistan Engineering Council Consultant/ Engineer.
- v. Certificate from the Design Engineer soundness stability of the proposed structure and indemnifying PDA from any responsibility for any detrimental effect, as per approved specimens, Vetting Engineer and Indemnity Bonds from the allottee(s)/Developer(s) regarding soundness and stability of the buildings and indemnifying PDA from any responsibility for any detrimental effect, as per specimens.
- vi. Four prints of A-3 size of Mechanical, Electrical and plumbing,
- vii. No objection certificate from Environmental Protection Agency where required.
- viii. Four prints of A-3 size of Firefighting drawings in accordance with the PDA building standards and fire prevention and LIFE SAFETY CODE 2016 along with indemnity bond and undertaking from owner on stamp paper (as per specimen).
- ix. Possession certificate from estate management PDA where applicable.
- x. Name of contractor & Architect & Civil Engineer employed for execution of the project with valid registration certificate with Pakistan Council of Architect & Town Planning (PCATP) & Pakistan Engineering Council (PEC) should be submitted at the time of approval.
- xi. Scrutiny fee as per notified prevailing rates.
- xii. Height NOC as per civil aviation rules where applicable.
- xiii. Right of way NOC (ROW) for project on main university road & Ring road or any other roads notified by the Govt. Setback/building lines on these roads shall be provided as per the notifications.
- xiv. Indemnity bond from owner as per specimen.

xv. Irrigation NOC according to River Protection ordinance 2002 of KPK where applicable.

xvi. Emergency exits in case of multistory building and public buildings.

xvii. ECBC- 2023 Compliance certificate (attested copies)

xviii. All NOC, s notified from time to time.

**b OCCUPANCY PERMIT/COMPLETION CERTIFICATE
(COMMERCIAL PREMISES)**

i Before any building is occupied, after construction in PDA jurisdiction, this is mandatory to obtain Completion Certificate / Permission to Occupy.

ii Notice of Completion, Form 03 shall be signed by the owner and submitted for BCA Directorate, (for non-residential buildings) in Folder-I, along with Completion Drawings (As Built Drawings + Firefighting drawings along with requisite certificates) shall be signed by the Architect and PEC enlisted Consultant accordingly and submitted for BCA in Folder-I, and the same to be submitted at the One Window Operation (OWO) of PDA.

iii Two (02) sets of Completion Drawings (i.e. one each for Office copy, Owner copy) along with other documents in the following manner, may be submitted.

(A) FOLDER – I (To be submitted for B.C.A.)

S/No	Documents / Copies / Drawings	Remarks
01	Form 04	Original
02	Form 05	Attested Copy
03	Completion Drawings, Firefighting drawings (As Built Drawings).	Original - 3 sets
04	Allotment Letter / Transfer Letter.	Attested Copy
05	Possession Certificate.	Attested Copy
06	Contour Plan (if applicable).	Attested Copy
07	Letter of sub-division (if applicable).	Attested Copy
08	Letter of acceptance of attorney issued by PDA (if applicable).	Attested Copy
09	Owner / Attorney's National Identity Card.	Attested Copy
10	Plinth level Certificate issued by the concerned wing PDA.	Original

11	Site Plan for non-residential plots/buildings (if applicable).	Attested Copy
12	Soil Investigation Report (if applicable).	Attested Copy
13	Pay Order / Bank Draft of scrutiny fee.	Attested Copy
14	Fire Fighting plans, along with Certificate from Pakistan Engineering Council Registered Consultant in accordance with Fire & Safety Code-2016	Original
15	NOC from WSSP, W&S PDA in High-rise/Skyscraper buildings	Original
16	Construction stages Certificate from licensed Architect, licensed Engineer, Vetting Consultant certificate regarding soundness & stability of the structure, MEP Certificates.	Original
17	ECBC-2023 Compliance Certificate	Original
18	Any other document may be necessary.	

- iv A pay order of scrutiny fee shall be attached with the forms. The scrutiny fee shall be calculated as per the Annexure-A.
- v Folder-I shall be submitted to Building Control Section (BCA along with completion plans/drawings (four sets) through OWO, PDA. Building Control Section on receipt of above shall issue a letter to the owner requesting for the site inspection.
- vi A set, containing all necessary forms may be obtained from One Window Operation (OWO) counter.
- vii Estate Management Directorates shall forward NOC to Building Control Section. BCA shall carry out necessary site visit and scrutiny and informs in writing to the concerned architect and the owner on their given addresses, regarding observations, if any.
- viii Actual construction shall be verified according to the completion plan (As Built Drawings) and following items shall particularly be checked;
- (i) Building Verification Certificates (Form-06).
- (ii) Maximum Plinth Level from front road (average) level.
- (iii) Height of Ramp.

- (iv) Drainage Grating at Gate Level.
 - (v) SEWERAGE connection to PDA sewer mains and proper mechanical system in case of basements.
 - (vi) STORM WATER D-RAINAGE connection to PDA drainage mains.
 - (vii) Mandatory MOS.
 - (viii) Total Covered Area.
 - (ix) Emergency Exits, if applicable.
 - (x) Fire Fighting Arrangements for all buildings where required.
 - (xi) Additional water tanks for Rainwater Harvesting / emergency use.
- ix In case, no change is there from the approved plan and/or according to the Bye laws and after receiving the necessary scrutiny fee etc., the concerned Deputy Director Building Control Section shall issue completion certificate, if all other requirements are met on the part of owner/allottee.
- x At the time of completion all firefighting equipment, pumps, alarms, detectors, sprinklers, emergency stairs, signage, public address system, dedicated water tanks for firefighting as approved or required in Building Code of Pakistan (Fire Safety Provision-2016), should be installed in proper and working way.

7.8 PROCEDURE FOR SEEKING NOC FROM BCA FOR TRANSFER / LEASE / FAMILY/MORTGAGE /LEGAL HEIRSHIP

- 7.8.1 All application in connection with transfer of properties shall be received at one window operation Directorate as per procedure and rules/procedure in vogue.
- 7.8.2 One Window Directorate shall forward such applications to Building Control Section (BCA), for issuance NOCs.
- 7.8.3 The Building Control Section will conduct the survey measurement of the property and submit its NOC/Report back to One Window Directorate. This report /NOC shall contain the actual covered area and plot size of property for the assessment of property tax and water charges duly endorsed / signed by the concerned officer not below BPS 17.

7.8.4 NOC will be processed for all buildings.

- (i) Whose completion certificate were issued by Authority or in process.
- (ii) No violation exists at site.
- (iii) Building under conforming use.
- (iv) Photographs of building clearly showing MOS and top roof are provided.

7.9 GENERAL

a. SERVICES AREAS

Services areas such as MEP ducts / floors, HVAC, lift shafts, emergency stairs will not be counted towards FAR. In case MEP floor is proposed then a bank guarantee equivalent to the charges of floor(s) with reasonable validity will be submitted with the Authority. This bank guarantee shall be released after completion of building at the time of issuance of completion certificate after receipt of satisfactory report regarding installation of MEP equipment.

b. CIRCULATION AREAS

For various types of buildings following percentages of circulations areas will be deducted from permissible FAR:

- | | |
|--|-----|
| 1. For commercial buildings with more than 10 floors | 05% |
| 2. For public / institutional buildings | 10% |
| 3. For Hotels /Motels / Hospitals | 20% |

These will be applicable to plots measuring more than 4 Kanal.

c. PARKING FLOORS

Parking floors above ground will be allowed to cater for requirement of parking subject to that the minimum clear height will not less 8'-6" and not more than 10'-0". Area of such floor(s) and means of approach shall not be counted into permissible FAR, a bank guarantee equivalent to the charges of floor(s) with reasonable validity will be submitted with the Authority. This bank guarantee shall be released after completion of building at the time of issuance of completion certificate after receipt of satisfactory report regarding construction of parking floor.

7.9 INSTRUCTIONS / GUIDELINES

- (a) The plot owners/the architects/contractor are advised to start construction only after the plans have been formally approved by the BCA PDA, it is worth mentioning here that, after principle approval, the owner is required to submit all requisite documents, drawings for formal approval of building plans, starting of construction without approval is a serious violation, subject to penalty and/ or removal of unauthorized construction. They shall also ensure construction is being carried out within the allotted property lines leaving the mandatory minimum required compulsory open Spaces (MOS) and the plinth levels have been kept in accordance with the approved plans/bye-laws of the Authority.
- (b) Hiring of consultancy services of proper professionals (Architects & Structural Engineers) for preparation of plans and supervision of construction work will minimize chances of building violations due to ignorance of rules. The licensed Architects are supposed to provide necessary assistance to the plot owners in obtaining all necessary approvals from PDA. Besides they can provide necessary technical advice to economize the construction, safety of the buildings, and to plan comfortable and aesthetically good-looking spaces and external facades.
- (c) Driveways/ ramp, at gate level, shall be followed as approved by Authority.
- (d) Grating, for drainage, must be provided at the gate(s) level(s).
- (e) Make sure that mandatory MOS have been left clear when the layout is being done.
- (f) Approved plan shall be followed strictly; in case any change is desired revised plan shall be got approved from the Authority.
- (g) If basement is being constructed on the plot, please make sure that proper water proofing has been done, and all necessary precautions have been taken for safety of adjacent structures, if any.
- (h) Sewerage and storm water drainage lines shall be laid separately and connected to respective mains.

- (i) In case of any complaints regarding approval of plans or issuance of completion certificate, the matter shall be brought into the notice of the concerned Director/Deputy Director, Building Control Agency PDA.
- (j) It is responsibility of owner for carrying out construction of Building having more than 5 (five) storeys or having the area of more than 20000 Sft, to engage Pakistan Engineering Council enlisted Contractor in relevant category for execution of work. The construction work will be supervised by the registered Architectural Firm/Architect and civil work will be monitored by PEC Consultant/Engineer.
- (k) It is responsibility of owner to cordon off construction site with proper fence / MS sheet to avoid any untoward incident.
- (l) Insurance of working staff should be done under intimation to Authority.
- (m) For establishment of Site office, labour camp owner will seek permission from BCA for specific construction period.
- (n) NOC from Environmental Protection Agency Govt of Khyber-Pakhtunkhwa rules and regulations.
- (o) In no case approval for excavation of plot will be granted before its formal approval from Authority.
- (p) The Architect, Engineer must inform Authority in written in case of disconnection of service from the project.
- (q) Owners, Contractors/Engineer are bound to minimize noise and air pollution.
- (r) Copy of approved plans along with letter must be present at site during the construction.

7.10 SPACE AND SAFETY REQUIREMENTS:

EXTERNAL BUILDING REQUIREMENTS

7.10.1 RIGHT OF WAY

The minimum right of way for all roads in the jurisdiction of PDA as notified.

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

7.10.2 BUILDINGS OF PUBLIC ASSEMBLY

In case of buildings of public assembly special space provisions under the relevant laws, if any, shall be applicable in addition to the provisions of these regulations.

7.10.3 BUILDING ELEVATION

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

7.10.4 BOUNDARY WALL

The plan for construction of gate and Boundary wall in the approved housing schemes and in the jurisdiction of PDA, shall be got approved from the BCA, provided no Boundary wall where permitted should exceed 7ft (2.13m) in height measure from the plinth level & no structural plan road or any access to adjoining abadies is blocked.

7.11 MISCELLANEOUS**i. ENCLOSURE OF PLOT**

A plot shall be enclosed by walls and / or fences in such a manner that the height of enclosure (boundary wall) shall not exceed 7'-0" from the plinth level. It may either be a solid wall, or up to one foot it shall consist of solid masonry and the remaining portion may be of light material such as fence etc. The height of the enclosure shall not be less than 3'-0" in any case.

ii. RAINWATER HARVESTING

Rainwater harvesting shall be mandatory where buildings to be constructed in future. Overhead and underground water tanks of approved design and capacity shall be constructed in this regard. Captured rain water may be utilized for all purposes other than drinking purposes. Every house / building shall require to construct a storage tank of the capacity, as described below;

Sr. No	Size of Plot	Capacity of Storage Tanks (Gallons)
1.	05-6.9 Marla (optional)	300
2.	7.0-09 Marla (optional)	450
3.	10-Marla	500
4.	10.1-15-Marla	600
5.	15.1marla-less than 1-Kanal	800
6.	1-Kanal	1000
7.	1.1-Kanal-2-Kanal	1700
8.	2.1-Kanal-3-Kanal	2500
9.	3.1-Kanal-4-Kanal	3400
10.	4.1-Kanal-5-Kanal	4000
11.	5.1-Kanal-6-Kanal	5000
12.	6.1-Kanal-7-Kanal	6000
13.	7.1-Kanal-8-Kanal and above	6800

iii. UNDERGROUND WATER TANKS

Construction of all underground water tank must be leak roof.

iv. HEIGHT OF WATER TANKS / STRUCTURES

Height of over-head water tank, parapet wall, lift room, etc. shall not be taken into account while calculating the overall height of a building.

Note: any structure above Mumty level shall not be allowed at any cases.

v. NUMBER OF RESIDENTIAL UNITS

Maximum number of dwelling houses / residential units allowed within permissible F.A.R / covered area on residential plot.

- i. Plot size less than 10 Marla One unit.
- ii. Plot size 10 Marla and above Two units

vi. EXCESS COVERED AREA

Any excess covered area beyond the permissible limit, shall be demolished.

vii. AREA OF SUPPORTED PROJECTIONS

Area of supported projections on decorative columns or other architectural elements shall not be counted into FAR provided the projections are otherwise within the prescribed limits and the decorative columns do not fall within the MOS.

viii. COMMON WALL

Common wall shall not be allowed. However, where an owner has constructed a wall on his plot, the owner of the adjoining plot may not construct wall on his plot but shall not make any use of that wall so constructed on the plot, mentioned above, without the written consent of the owner of that plot which shall be filed with the Authority.

ix. SEPTIC TANK

Septic tank in plot shall be constructed in such a manner which do not disturb the underground water quality.

x. SOAKAGE PIT

No plot shall be provided with a soakage pit of any kind whatsoever.

xi. POOLS

Swimming and decorative pools and fountains may be constructed with the prior permission of the BCA PDA, subject to availability of water.

7.12 HORTICULTURAL WORK

- i. Every owner of a plot is encouraged to plant, protect, maintain and grow trees in accordance with the following standards:

S/No.	Plot Frontage	Number of Trees
01	Up to 29 ft.	1 tree (specified by Horticulture Directorate)
02	30 to 50 ft	2 trees (specified by Horticulture Directorate)
03	51 to 70 ft.	3 trees (specified by Horticulture Directorate)
04	71 to 90 ft.	4 trees (specified by Horticulture Directorate)
05	Above 90 ft.	4 trees (specified by Horticulture Directorate)

- ii. Trees planted in accordance with these Regulations shall be confined to green belt prescribed along the public street.
- iii. Every owner / occupant of the plot is encouraged to plant, protect, maintain and grow creeper / shrubs (Bougainvillea, Yellow Jasmine etc.) on front/ roadside wall(s) not more than 2.5 feet in width or any plant prescribed by the Horticulture Directorate of the Authority.
- iv. No tree shall be cut without the permission of the Authority.

7.13 SAFETY AND STABILITY OF ADJACENT BUILDINGS

No excavation or earth work or demolition of a building which is likely to effect the safety and stability of any building on adjacent plot shall be started or continued unless adequate steps are taken by the owner and engineer/architect supervising the building before or during the work to prevent the collapse of any adjacent building or fall of any part of it or any soil. A written request by the owner & architect and permission from the Authority shall be required or NOC from the owner(s) of adjacent building shall be obtained, if necessary, in this regard, be submitted to the Authority.

7.14 MAXIMUM PLINTH LEVEL

The plinth level of any building shall not be more than 3'-0" for plots of terraced/attached dwelling houses and 5'-0" for others with reference to mean level of front road / street. In case the site conditions call for higher plinth levels, prior approval of the Authority for the same shall be mandatory. If plinth level exceeds the above limit, that floor will be considered as ground floor. It means one storey will be less in that case.

7.15 PROVISION FOR SPECIAL PERSONS

Following facilities shall be provided in all Public and Commercial buildings for the special persons. .

- (a) Minimum one toilet in all commercial, public buildings and plots for apartment / flats buildings. Such toilet shall be of size which can accommodate a person on wheel chair. That toilet shall be equipped with special fixtures.
- (b) Minimum one lift in all Commercial Buildings, Public Buildings and Residential Apartment Buildings of more than 3 storeys. Such lift shall be of size which can accommodate a wheel chair.
- (c) Ramps from foot path level to entrance of the building for easy accessibility through wheel chair shall be mandatory for all buildings other than dwelling houses.
- (d) any other permission/requirement as recommended by Design Vetting Committee (DVC).

7.16 SAFETY AGAINST EARTHQUAKES

Provisions of PAKISTAN BUILDING CODE shall be followed.

a) SAFETY AGALNST HAZARDS

Provisions of PAKISTAN BUILDING CODE Fire Safety Provisions shall be followed. All drawings & certification for Fire Safety Provisions Shall be in accordance with these codes. Certification of installed Fire Safety equipments shall be obtained from relevant Authority on yearly basis and will be posted in the building.

7.17 COMPENSATION

No compensation be payable to an owner of building in cases where action is taken by or on behalf of the Authority.

7.18 UNDERGROUND WATER

No person shall exploit underground water except to the extent and in the manner as may, from time to time, be permitted by the Authority. Construction of all underground tanks must be leak proof.

7.19 NATURAL RESOURCES

No person shall remove or cause to be removed any stone, gravel, sand, clay, mineral or any other material from the plot except for use therein subject to payment of royalties (if any be payable) but without prejudice to the rights of any person or authority for the time being entitled thereto in accordance with any law for the time being in force.

7.20 APPEALS

- i. Any person aggrieved by a final order of an officer of the . Authority, may, if the order relates to rejection of an application for carrying out building works, within 15 days of such order, may prefer an appeal to the Director General PDA for approval from PDA Board.
- ii. Every memorandum of appeal shall be in writing and shall set forth concisely without any narrative or argument the grounds of appeal consecutively numbered and the memorandum shall be signed and verified by the appellant.
- iii. The appeal shall be presented to the Director General PDA.
- iv. No copy of the order appealed from need to be filed nor any fees shall be payable on the appeal.
- v. The Director General PDA may pass such orders in accordance with these regulations on the appeal as it may deem fit and the orders so passed shall be final and shall not be called. in question in any court.

7.21 RELAXATION

RELAXATION IN THE PROVISIONS OF THE BUILDING REGULATIONS:

- (1) The Special Power Committee constituted hereunder may, in special circumstances, relax any conditions of restrictions imposed under these regulations where it is satisfied that strict application of such conditions or restrictions are likely to cause undue hardship.
- (2) The Special Power Committee shall also have power to take appropriate decisions on all matters arising out of or incidental to these regulations, Including the power to interpret these regulations in doubtful cases and to decide matters not specifically covered by them.
- (3) The Special Power Committee shall consist of the following:

i.	Director, Building Control	Chairman.
ii.	Director, Town Planning	Member
iii.	Director Estate Management	Member
iv.	Deputy Director, Building Control	Member
- (4) Decisions of the Special Committee shall be taken by majority of votes.

CHAPTER 8

BUILDER'S OBLIGATIONS

8.1 OBLIGATIONS OF BUILDER AT CONSTRUCTION SITES

8.2 AIR POLLUTION

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

8.3 SITE HOARDINGS

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

8.4 WRITTEN PERMISSION FOR USE OF STREET

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

8.5 UTILITY DEPARTMENTS TO BE INFORMED FOR EXCAVATION OF PUBLIC STREET

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

8.6 UTILITY SERVICES NOT TO BE OBSTRUCTED

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

8.7 OBSTRUCTIONS TO BE LIT AND MARKED

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

8.8 REMOVAL OF OBSTRUCTIONS AND DEBRIS AFTER COMPLETION OF WORKS

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

8.10 TIMBERING

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

8.11 STABILITY OF ADJACENT BUILDINGS

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

8.12 FILLING OF EXCAVATED SITE.

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

8.13 LOADING EDGES OF EXCAVATION

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

8.14 PERMIT TO DEMOLISH BUILDING

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

8.14 SCAFFOLDS AND SHUTTERING

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

8.14 WORK ON SLOPING ROOFS

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

8.15 PRECAUTIONS FOR RAISING OR LOWERING LOADS

No chain, rope or lifting gear shall be used unless it is of good construction, sound material, adequate strength, suitable quality and free from any defect. A proper barrier shall enclose the areawhere a vertical hoist is used.

8.16 SECURITY OF LOADS

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

8.17 MAINTENANCE OF BUILDINGS

The owner of the buildings/plaza shall be responsible for the maintenance of Electrical/Mechanical installations, such as Elevators, Escalators, Mechanical Lifts, Air-Conditioning Plants, Air Handling unit, Ventilation Systems, Sprinkling System, Overhead Tank, Lighting System, Mechanical Parking Unit (if provided). The applicant shall provide an undertaking on stamp paper in this regard at the time of submission of building plans.

8.18 OBLIGATIONS OF DEVELOPMENT AUTHORITY

8.19 CANCELLATION OF PERMISSION

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

8.20POWER TO SEAL

The Building Control Agency after completing the codal formalities may seal the building or part thereof on any of the following grounds:

- i. If the building has become structurally dangerous.
- ii. If the building is in the process of illegal construction or has been illegally constructed.

- iii. If adequate firefighting arrangements have not been provided to the satisfaction of the fire-fighting department.
- iv. If the electricity network has become dangerous.
- v. If the facade of the building has deteriorated.
- vi. If the building is used in conflicting to the approved plan.

8.21 MAINTENANCE OF BUILDING

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

8.22 DANGEROUS OBSTRUCTIONS

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

8.23 DANGEROUS BUILDINGS

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

8.24 BUILDING INSPECTION DURING CONSTRUCTION

INSPECTION OF BUILDINGS

- i. The BCA may inspect such premises, without giving previous notice, through its authorized official / officer, at any time: -
- ii. Before approval of an application received under Building Regulations.
- iii. During execution of the building works.
- iv. Before and after the receipt of the notice of completion or request for the certificate of completion with respect to any such buildings inspect such premises without giving prior notice.
- v. All inspections carried out shall be duly recorded with dates and detailed observations in respective files with stamp and signatures.
- vi. All inspections carried out shall be duly recorded with dates and detailed observations in respective files with stamp and signatures.
- vii. The Authority may reschedule the interval for site inspections according to the availability of field staff as per sanctioned strength.
- viii. All inspections carried out shall be duly recorded with dates and detailed observations in respective files with stamp and signatures.

CHAPTER 09

FUNCTIONING OF BUILDING CONTROL DIRECTORATE PDA

CHARTER OF DUTIES.

FUNCTIONING OF BUILDING CONTROL DELEGATION OF POWERS

- i. Approval of Building plans.
- ii. Issuance of completion certificate.
- iii. Issuance of Height Clearance NOC.
- iv. Issuance of ROW NOC.
- v. Regulating Private Housing Societies in its jurisdictions.
- vi. Permission for Advertisement/billboards in PDA jurisdictions.
- vii. Issuance of Notices and NOCs regarding building violations and non-conforming use.

- viii. Issuance of Transfer NOC.
- ix. Permission for demolition of old buildings.
- x. Implementation of Building bylaws through patrolling, issuance of notices for violations and finally removal through Enforcement/Vigilance Directorate.
- xi. Detection of non-conforming cases and action against them as per procedure in vogue.

9.1 DIRECTOR:

The Director Building Control will perform the following duties:

- i Administrative head of Directorate and shall monitor the working of all sections for enforcement of building bylaws and to facilitate general public.
- ii Responsible and empowered to issue approval as per delegation of powers.
- iii Provide necessary advice, guidance and clarification to all sections in the light of enforced Building bylaws.
- iv Prepare and submit the cases to Authority for decision on major policy matters.
- v Attend the DAC/PAC meetings and ensure the compliance of the Audit directives.
- vi Internal adjustment of the BCA staff in consultation with Deputy Director concern.

9.2 DEPUTY DIRECTOR:

The Deputy Director shall act as head of his section and will perform the following duties:

- i. Administrative head of his section and shall monitor the working of Assistant Directors and Building Inspectors.
- ii. Responsible and empowered to issue approvals, completions and formal letters as per delegation of powers.
- iii. Responsible for timely disposal of cases received through One Window Operation.
- iv. Check all the cases finally before granting approval that these are in accordance with the building bylaws.
- v. Ensure that bylaws are being implemented and best efforts are being made to control of violation.
- vi. Co-ordinate with Vigilance Directorate to arrange an operation for removal of building violations on the recommendations of the Assistant Director and approval of Director BCA.
- vii. Establish liaison with the internal and external Audit for settlement of audit paras and implementation of the DAC/PAC directives.

9.3 ASSISTANT DIRECTOR:

Each Assistant Director (BCA) will be designated a specific area by the Deputy Director concerned. He will be responsible to check and monitor building activities in that area through proper patrolling for implementation of building bylaws. He will perform the following duties:

- i Responsible for final checking of the reports submitted by the Building Inspector with 100% site verification and shall also recommend the cases as per building bylaws/ procedures to Deputy Director for further processing.
- ii Authenticate and sign the para wise comments prepared in consultation with the Law Directorate/PDA Counsel, prior to submission in the court.
- iii Monitor the working of Building Inspectors under his control and shall forward the progress and violation reports to higher up on fortnightly basis.
- iv Responsible for timely disposal of cases received through One Window Operation.
- v Counter verify the survey and site visit reports of Building Inspectors regarding building violations and non-conforming use in the area against the building bylaws.
- vi Signing of approval and completion building plans and NOCs before final submission to the Deputy Director concerned after verifying report of the concerned Building Inspector.
- vii Co-ordinate with the Law Directorate/PDA Counsel in preparation of para-wise comments in Court Cases.
- viii Co-ordinate with Enforcement/Vigilance Directorate to arrange an operation for removal of building violations.
- ix Establish liaison with the internal and external Audit Authorities, shall maintain all the records and assist the Deputy Director in settlement of audit paras and implementation of the DAC/PAC directives.

9.4 DEMOLITION OFFICER

- i Fix time and date of demolition in consultation with Assistant Director Building Control Agency.
- ii Co-ordinate with concerned Police Force/station.
- iii Ensure safety of life and property during the course of demolition.
- iv To furnish monthly Progress Report to the Deputy Director Building Control Agency, on 1st of every month.
- v Co-ordinate with magistrate, if required at site, during the course of demolition.

9.5 BUILDING INSPECTOR:

Each Building Inspector will be designated a specific area by the Deputy Director concerned in consultation with Director BCA. He will be responsible to check and monitor building activities in that area through proper patrolling for implementation of building bylaws. He will perform the following duties:

- a. On site visit in his/her area of jurisdiction to be duly notified for physical verification with regard of issuance of NOC.
- b. Signing of site visit reports & NOCs before final submission to AD in charge in his specified area of jurisdiction.
- c. Initial scrutiny for issuance of demolition permission of exiting building.
- d. Initial scrutiny for issuance of Home Occupation (private practices).
- e. Responsible for regulator monitoring, survey and site visits for identification of any or all building violations and non-conforming use in the area against the building bylaws.
- f. Initial processing for issuance of notices for violation and completion of all codal formalities for removal of violation.
- g. BCA Directorate to Coordinate with vigilance Directorate for the removal of building violation.
- h. Coordinate with the Law Directorate for court cases and shall also attend courts on behalf of Building Control.
- i. Building inspector is responsible to submit report in online building plan approval process in one window system.

9.6 ASSISTANT BUILDING INSPECTOR

- i Report to Building Inspector regarding the onsite construction works.
- ii To inspect Building under construction for which a permit has been issued and to ensure that there is no deviation from the approved plan.
- iii The Assistant Building Inspector shall submit “INSPECTOR’S DAILY REPORT” to the Building Inspector, Assistant Building Inspector shall be responsible to prepare notices and to ensure that these are served properly after approval of the Building Inspector and maintain record of these notices.
- iv The Assistant Building Inspector shall report each and every irregularity regarding Building Control and point out dangerous Buildings to the Building Inspector.

9.7 DRAFTSMAN

Initial scrutiny and preparation of Check reports for approval / completion of Building Plans.

- i To report to the Assistant Director Building Control.
- ii To ensure that the documents are required under the rules are attached with the Building Plans. (Check List)
- iii To check that the application is on the prescribed form.
- iv To scrutinize the Building Plans structural and architectural designs so that the plan is strictly in accordance with the Building Regulations.
- v To assess the scrutiny fee of Building Plan on covered area basis.
- vi To assist the Assistant Director Building Control in preparation of drawings, charts and Building Plans for the use of Office.
- vii Draftsman is responsible to submit report in online building plan approval process in one window system.

9.8 ACCOUNTS CLERK

- i. Shall be responsible for exercising over all control of his Branch.
- ii. Maintain Accounts and ledgers in coordination with finance directorate.
- iii. Internal Audit/external audit, Audit Reports of A.G. Khyber Pakhtunkhwa, and the Chartered Accountant and matters connected therewith.
- iv. Building Control Budget, appropriation and re-appropriation of funds.
- v. Financial control of Building Control projects, including scrutiny of accounts and Pre-Audit.

- vi. Income Tax cases.
- vii. Any other matter specifically assigned by Director Building Control Agency.
- viii. Account clerk is responsible to verify all types of payments/fees/charges.

1. PATWARI

- i. To check site plan of the land at site in accordance with the revenue record with the quarter concerned.
- ii. To scrutinize the revenue record required for the approval of Building Plans.
- iii. Site inspection regarding revenue record verification.
- iv. Ownership verification/possession of the land.
- v. All sorts of demarcation works.
- vi. To assist the Assistant Director Building Control in related field.

CHAPTER 10

10.1 ROLES AND RESPONSIBILITIES

General

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

10.2 BUILDER

RESPONSIBILITIES

- a. Builder shall engage the services of following qualified professionals for the various stages of the project:

i CONSULTANTS

- i Architect Register with PCATP.
- ii Geotechnical Engineer register with PEC (for multi-storey & buildings of public assembly)
- iii Structural Engineer/Vetting Structure Engineer register with PEC (for multi-storey & buildings of public assembly)
- iv Electrical Engineer register with PEC (for multi-storey & buildings of public assembly)
- v Public Health Engineer PEC (only for multi-storey & buildings of public assembly).
- vi HVAC and Mechanical Engineer PEC (for multi-storey & buildings of public assembly).
- vii Town Planner Register with PCATP.

ii Resident Engineer (For multi-story building)

iii Contractor

- i. The builder shall enter into a contract with each of the above professionals, as applicable, and before the start of services of a professional, submit to the Authority a written document signed by the builder and the respective professional, showing the agreed scope of the services for record.
- ii. The builder shall ensure that the construction contract shall duly allocate the required role to the above consultants and Resident Engineer.
- iii. In cases, where there is a change in the name or role of any professional engaged by the builder/Professionals pursuant to Building Regulations, the builder shall promptly inform in writing to the Authority. The work, assigned to that particular professional, shall remain suspended till such time that the name of a substitute is provided along with a copy of the contract.

- iv. The builder shall be responsible for the disposal of debris/waste from construction site to the waste disposal site.
- v. The builder shall be responsible to restore the area in front of his/her plot after construction.
- vi. The builder shall be responsible to keep the sanctioned plan at the site.

10.3 CONSULTANTS - QUALIFICATION AND RESPONSIBILITIES

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

ARCHITECT

- i. The architect registered with the PCATP to prepare building plans.
- ii. The architect shall produce architectural designs, drawings and where required incontract also the technical specifications.
- iii. The Architect shall ensure that all architectural designs are in accordance with theBuilding Regulations.

CATEGOR Y 'A' ARCHITECT.

An architect of this category shall be entitled to undertake architectural design and with the association of civil engineer shall be entitled to undertake the supervision of building projects of all categories and types in accordance with the provision of these regulations.

CATEGOR Y 'B' ARCHITECT.

An Architect of this category shall be entitled to undertake Architectural designing of Commercial/Office Building, Flats/Apartments and other building projects having maximum covered area of 1 Kanal or climbing height up to 13 m, and residential houses of all categories in accordance with the provision of these Regulations.

CATEGORY 'C' ARCHITECT.

An Architect of this category shall be entitled to undertake Architectural designing of buildings having maximum covered area of 10 to 12 Marla or climbing height up to 13 m, in accordance with the provision of these Regulation.

QULIFICATION/ EXPERIENCE	CATEGORY A	CATEGORY B	CATEGORY C
At least Bachelor of architecture form any National /International University register with PCATP	Eligible after 07 years practical experience in planning design and building construction including 6 months practical experience in Pakistan.	Eligible after one year experience in building design and planning.	Eligible

10.4 STRUCTURAL ENGINEER / VETTING STRUCTURAL ENGINEER

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

CATEGORY 'A' ENGINEER.

The Civil Engineer/Structural Engineer of this Category shall be entitled to undertake supervision and design of all types of building in accordance with provision of these regulation.

CATEGORY 'B' ENGINEER.

The Civil Engineer/Structural Engineer of this category Shall be entitle to undertake supervision and Design of Building having a maximum covered area of 10800 sft climbing height upto 13 meter.

Qualification/experience.	CATEGORY A	CATEGORY B
1. licensed structural engineers .M.Sc. structure engineering or any other recognized post-graduate equivalent qualification in structural engineering and registered with Pakistan engineering council.	Eligible with 3 years practical structural design experience in category 'B'	Eligible
2. Licensed civil engineer B.E /B.Sc. .civil engineering from any recognized institution of Pakistan registered with Pakistan engineering council.	Eligible with 7 years total registration and practical experience as category 'B' civil engineer.	Eligible

The following are the categories of Town Planners for town planning purpose.

CATEGORY 'A'

A Town Planner of this category shall be entitled undertake Planning, Designing and Supervision of Town Planning Projects of all categories and type in accordance with the provisions of the Land Development Regulations and rules framed thereunder:

CATEGORY 'B'

A Town Planner of this category shall be entitled to undertake Planning. Designing and Supervision of Town Planning projects upto 20 Hectares within the area for which an outline has been set out by the Agency and in accordance with the provisions of the land development Regulation and rules framed thereunder.

CATEGORY 'C'

A Town Planner of this category shall be entitled to undertake Planning. Designing and Supervision of Town Planning projects upto 4 Hectares within the area for which an outline has been set out by the Agency and in accordance with the provisions of the land development Regulation and rules framed thereunder.

QULIFICATION/ EXPERIENCE	CATEGORY A	CATEGORY B	CATEGORY C
1. fellow of any recognized institute of city and regional planning.	Eligible	Eligible	Eligible
2. degree in city and regional planning from any recognized institution of Pakistan	Eligible after 7 years total experience in town planning as category B licensee holder	Eligible after 3 years total practical experience in town planning as category C licensee holder	Eligible

10.5 ELECTRICAL ENGINEER

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

10.6 HVAC AND MECHANICAL ENGINEER

- i The HVAC and Mechanical engineer shall be a consulting engineer registered with PEC and shall have practiced this specialty as a registered professional mechanical engineer for at least five years.
- ii The HVAC and Mechanical engineer shall produce HVAC and mechanical designs drawings and, where so required by his/her contract also for technical specifications for various equipments, lifts and materials to be used if needed.
- iii The HVAC and Mechanical engineer shall be responsible for ensuring conformity with designs and drawings on the site.

10.7 PUBLIC HEALTH ENGINEER

- i. The Public Health Engineer shall be a consulting engineer, registered with PEC and shall have practiced this specialty as a registered professional public health engineer for at least five years.
- ii. The Public Health engineer shall produce Public Health designs drawings and, where so required by his/her contract also for technical specifications.

CHAPTER 11

STRUCTURAL DESIGN OF MULTI STOREY

BUILDINGS & BTS/TOWERS/ANTENNAS

11.1 DESIGN

11.2 EARTHQUAKE RESISTANT DESIGN

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

11.3 STRUCTURAL/ENGINEERING DESIGN

- a. Basic Loads to be considered in Design: following loads shall generally be taken into account, as a minimum:
 - i. Dead loads
 - ii. Live loads
 - iii. Earth pressure
 - iv. Pressure of water and other liquids
 - v. Wind loads, where they govern the design
 - vi. Seismic Loads
 - vii. Such other loads as are relevant

- b. Additional Loads to be Included In Special Cases: following loads shall additionally be taken into account, where there is reasonable probability of their occurrence or in cases where the applicable codes require that they also be considered:
 - i. Explosion (use the specific risk specified)
 - ii. Impact (use the specific risk specified)
 - iii. Influence of equipment (use the specific characteristics of the equipment intended to be placed)
 - iv. Removal of Support (Use the specific facts of the case and only when undertaking modification of an existing building).

11.4 COMPLIANCE TO DESIGN CODES

- a. The structural design of buildings shall meet the requirements of the current edition of the following design codes:
 - i. Uniform Building Code, 1997 Edition, International Conference of Building Officials, USA
 - ii. International Building Code, 2006 Edition, International Code Council, USA.
 - iii. Building Code Requirements for Structural Concrete (ACI 318-99) and Commentary (ACI 318 R-99), American Concrete Institute, USA
 - iv. Building Code of Pakistan (Seismic Provisions 2007)
 - v. Building Code of Pakistan (Energy Provision 2013);
 - vi. Building Code of Pakistan (Fire Safety Provision 2016);
- b. The geotechnical investigations shall be done in the light of the specific details of the building, the order of loads and special requirements, if any. The scope and quantum of testing shall be consistent with the applicable parameters of the project.

11.5 STRUCTURAL DRAWINGS

- a. Structural drawings shall show the information and level of detail customarily required to be carried by design drawings.
- b. Drafting shall follow the generally accepted conventions and practices.
- c. All drawings shall be numbered and revision numbers with dates shall be clearly marked.
- d. The structural drawings/documents shall also show the following information:

- i. Specific values of the various geotechnical parameters adopted.
- ii. Specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed.
- iii. Specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.
- iv. Design live loads adopted for each floor.
- v. Uniformly distributed and other dead loads adopted for each floor.
- vi. A description of partitions at each floor and the loading adopted to account for them.
- e. Structural drawings shall bear the seal and signature of the structural engineer.
- f. Tests for construction materials:
 - i. The Authority may require the testing of any construction materials to determine if materials are of quality specified.
 - ii. Tests of materials shall be carried out by an approved agency at the cost of the builder. Such tests shall be made in accordance with the prevailing standards.
 - iii. A complete record of tests of materials and their results shall be available for inspection during progress of work.

11.6 SITES

11.6.1 BUILDING SITE

No building shall be erected upon a site reclaimed with town sweeping or other refuse, until the whole ground surface or site of such building has been rendered innocuous and has been covered with a layer of clean earth, sand, hard core, clinker or ash rammed solid at least 12 inches (0.30 m) thick.

BOUNDARY WALL

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

11.7 FOUNDATIONS

(a). GROUND TEST

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

FOUNDATION NEAR DRAIN

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

STRUCTURAL CALCULATIONS

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

DAMP PROOF COURSE

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

BASEMENT

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

11.8 STAIR CASES AND LIFTS

STAIR CASE SPECIFICATIONS

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

In Apartment Buildings stair-cases shall have the following minimum width: -

- i. Up to 5 storey 4 ft (1.22 m) clear
- ii. Above 5 storey 4 ft-6 inches (1.37 m) clear
 - i The riser of the stair-case step shall not be more than 7.1/2 inches (0.19 m) and the tread not less than 10 inches (0.25 m)

- ii There shall not be more than 15 risers between each landing. A landing shall not be less than 3ft-6inches (1.07m) in depth except in case of service stair-case where the number of risers may be increased depending upon the situation and design.
- iii Winders may only be permitted in residential buildings other than Apartment Buildings.
- iv All stair-cases in Apartment Buildings shall be of reinforced cement concrete or other non-inflammable material.

LIFTS

- i Lifts shall be provided in buildings (other than residential) on plot size above 7 Marlas.
- ii Lifts shall conform to the international standards with respect to all safety devices and specifications.
- iii Number of lifts should be provided keeping in view the size, building height and use of the buildings in conformity with standards of Uniform Building Code, 1997 or International Building Code, 2006 of USA & NRM, 1986.

11.9 GENERAL INSTRUCTIONS GUIDANCE

- (a) The plot owners and the architects are advised to start construction only after the plans have been approved by the Authority, as starting of construction without approval is a serious violation, subject to penalty or removal of unauthorized construction. They shall also ensure construction is being carried out within the allotted property lines leaving the mandatory minimum required compulsory open Spaces (MOS) and the plinth levels have been kept in accordance with the approved plans/bye-laws of the Authority.
- (b) Hiring of consultancy services of proper professionals (Architects & Structural Engineers) for preparation of plans and supervision of construction work will minimize chances of building violations due to ignorance of rules. The licensed Architects are supposed to provide necessary assistance to the plot owners in obtaining all necessary approvals from PDA. Besides they can provide necessary technical advice to economize the construction, safety of the buildings, and to plan comfortable and aesthetically good-looking spaces and external facades. Driveways/ ramp, at gate level, shall not be higher than 12" for Dwelling Houses. .
- (c) Grating, for drainage, must be provided at the gate(s) level(s).
- (d) Make sure that mandatory MOS have been left clear when the layout being done.
- (e) Approved plan shall be followed strictly; in case any change is desired revised plan shall be got approved from the Authority.
- (f) If basement is being constructed on the plot, please make sure that proper water proofing has been done, and all necessary precautions have been taken for safety of adjacent structures, if any.

- (g) Natural levels of front yard shall not be dug more than 2'-0" in any case and in case of side and rear yards not more than 8'-0".
- (h) In case of any complaints regarding approval of plans or issuance of completion certificate, the matter shall be brought into the notice of the concerned Director, Building Control Section.

11.10 REPEAL AND SAVINGS

Repeal and Savings. ---(1) The Khyber Pakhtunkhwa Building Regulations, 1985 are hereby repealed to the extent of Peshawar Development Authority.

- i. Notwithstanding the repeal of the Regulations under sub regulation (1), anything done, notification or order issued, notice given, proceedings commenced or other action taken by the Authority under the repealed Regulations till the coming into force of these Regulations, shall be deemed to have been done, made, issued, given, commenced or taken, under these Regulations.

CHAPTER 12

ENERGY CONSERVATION

12.1 GENERAL

- i. The provisions of Energy Conservation Building Code, 2023 (ECBC-2023) shall mutatis mutandis apply within the area of jurisdiction of Peshawar Development Authority and if revision/amendments notified from time to time.
- ii. The ECBC-2023 shall apply to buildings as per criteria lay down in clause 1.2.3 of ECBC-2023.
- iii. Submission for approval of new buildings include Plans, Elevations and Sections, shall contain insulation details in exterior walls and roofs. Construction Material Specifications, Schedules outlining electrical and mechanical equipment specifications.

12.2 Energy Conservation Building Code 2023 (ECBC-2023)

The Energy Conservation Building Code 2023 (ECBC-2023) has been developed through the revision of the Building Code of Pakistan (Energy Provisions-2011) to incorporate State of the art technology for implementation of EE&C measures. The ECBC-2023 Energy

Conservation guidelines focus on various aspects of building design and construction to enhance energy efficiency and sustainability. By establishing minimum energy performance standards for key building design and construction elements, these guidelines aim to set a benchmark for energy conservation. The updated Energy Conservation Building Code will be obligatory for all new constructions, renovations, and existing structures through suggested retrofitting methods in Pakistan. To effectively implement and enforce the ECBC-2023, the Government of Pakistan has issued a **Statutory Regulatory Order (S.R.O 416(1)/2024)**. This order offers comprehensive legal backing to the Code, detailing the necessary legal procedures to ensure compliance with the new energy conservation building standards across relevant construction projects in the country.

12.2 SCOPE OF ECBC-2023

The ECBC-2023 applies to buildings and building clusters that meet certain criteria. These include a total connected load of 50 kW or greater, a contract demand of 75 kVA or greater, a conditioned area of 200 m² or greater, or unconditioned buildings with a covered area of 300 m² or more. This code applies to the fully detached, semidetached and undetached residential as well as commercial buildings and residential buildings to so on. The scope of the ECBC-2023 includes several aspects of building design and construction. These include new buildings and their systems, new extension of existing buildings and their systems (provided that the conditioned area or connected load exceeds the limits mentioned above), new systems and equipment in existing buildings, and an increase in the electricity load beyond the prescribed Energy Conservation Building Code-2023. The code also covers the retrofitting of conventional buildings to convert them into energy-efficient buildings. The provisions of ECBC-2023 are designed to promote energy efficiency in buildings by setting minimum standards of energy performance for new buildings, building extensions, and retrofitting projects. These standards apply to buildings that meet the specified criteria for connected load, contract demand, conditioned area, or unconditioned building area. The code includes guidelines for several systems and equipment related to energy use, including heating, cooling, ventilation, lighting, and appliances.

12.3 IMPLEMENTATION REQUIREMENTS

The Energy Conservation Building Code (ECBC-2023) includes implementation requirements that pertain to several aspects of building construction and renovation. These requirements cover areas such as permit requirements, jurisdictional authority, energy standards, interpretation of code provisions, claims of exemption, and rights of appeal.

- i. The Peshawar Development Authority (PDA) would ensure that all applicable buildings comply with requirements outlined in the code like permit requirements. This involves obtaining the necessary permits for building construction or renovation from the PDA. The PDA may also require compliance with specific energy standards and codes as outlined in the ECBC-2023. NEECA act 2016 defines the responsibilities and functions of the federal and provincial governments for the efficient use of energy resources. Further, the 18th amendment has also empowered the provinces to make necessary arrangements for the implementation of such provisions like ECBC-2023.
- ii. Interpretation of code provisions is another important requirement specified by the ECBC-2023. The PDA is responsible for interpreting and enforcing the code provisions, which can include determining whether a building or system is in compliance with the code. In some cases, claims of exemption from the code provisions may be made. The ECBC-2023 specifies that the PDA is responsible for reviewing and approving any such claims of exemption.
- iii. ECBC-2023 specifies that building owners have the right to appeal any decisions made by the PDA related to the enforcement of the code provisions. The PDA is responsible for ensuring that the appeals process is fair and transparent, and that all appeals are handled promptly and professionally. The Energy Conservation Tribunal established as per the provisions of the NEECA Act 2016 would serve the purpose in this connection.

12.4 DESIGN STAGE REQUIREMENTS

Design Stage Requirements mandated by the Energy Conservation Building Code (ECBC) 2023 outline specific criteria that must be addressed during the planning and design phase of a building to ensure compliance with ECBC-2023. The owner/designer is required to submit the following documents:

- I. Detailed Energy Conservation Plan

- A. Detailed electrical drawings clearly mentioning the number and wattage all the electrical appliances (lights, fans etc.)

- B. Number and tonnage of properly sized HVAC equipment.
 - C. Energy conservation measures as specified in ECBC-2023.
 - D. Submit a code compliance certificate generated through compliance.berc.pk or use **Checklist 1** shown below, depicting the energy conservation measures in design duly signed by owner/architect/designer. Compliance.berc.pk is an easy to use online tool which generates ECBC-2023 compliance certificate after the user enters all the details of the project.
- II. Detailed Insulation Plan: The owner is required to provide a detailed plan clearly mentioning the type, thickness and location of the insulation material along with the techniques used for the installation of insulation.
- III. Detailed Insulation Sections: The owner is required to provide detailed drawings clearly showing the sections of wall and roof insulation.

CHECKLIST 1 FOR ECBC-2023 COMPLIANCE (Design Stage)

Owner's/Project Name _____

Location _____

Type of Building _____ Area of Plot/Khasra No. _____

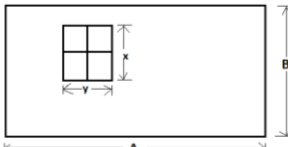
Note: The authority shall either attach compliance certificate generated by the building compliance tool (<https://compliance.berc.pk/>) or use the following checklist.

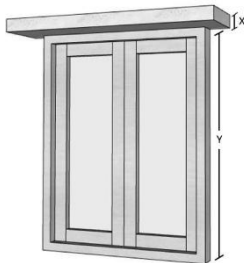
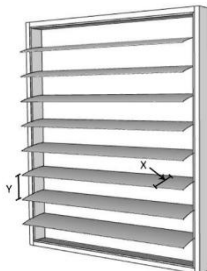
Component	Requirement of ECBC-2023	Recommended Measures for Implementation	Yes/No
Walls Insulation	Is wall insulation provided? ECBC-2023 mandates a U-value of 0.57 W/m ² . K or 0.100 Btu/h.ft ² . °F for walls assembly.	2 in. thick extruded polystyrene insulation or any other material of equivalent U-value.	
Roof Insulation	Is Roof insulation provided? ECBC-2023 mandates a U-value of 0.44 W/m ² . K or 0.078 Btu/h.ft ² . °F for walls	4-5 in. thick extruded polystyrene insulation or any other material of equivalent U-value.	
	Is the roof provided/painted with reflective material/paint with a Solar Reflectance Index (SRI) ≥ 70	Bright colors have high SRI.	
Glazed Windows & Doors	Is the glass used according to the WWR requirement of ECBC-2023? U= 3.5 W/m ² . K or 0.44 Btu/h.ft ² . °F, SC=0.76 (WWR < 40%) U= 2.5 W/m ² . K or 0.37 Btu/h.ft ² . °F, SC=0.35 (WWR > 40%)	Low-E, Double-glazed Air-filled glass Low-E, Double-glazed Argon-filled glass	
Windows Shading	Is horizontal/vertical window shading provided?	The depth of the shade should be 0.234 times the height of the windows. The depth of the louver should be 0.234 times the gap between the louvers.	
Electrical	Are the electrical appliances star-rated or labeled under NEECA labeling regime?	Refer to NEECA website for labeled appliances.	
	Is the lighting power density compliant to ECBC-2023?	Refer to Table 1	
Mechanical	Are the HVAC equipment compliant to the EER value requirement of ECBC-2023?	Refer to Table 1	
Renewable Energy	Is the PV solar generation systems efficient enough to cover 30% of the total energy demand?		

Component	Materials/Equipment/Remarks	Yes/No
Walls Insulation		
Roof Insulation		
Double Glazed Windows & Doors		
Windows Shading		
Lighting		
Electrical Appliances		
Mechanical		
Renewable Energy		

Energy Conservation measures mandated by ECBC-2023 for both residential and commercial buildings are detailed in the following Table 1.

Element	Provisions	Code Reference	Implementation
Building Envelope			
Walls Insulation	Buildings shall be provided with wall insulation so that the average U-value is at maximum: U: 0.57 W/m². K or 0.100 Btu/h.ft². °F	4.2.1.1	2 in. thick extruded polystyrene insulation or any other material of equivalent thickness.
Roof Insulation	Buildings shall be provided with roof insulation so that the average U- value is at maximum: U: 0.44 W/m². K or 0.078 Btu/h.ft². °F		4-5 in. thick extruded polystyrene insulation or any other material of equivalent thickness.
	Solar Reflectance Index (SRI) ≥ 70		Use the following colors for SRI: <ul style="list-style-type: none"> Beige/ Tan, Basic White, Reflective White, Almond, Polar White, Snow White

Glazed Windows & Doors	For buildings with external glass area, not exceeding 40% of the external wall area of the building, the overall U values and shading coefficient at maximum: U= 3.5 W/m². K or 0.44 Btu/h.ft². °F SC=0.76	4.2.1.2	<ul style="list-style-type: none"> • Low-E, Double-pane Air-filled glass • Low-E, Double-pane Argon-filled glass • Triple-pane Argon-filled glass 																																								
	For buildings with an external glass area, exceeding 40% of the external wall area of the building, the overall U values and the shading coefficient is at maximum: U= 2.5 W/m². K or 0.37 Btu/h.ft². °F SC=0.35	4.2.1.2																																									
Wall Window Ratio	<p>Selection of Glazing (Solar heat gain coefficient) SHGC based on WWR:</p> <p>For mechanically ventilated and cooled buildings of all occupancies, other than Hazardous and Storage, the Window to Wall ratio of the building (WWRB), will be determined from the table given below:</p> <table border="1"> <thead> <tr> <th>Sr. No</th><th>WWR</th><th>SHGC</th><th>SC</th></tr> </thead> <tbody> <tr><td>1</td><td>10</td><td>0.85</td><td>0.98</td></tr> <tr><td>2</td><td>20</td><td>0.6</td><td>0.69</td></tr> <tr><td>3</td><td>30</td><td>0.5</td><td>0.57</td></tr> <tr><td>4</td><td>40</td><td>0.4</td><td>0.46</td></tr> <tr><td>5</td><td>50</td><td>0.35</td><td>0.4</td></tr> <tr><td>6</td><td>60</td><td>0.33</td><td>0.38</td></tr> <tr><td>7</td><td>70</td><td>0.31</td><td>0.36</td></tr> <tr><td>8</td><td>80</td><td>0.3</td><td>0.34</td></tr> <tr><td>9</td><td>90</td><td>0.27</td><td>0.31</td></tr> </tbody> </table>	Sr. No	WWR	SHGC	SC	1	10	0.85	0.98	2	20	0.6	0.69	3	30	0.5	0.57	4	40	0.4	0.46	5	50	0.35	0.4	6	60	0.33	0.38	7	70	0.31	0.36	8	80	0.3	0.34	9	90	0.27	0.31	Sec 4.2.2	 <p>WWR= window (x*y) / wall (A*B)</p>
Sr. No	WWR	SHGC	SC																																								
1	10	0.85	0.98																																								
2	20	0.6	0.69																																								
3	30	0.5	0.57																																								
4	40	0.4	0.46																																								
5	50	0.35	0.4																																								
6	60	0.33	0.38																																								
7	70	0.31	0.36																																								
8	80	0.3	0.34																																								
9	90	0.27	0.31																																								

Visible Light Transmittance	Visible Light Transmittance:			Sec 4.2.2 Table 4.5		
	The Visible Light Transmittance (VLT) of the glazed element shall be at least thirty-five (35) percent.					
	Sr. No	WWR	Maximum SHGC			Minimum VLT
	1	10	0.8			0.8
	2	20	0.7			0.7
	3	30	0.6			0.7
	4	40	0.45			0.6
	5	50	0.44			0.55
	6	60	0.37			0.5
	7	70	0.31			0.45
8	80	0.27	0.4			
9	90	0.24	0.35			
Shading for naturally ventilated buildings	For naturally ventilated buildings of all occupancies, horizontal sunshades shall be provided over windows on South, East and West, the depth of which shall be calculated by multiplying the window height with a factor of 0.234.			Sec 4.2.4	 Horizontal Shade $x(\text{width}) \geq 0.234y(\text{height})$	
	Horizontal louvers can be used instead of sunshades, in which case, the depth of the louver shall not be less than 0.234 times the gaps between the louvers.				 (Relationship between depth (x) and gap (y): $x \geq 0.234y$)	
Skylight provision	Maximum U-factor and maximum Solar Heat Gain Coefficient (SHGC) requirements			4.2.7		
	Climate	Maximum U-factor				Maximum SHGC
		W/m ² .K	Btu/h.ft ² .F			
	All Climatic Zones	4.25	0.746			0.35
Skylights shall not exceed 3% of the gross roof area.						

Element	Provisions	Code Reference	Implementation
INTERIOR AND EXTERIOR LIGHTING PROVISION			
Day lighting	A recommended range of daylight factor is 1.0-3.5.	Sec 5.9.1	
Star Rating	Are energy-efficient (star-rated) lighting fixtures specified, such as LED or CFL bulbs?		Use NEECA Labeling regime (three stars) for Mechanical, Electrical, and Plumbing (MEP) appliances.
Interior Lighting (maximum LPD)	Lighting Power Density (LPD)		Table 10.6
	Common Space type	LPD W/ft ²	
	Dining: Family	0.71	
	Multifamily	0.45	
	Parking Garage	0.18	
	Food Preparation Area	1.09	
	Guest Room	0.41	
	Laundry/ Washing Area	0.53	
	All other lounges/ break rooms	0.59	
	Atrium < 20ft in height ≥ 20ft in height and ≤ 40 ft. in height ≥ 40 ft. in height	0.39 0.48 0.60	

Exterior Lighting (maximum LPA)	Area Description	Lighting Power Allowance	Table 10-5	
	Parking area and driveways	0.08 W/ft ²		
	Entry Canopies	0.20 W/ft ²		
	Landscaping	0.04 W/ft ²		
	Pedestrian and vehicular entrances and exits	21 W/line ft. of opening		
	Walkways less than 10 ft. wide or greater	0.7 W/linear foot		
	Automated Teller Machines and night depositories	135 W per location plus 45 W per additional ATM per location		
	Drive-through windows/doors	200 W per drive-through		

Element	Provisions	Code Reference	Implementation
MECHANICAL SYSTEMS			
HVAC System	Is the HVAC system designed to be energy efficient and properly sized for the building?	Mechanical drawings	Consider inside design conditions.
	Air Conditioners and Condensing Units minimum energy efficiency ratio (EER) requirements according to Table 8-3	Sec 8.9.1 Table 8-3	Use inverter AC for both heating and cooling.
	Energy star rating of the system		
	HVAC systems shall be capable of maintaining dry bulb temperature and relative humidity (if applicable) within the performance range given in Table 8.2.	Table 8-2	

Equipment Schedules of HVAC	a. Equipment number. b. Air (water) quantities, from each source. c. Equipment rpm. d. Total pressure drops, across each portion of equipment. e. Unit type. f. Manufacturer and model number. g. Motor type, size, rpm, kW (hp), volts/phase/hertz.	Sec 8.10.3	
Non – Residential Kitchen Space	Exhaust air fan	Sec 8.8.6	

Element	Provisions	Code Reference	Implementation
RENEWABLE ENERGY SYSTEMS			
Solar Energy	PV solar generation systems (Both Old/New Domestic buildings) shall be designed such that it cover 30% of the total energy demand.		

Building Inspection Requirements:

The owner is required to submit an application form, samples of which are attached in the **Annexure C** of this document, for during construction and post construction inspection.

The inspections and verifications mentioned in the following tables must be conducted to ensure compliance with ECBC-2023:

Table 2. Checklist for Inspection for ECBC-2023 Compliance (During Construction).

Check List for ECBC-2023 compliance	YES/NO
Inspection of walls	
Verify insulation and its density as per drawings from specifications sheet	
Confirm thickness as per drawings submitted to the authority (2” thick extruded polystyrene insulation or any material of equivalent U-value)	
Inspect for gaps, voids, or compressions during installation.	
Ensure proper fit and coverage of insulation.	
Check for damage or displacement of insulation.	

Inspection of roof	
Verify the insulation type and R-value in accordance with ECBC-2023 specifications, and visually inspect the material for any damage.	
Verify insulation thickness as per drawings and ECBC-2023 requirements (4-5” thick extruded polystyrene insulation or any material of equivalent U-value)	
Inspect for uniform installation without gaps or compression to ensure complete coverage of roof area	
Inspect roof deck for damage or moisture issues before insulation. Address any roof problems prior to installation of insulation.	
Avoid direct contact of insulation materials with gums or bitumen’s. Installation should be done using mechanical means nails.	
Inspection of Doors and Windows	
Verify doors and windows meet ECBC-2023 U-factor and SHGC requirements.	
Ensure installation follows manufacturer's instructions and best practices.	
Check for effective sealing and weather-stripping around doors and windows.	
Test operation of doors and windows for proper functioning to ensure they open, close and lock correctly	
Inspect for quality workmanship during installation i.e. Look for gaps, improper fittings, or damage that could affect energy efficiency.	

Approved/Not Approved: _____

Remarks: _____

Inspector: _____

Dated: _____

Table 3. Checklist for Inspection for ECBC-2023 Compliance (Post Construction).

Check List for ECBC-2023 compliance	YES/NO
Inspection of Post-installation Mechanical equipment	
Verify HVAC equipment meets ECBC-2023 efficiency requirements.	
Check for proper insulation and sealants of pipes or ducts if any.	
Conduct HVAC system commissioning and performance testing.	
Inspection of Post-installation Electrical equipment	
Verify energy efficient lighting fixture (LEDs)	
Ensure the number of lighting fixtures matches the quantity as mentioned in drawings	
Verify appliances meet Energy Star ratings or equivalent standards.	

Approved/Not Approved: _____

Remarks: _____

Inspector: _____

Dated: _____

ANNEXURE – A

RATES OF SCRUTINY FEE FOR APPROVAL OF PLANS AND ISSUANCE OF COMPLETION CERTIFICATES

(A) Scrutiny fee for approval of plans.		
i.	Religious Buildings	Rs. 05 per sft. OR Rs. 20000/- (whichever is higher)
ii.	Residential Buildings	Rs. 15 per sft. OR Rs. 20000/- (whichever is higher)
iii.	Public Buildings/Amenity/ Office Buildings Offices, Hospitals, Clinics, Post Offices, Institutional/Educational, Community buildings, Sports/ Gymnasium etc.	Rs. 25 per sft. OR Rs. 40,000/- (whichever is higher)
iv.	Commercial Buildings (including flats/apartments & offices etc. in commercial building)	Rs. 25 per sft. Rs. 60000/- (whichever is higher)
v.	Charity / Welfare Building Types	Rs. 15 per sft. OR Rs. 20000/- (whichever is higher)
vi	Foreign Diplomatic Offices	Rs. 50 per sft. OR Rs. 60,000/- (whichever is higher)
vii	Malba Fee (Non-refundable)	Rs. 8 per sft of the covered area in all type of Buildings.
viii	NOCs fee i. ROW NOC ii. House Transfer NOC iii. Shop Transfer NOC iv. Height NOC (Commercial) v. Commercial buildings /others Transfer NOC	i. Rs.3000/Marla or Rs. 50,000/- (whichever is higher) ii. Rs. 10000/- iii. Rs. 20,000/- iv. Rs. 150,000/- v. Rs. 200,000/-
ix	Time Extension Charges i. Residential ii. Commercial	i. Rs.5 per Sft of the covered area per anum ii. Rs.10 per Sft of the covered area per anum or Rs. 100,000/- (whichever is higher)
Completion Scrutiny Fee for residential: Rs. 1000 per Marla		
Completion Scrutiny Fee for commercial :Rs.2000 per Marla		

x.MUMTY FEES FOR RESIDENTIAL HOUSES IN APPROVED SHCMES

S. NO	PLOT CATEGORY (SIZE)	MUMTY SIZE	RATES (Rupees)
1	Upto 3-Marla	Upto 100 sft	20'000/-
2	Above 3-Marla upto less than 7- Marla	Upto 120 sft	30'000/-
3	7-Marla upto less than 10- Marla	Upto 140 sft	40'000/-
4	10- Marla	Upto 150 sft	50'000/-
5	Above 10-Marla upto 1- Kanal	Upto 180 sft	60'000/-
6	Above 1-Kanal up to 2-Kanal	Upto 200 sft	70'000/-
7	Above 2-Kanal	Upto 200 sft	90'000/-

Note:

- i. Area of basement shall be taken into account for the purpose of computation of Scrutiny Fee.
- ii. In residential buildings the covered area of basement shall not be taken into account while calculating FAR of the building.
- iii. In case of revised approval, scrutiny fee shall be applicable to the proposed covered area plus 10% of the deposited amount.
- iv. Approved plan shall be valid for 18 months (1.5 years) in case the construction is started at site for residential houses. If the owner fails to start the construction work within the specified time line, then he is liable to pay charges called non user charges.
- v. Approved plan shall be valid for 3 years in case the construction is started at site for commercial /public utilities plots. If the owner fails to start the construction work within the specified time line, then he is liable to pay charges called non user charges.
- vi. A Guard room/Electric room of size not more than 100 sft may be allowed in plots of 2 kanals and above in M.O.S with double notified composition charges.
- vii. The Authority may increase or decrease the above mentioned rates in **Annexure -A** through a notification to be issued time to time.

ANNEXURE-B
FINES AND CHARGES

Penalty for Non-verification at Plinth Level Stage / Form 07, in case the construction is according to the approved plan		
(1)	Residential / Non-Commercial Buildings Commercial Buildings	Rs. 500,000/- (lump-sum) and Rs. 10/- per sft. of plinth area Rs. 15/- per sft. of plinth area
Illegal Connection of Sewerage Lines in to Nullahs/open Drains		
(2)	Residential / Non-Commercial Buildings Commercial / Other Building Types	Rs. 100,000/- lump-sum at each inspection. Rs. 200,000/- lump-sum at each inspection.
Miscellaneous Charges / Penalties (where permissible)		
(3)	Compounding Charges Less Height of Rooms / Kitchen / Bathrooms Less Area of Rooms / Kitchen / Bathrooms Up to 25 sft.	Rs. 20,000 /- (lump-sum) Rs. 4,000/- per inch of less height / width Rs. 2,000/- per sft. of less Area
Penalty for Starting Construction Without Approval of Plans		
(4)	Compounding Charges i. Residential Buildings ii. Commercial Buildings & all other Building Types.	Five time of the Scrutiny fee.
Charges for Carrying out Additions / Alterations (Not more than 10%) in Existing Building without approval of Revised Plans.		
(5)	Residential Houses Commercial Buildings & all other Building Types.	Rs. 20/- per sft. Rs. 30/- per sft.
Demolition Charges		
(6)	Old buildings Demolishing Charges Residential Buildings Demolishing charges for commercial & all others types of building.	Rs. 50000/- (lump sum) Rs. 200000/- (lump sum)
Composition Charges (On, above and below ground floor).		
(7)	Residential Unauthorized and illegal construction that forms an integral part of the authorized building but violates mandatory open spaces.	@ Rs. 1700/- per sft
(8)	Residential Unauthorized construction that does not violate mandatory open spaces but is in excess of the limits prescribed for covered area.	@ Rs. 1200/- per sft
(9)	Commercial/All other types of building (Excluding Residential) Unauthorized and illegal construction that forms an integral part of the authorized building but violates mandatory open spaces.	@ Rs. 2500/- per sft
(10)	Commercial/ All other types of building (Excluding Residential) Unauthorized construction that does not violate mandatory open spaces but is in excess of the limits prescribed for covered area	@ Rs. 2500/- per sft

11	GUARD ROOM A guard room of size not more than 120 sft may be allowed in plots of 2 kanals and above in M.O.S with double notified composition charges.
12	SERVANT ROOM/QUARTER A savant room of size not more than 120 sft may be allowed in plots of 10 Marla and above on top roof @ of 2000 sft.
13	Construction of Double Gates=@Rs. 8000/-
14	NOC For Addition /Alteration=50% of the security fee of the areas to be altered.

Note: The Authority may increase or decrease the above mentioned rate Annexure -B through a notification to be issued from time to time.

**Sd/-xxx-
DIRECTOR GENERAL PDA/
SECRETARY BOARD OF AUTHORITY**

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**GOVERNMENT OF KHYBER PUKHTUNKHWA
PESHAWAR DEVELOPMENT AUTHORITY
PDA Commercial Complex, Phase-V, Hayatabad, Peshawar.**

Form- 01

APPLICATION FOR APPROVAL PLAN

To

The Director,
Control Agency,
Peshawar Development Authority, Peshawar.

Dear Sir,

I am the owner of Plot No/ Khasra no/Moza.

Street No. _____ Sector/Location _____
Hayatabad/Regi Model Town.

2. I have engaged M/s, Architect _____
M/s, Engineer _____ for design of the building & supervision of
the construction.
3. They have prepared building plans in accordance with Bye laws of PDA &
hereby submitted for approval of building plans.
4. Architect/Engineer are hereby authorized by me to do all acts and things
required to be done in this regard under the PDA Building Regulations for me
and on my behalf.

Yours's faithfully,

Signature Owner/Attorney _____

Address: _____

Dated: _____

Particulars/Enclosures:

1. Set of Submission Drawings.
2. Receipt of payment of Scrutiny fee.
3. Copy of ownership documents.
4. Power of Attorney in case the owner has not submitted the plans himself.
5. ECBC-2023 Compliance Certificate.



**GOVERNMENT OF KHYBER PAKHTUNKHWA
PESHAWAR DEVELOPMENT AUTHORITY
PDA Commercial Complex, Phase-V, Hayatabad, Peshawar.**

Form 02

LICENSED ARCHITECT CERTIFICATE

To,

The Director,
Building Control Agency,
Peshawar Development Authority, Peshawar.

Dear Sir,

This is to certify that, the building plans submitted by Owner for Plot No/Khasra no/Moza. _____ Street No. _____ Sector/Location _____ have been prepared by me/us as per PDA building regulation.

2. That, I have undertaken to supervise the proposed construction & I indemnify PDA from all claims whatsoever arise from during construction of building & thereafter & in case of discontinuity of my services to the subject plot, I will inform to Authority accordingly.

Your's faithfully,

Signature: _____

Licensed Architect (Name): _____

PCATP License No. _____

Dated: _____



**GOVERNMENT OF KHYBER PUKHTUNKHWA
PESHAWAR DEVELOPMENT AUTHORITY
PDA Commercial Complex, Phase-V, Hayatabad, Peshawar.**

Form-03

LICENSED ENGINEER CERTIFICATE

To,
The Director,
Building Control Agency,
Peshawar Development Authority, Peshawar.

Dear Sir,

This is to certify that, the building plans submitted by
Owner for Plot No/Khasra no/Moza. _____
Street No. _____ Sector/Location _____ have been
prepared by me/us as per PDA building regulation.

2. That, I have undertaken to supervise the proposed construction & I indemnify PDA from all claims whatsoever arise from during construction of building & thereafter & in case of discontinuity of my services to the subject plot, I will inform to Authority accordingly.

Your's faithfully,

Signature: _____

Licensed Engineer (Name): _____

PEC License No. _____

Dated: _____



**GOVERNMENT OF KHYBER PAKHTUNKHWA
PESHAWAR DEVELOPMENT AUTHORITY
PDA Commercial Complex, Phase-V, Hayatabad, Peshawar.**

Form 04

NOTICE OF COMPLETION

To,

The Director,
Building Control Agency,
Peshawar Development Authority,
Peshawar.

Dear Sir,

I hereby give notice of completion of building/addition/alteration and / or alteration the building on Plot No/Khasra/Moza. _____ Street No. _____ Sector/Location _____ and of drainage and water supply arrangement therein, and apply for your permission to occupy the said building.

2. The said work has been carried out in accordance with the Building Plans approved under approval No. _____

Your's faithfully,

Name: _____

Address: _____

Dated: _____

Particulars/Enclosures:

1. Copies of as built drawings.
2. Receipt of payment of Scrutiny fee.
3. Copy of ownership documents.
4. Power of Attorney in case the owner has not submitted the plans himself.
5. ECBC-2023 Compliance Certificate



**GOVERNMENT OF KHYBER PUKHTUNKHWA
PESHAWAR DEVELOPMENT AUTHORITY
PDA Commercial Complex, Phase-V, Hayatabad, Peshawar.**

Form 05

LICENSED ARCHITECT/ENGINEER'S CERTIFICATE

To

The Director,
Building Control Agency,
Peshawar Development Authority,
Peshawar.

Dear Sir,

I hereby certify that the building /addition and / or alteration in the building on of Plot No. _____ Street No. _____ Sector _____, Location _____ has/have been completely /partly completed under my supervision and to my satisfactory in accordance with the Building Plan approved under the PDA No. _____.

2. That, I hereby indemnify PDA from all claims whatsoever will arise from construction of building & its material.

Your's Faithfully.

Signature: _____

Licensed Architect (Name): _____

PCATP License No. _____

Dated: _____

Signature: _____

Licensed Engineer (Name): _____

PEC License No. _____

Dated: _____



**GOVERNMENT OF KHYBER PUKHTUNKHWA
PESHAWAR DEVELOPMENT AUTHORITY
PDA Commercial Complex, Phase-V, Hayatabad, Peshawar.**

Form No. 06

NOTICE OF DISCONTINUANCE

To,

The Director,
Building Control Agency

I hereby give notice of my discontinuance from the building work as the Licensed Architect/civil engineer/town Planner from the date mentioned above from plot/ mutation "Khasra No _____ situated at _____

Name and Signature _____

Registration No _____



**GOVERNMENT OF KHYBER PUKHTUNKHWA
PESHAWAR DEVELOPMENT AUTHORITY
PDA Commercial Complex, Phase-V, Hayatabad, Peshawar.**

Form No. 07

VERIFICATION OF BUILDING LINES

To

Director BCA,
Peshawar Development Authority
Peshawar.

Dear Sir,

I hereby inform you that the first course of plinth of my building on Plot
No/Khasra _____ Street No _____ Sector _____
Location _____ has been laid. You are therefore requested to depute your
office to verify the building line so as to enable me to carry on building work.

Yours, Faithfully.

Name: _____

Address: _____

Dated: _____

CERTIFICATION OF ARCHITECT

Certified that the construction upto the plinth level on the Plot
No/Khasra/Moza _____ Sector _____ Location _____ is in
accordance with the PDA buildings regulation, it is expressly certified that no construction has
been carried in the MOS.

Signature: _____

Licensed Architect (Name): _____

PCATP License No. _____

Dated: _____

Signature: _____

Licensed Engineer (Name): _____

PEC License No. _____

Dated: _____