

## SUBMISSION OF PLAN OF PLANS FOR SANCTION

### 4. Notice under section 179 of the Act:-

- (1) Every person intending to erect, re-erect, or alter a building shall apply for sanction under section 179 of the Act on Form J along with the necessary documents specified therein.
- (2) Every person intending to erect, re-erect or demolish, or carry out addition or alteration in a building shall engage an architect or structural engineer for residential building and an architect and a structural engineer for high-rise flat sites, residential-cum-commercial and commercial buildings.
- (3) A registered professional as specified in sub-bye-law (2), shall give notice of his having undertaken the preparation of plans and supervision of building works, in Form 2. When the person so engaged ceases to be incharge of such building works before the same is completed, further such work shall forthwith be suspended until a fresh appointment is made under clause (2) and a certificate in Form 3, duly signed by the previous professional, shall be obtained by the owner and submitted to the Board to the effect that the professional has ceased to be in charge of the work and that the work carried out under his supervision was to his entire satisfaction.

### 5. Site plan.-

Every notice in *Form J* shall be accompanied by a site plan drawn to not less than forty feet to an inch, and scale shall be indicated on plan which shall indicate:

- (a) The direction of the north point;
- (b) The boundaries of the site;
- (c) The position of all adjacent streets vacant lands and drains;
- (d) fixed distance from the centre of roads;
- (e) The names, if any, and width of street on which the site abuts, together with the numbers, if any, of adjoining house or premises; and 4
- (f) The alignment of adjoining buildings.

### 6. Building plan.-

Building plan to a scale not less than eight feet to an inch and the scale used shall be indicated on plan which shall include section, elevation and shall inter alia indicate:

- (a) the external dimension of the main building;
- (b) the basement, ground floor, upper floor, if any, and the roof;
- (c) the position and dimension of all projections beyond the walls of the building;
- (d) the position of underground and overhead tanks;
- (e) the clear dimensions of all rooms and position of doors, windows and ventilators in each room at every storey;

- (f) the material to be used in the foundation, walls, floors and roofs; (g) the purpose for which it is intended to use the building;
- (h) the level and width of the foundation and the level of the ground floor with reference to the level of the centre of the street on which the front of the proposed building is to abut;
- (i) Building corners on roadside are chamfered properly as prescribed in bye-law 34;
- (j) detailed structural drawing and calculation, on the basis of soil investigation report prepared by geo tech consultant, are required for residential and commercial projects taller than G+2 height duly prepared and vetted by the licensed structural and vetting engineers respectively on *Form 4* as required under these bye-laws;
- (k) any other information or document required by the Board;
- (l) all new works shall be indicated on the site plans and building plans by a distinct colour and key to the colour shall be given thereon as under:
  - (i) Proposed work ..... Red;
  - (ii) Existing work ..... Black; and
  - (iii) Demolition ..... Yellow; and
- (m) all site plans and building plans prepared and signed by a registered architect and a registered structural engineer; if engaged as envisaged in clause (2) of bye-law 4 shall be submitted (seven copies, one Ferro copy cloth or linen mounted and six ammonia prints and one soft copy); and
- (n) all title document relating to the plot showing his right to carry out such works, shall be accompanied with application (two sets) as per checklists.

## **7. Return of defective plans.-**

Where the plans are unintelligible, ambiguous or are in contravention of section 181 of the Act or these bye-laws, CEO may return such plan to the applicant giving his reasons in writing in case there is a violation

of these bye-laws or allotment order, lease deed or sale deed, etc., and until a rectified plan and required documents are submitted the applicant shall be deemed to have given no notice under section 179 of the Act; Provided if the plot was allotted by the Authority, it may return the plans to the applicant at the initial stage in case there is a violation of allotment order, lease in Form 'A' or Form 'C'.

## **8. Reference to building experts.-**

In case of building other than an ordinary residential building the Board may refer the plan to a building expert for technical scrutiny from architectural and structural point of view on payment of a fee by the applicant as determined by the Board from time to time. The building expert will return the plan along with technical clearance and comments, if any, within seven days after receipt of the plan from the Board.

## **9. Evidence of permission.-**

Wherever under any of these bye-laws the doing of or omitting to do a thing or the validity of anything depends upon the sanction, permission, approval, direction, requisition, or any satisfaction of the Board, a written documents signed by the Executive Officer duly authorized by him purporting to convey set forth his sanction, permission approval, order, direction, requisition, notice or satisfaction shall be sufficient prima facie evidence thereof.

## **10. Compliance of permission.-**

Every person who carries out building works shall comply with the directions and conditions specified, in the permission.

## **11. Verification of building at all construction stages.-**

Every person who commences any building works shall give notice to the Board on *Form 5* at the important stages of construction i.e. before and during the construction of the foundations of basements to ensure safety of adjoining buildings, at plinth level and at pouring of slabs of all roof levels.

## **12. Cancellation of permission.-**

If any time after permission to carry out building work has been granted, the Board is satisfied that such permission was granted due to any defective title of the applicant, material misrepresentation or fraudulent statement contained in the application 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 and any oversight in approved building plan does not entitle the owner to violate the bye-laws.

## **13. Inspection of building.-**

The Board may, without giving previous notice, cause the premises to be inspected at any time before the sanction of a plan under these bye-laws, during the construction, within thirty days from the receipt of the notice of completion and if no notice of completion or certificate has been received at any time after the building has been erected, added or altered.

## **14. Notice of completion and occupation.-**

- (1) every person who carries out and completes building works sanctioned under these bye-laws shall
- (2) After receipt of the notice' of completion, the CEO may cause such works to be inspected by him or by his representative and after such inspection he may approve the building for occupancy if the construction is complete in all respects according to approved plan or may

- disapprove if the construction is not complete and premises is not fit for habitation.
- (3) No person shall occupy any such building or use any part affected by the erection or re erection of such building until thirty days notice of completion is given to the Board and the permission under these bye-law has been granted by the CEO.

#### **15. Submission of deviated plans.-**

Where a person has erected or re-erected a building which is not in conformity with the sanctioned building plans such person shall, together with the report of completion of the building, submit a completion plan showing the building exactly completed and the deviation made in the building from the sanctioned building plan on *Form 7* for consideration of the Board provided that for the sites allotted by the Authority, the deviated plans shall be submitted to Board through the Authority.

#### **16. Application of provisions of cantonments act, 1924.-**

Provisions of the Act from sections 178-A to 197, under chapter XI, titled "Control over Buildings, Streets, Boundaries, Trees, etc." shall be the part and parcel of these bye-laws.

#### **17. Inspection by the senior cantonment engineer.-**

The Senior Cantonment Engineer (SCE) or Building Inspector or a person appointed on his behalf by the CEO may inspect any building so as to determine whether any action is required to be taken in respect of such building or anything affixed thereof.

#### **18. Availability of forms and checklists, etc.-**

The Forms prescribed in these bye-laws shall be obtainable from the office of the Board on payment of price fixed by the Board from time to time. The CEO can make changes to the format of the Forms for public convenience. Checklists of documents required for approval of plan shall be the part and parcel of the bye-laws.

#### **19. Federal Government instructions and policies.-**

The Board shall follow the instructions and policies on building control issued by the Federal Government from time to time.

### **SPACE REQUIREMENTS OF BUILDINGS**

#### **20. Residential buildings standards.-**

All residential houses or bungalows shall comply with the following standards:

Plot size	FP (Max)	Minimum COS			No. Of Floor
		Front	Rear	Sides	
Upto 200SYD	90%	-	-	-	B + G + 1
201 to 400 SYD	75%	5Ft	7.5Ft	5Ft	B + G + 1
				One side	
401 to 700 SYD	60%	10Ft	7.5Ft	5Ft	B + G + 1
Above 700SYD	50%	20Ft	10Ft	10Ft	B + G + 1

Note : 5 Feet COS at both sides of sub-divided line shall be maintained

## 21. Residential buildings cubical capacity standards.-

The following shall be cubical capacity standards for residential buildings:-

Description	Area (Min.)	Width (Min.)	Clear Height (Min.)
Habitable room	100Sft	9Ft	9.5Ft
Kitchen	50Sft	6Ft	9.5Ft
Bath room with WC	24Sft	4.5Ft	7.5Ft
WC only	15Sft	3 Ft	7.5 Ft
Servant quarter	80Sft	7Ft	9.5Ft
Passages, corridors, galleries -	-	3.5Ft	7.5Ft
Main stairs case	-	3.5Ft	-

## 22. Residential buildings height standards.-

The following shall be the height standards for residential buildings, namely:

Description	Clear Height	
	Maximum	Minimum
Plinth level subject to contour of plot as defined in these bye-laws	4.5 Ft	2 Ft
Parapet wall	4 Ft	3 Ft
Ground floor	12 Ft	9.5 Ft
1 st floor	10.5 Ft	9.5 Ft
Stair tower above 1st Floor	-	-
Max height of building including stair tower above the plinth	33 Ft	-
Boundary wall from crown of the road	8 Ft	6 Ft
Clear height of basement	-	8 Ft

### **23. General Conditions.-**

The following conditions shall apply to bye-laws 20, 21 and 22 above, namely:-

- (a) no construction shall be allowed in the compulsory open space, hereinafter referred to as cas except a pergola for car porch, spiral stair and a guardroom in front not exceeding sixty five square feet with clear overall height upto maximum eight feet above the floor of car porch;
- (b) under ground water tank and septic tanks to be kept three feet away from boundary walls except roadside;
- (c) three feet wide balcony or bay window on roadside or within cas permitted.
- (d) basement shall be permitted upto allowable footprint of ground floor. Safety of neighbouring properties to be ensured while constructing basement. Any damage occurring to neighbouring property or the Board or the Authority property shall be made good by the owner or builder to the satisfaction of the Board. Indemnity Bond shall be obtained from owner before issuing approval of building plan;
- (e) sub-division of residential plots less than eight hundred square yards shall be prohibited. Each sub-divided plot shall not be less than four hundred square yards;
  
- (f) maximum projection of sunshades over streets and in the compulsory open space shall not exceed two feet wide at lintel level;
- (g) construction of pergola of car porch, overhead water tank (OHT), underground water tank (UGT), guard room at front and seven feet high stair tower in addition to approved covered area shall be exempted from penalty by the Cantonment Executive Officer (CEO), while sanctioning the completion plan or occupancy certificate;
- (h) minimum size of car porch will be 10ft x 14 ft;
- (i) ramps or stairs outside of the boundary wall shall be strictly prohibited;
- (j) hoardings and antenna towers on residential buildings is strictly prohibited;
- (k) access to basement ramp is permitted within compulsory open space, hereinafter referred to as (COS);
- (l) area of basement of residential buildings shall be exempted from the floor area ratio
- (m) for odd or irregular shaped plots, the requirement of footprint area shall prevail over COSo However, COS in front shall be left as per provision of these bye-laws;
- (n) COS on non-rectangular shaped plots shall be measured as average space between buildings and property line. At least fifty percent permissible COS shall be ensured; and
- (o) for residential buildings, the maximum riser of staircase shall be seven inches and the minimum tread will be nine inches.

### **24. Flat sites building standards.-**

Flat sites of all sizes shall observe the following standards, namely:-

S.No.	Foot Print	F.A.R.	Minimum COS		
			Front	Rear	Sides

1	40%	1:2.75	20 ft	20 ft	20 ft
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- (a) For category 'G' plots in Blocks 8 and 9, KDA Scheme-5, Clifton, the height of fifty feet or four storeys whichever is less shall prevail and for category 'H' plots in Blocks 8 and 9, KDA Scheme-5, Clifton, the height of seventy two feet or six storeys whichever is less shall prevail; and
- (b) in case where a number of blocks are designed within the plot boundary, open percent of the height of block with minimum twenty four feet and minimum open space between the blocks on other two sides shall be twenty percent (with minimum of fifteen feet) of the height of block.

## 25. Commercial building standard.

Residential – cum – commercial and commercial plots shall observe the following stands, namely

Plot Size	FP (Max.)	ARCADE (Min)	COS (Min)		FAR	Floors
			Rear	sides		
Upto 80 Syd	95%	-	25 Sft compulso		-	B + G + 3
81 to 250 Syd	95%	-	50 Sft compulso		-	B + G + 3
251 to 400 Syd	90%	8 Ft	7.5 Ft	-	-	B + G + 3
401 to 600 Syd	GF = 85%	8 Ft	7.5 Ft	5 Ft	1:05	According to FAR
601 to 999 Syd	Above Gf =75%	8 Ft	8 Ft	5 Ft	1:05	According to FAR
1000 to 1999 Syd	GF = 80%	8 Ft	10 Ft	7.5 Ft	01:05.5	According to FAR
2000 Syd	Above Gf =70%	8 Ft	10 Ft	10 Ft	01:05.5	According to FAR
And above	GF = 75%	8 Ft	10 Ft	10 Ft	01:05.5	According to FAR
	Above Gf =65%					

**26. Commercial building height standards:-**

The following shall be height standards for commercial buildings, namely:-

Description	Clear Height	
	Rear	Sides
Parapet wall	4 Ft	-
Ground floor	-	9.5 Ft
1 <sup>st</sup> Floor and subsequent floors	-	9.5 Ft
Stair tower above top floor	-	9.5 Ft
Arcade	7.5 Ft	-
Arcade from crown of road.	1.33 Ft	-
Ceiling height of basement without obstruction.	-	9 Ft
Min clear height of basement for parking without obstruction.	-	7.5 Ft.

**NOTE:** - For all buildings except houses the height of building will be such that it would not intersect an imaginary line from the opposite side of the main road serving the building at an angle of sixty five degrees with the horizontal. (Not applicable on communication towers). Width of the road shall be the dominating factor to determine the maximum height of the building. For plots up to four hundred square yards the max height of top floor slab shall be sixty feet from the crown of the road. The overall height of building shall not exceed seventy feet.

**27. Basement for commercial plots.-**

- (1) Basement shall be permitted on entire plot ensuring safety of adjoining Buildings.
- (2) Basemen may be Used for purposes other than parking but area shall be included in the floor are ratio (FAR) and ceiling height of basement shall be minimum if nine feet without obstruction.
- (3) Steps or ramps for access to basement or GF should not come out of property.

**28. Other conditions.-**

The following conditions shall also apply to bye-laws 24, 25, and 26, namely:-

- (a) minimum floor area of a shop shall be one hundred square feet and a min width of eight feet
- (b) the riser of staircase in commercial building shall not be more than seven inches and the tread shall not be less than ten inches;
- (c) 3'-0" wide projection above sixteen feet shall be permitted for balconies. However, these projections may be utilized as habitable area. In rear portion of building, the projection will stay in the form of balcony. For sides of corner plots abutting the street, the projections may be utilized as habitable area if it abuts on a street more than twenty feet wide otherwise it shall be utilized for balconies or staircase landing;

- (d) provision of lift is compulsory as per design requirement for climbing height of forty-six feet  
Additional lift required for climbing height above fifty-nine feet;
- (e) Corridors or passages shall be minimum five feet up to plot area four hundred and ninety-nine square yards and minimum six feet for plots five hundred square yards and above;
- (f) steps for GF or basement outside the plot line are strictly forbidden;
- (g) forty percent loft having a max clear height of five feet shall be allowed for shops with minimum ceiling heights of sixteen feet;
- (h) structural design and vetting is compulsory for all types of buildings taller than G+ 2 floors and for all amenity buildings irrespective of height. It shall also be compulsory for residential buildings envisaging construction of swimming pool;
- (i) for plots abutting on public streets at rear, the rear case shall be condoned. In case of corner plot, the case on side abutting the road shall be condoned and arcade shall be provided. For plots up to six hundred square yards abutting on streets at three sides, the COS on the side not abutting on street shall be condoned. No opening of shop or office on side road shall be provided;
- (j) access for handicapped should be provided in public building; and
- (k) storage under the stairs can be provided.

**29. Standards for health and education amenity buildings.-**

Amenity plots shall observe the following standards, namely:-

Type of Plot	Plot Sizes	FP (Max)	FAR	Minimum COS			Height
				Front	Sides	rear	
Educational	All sizes	40 %	1:1.6	10 ft.	10 ft.	10 ft.	B+G+3
Hospitals	All sizes	60%	1:2.8	1:2.8	10 ft	10 ft	B + G +4

Elevators or lifts and ramps (Slope 1: 12) for pedestrian and stretcher use shall be provided for all health related buildings of more than G+ 1 floors. Basement can be provided on entire plot area for parking.

**30. Standards for amenity buildings mosques.-**

- (1) Building plans of mosques shall be considered for B+G+2 floor on case-to-case basis.
- (2) Distance between approved mosque and club or cinema shall not be less than seven hundred feet.
- (3) Maximum of five percent of covered area can be reserved for commercial activity in plots for mosques.

**31. Standards for petrol stations and C.N.G. stations.-**

- (1) Subject to the general conditions as defined in Chapter 3, for the purposes of this clause the term

"Petrol Station" means a station for the sale, at retail, of petrol and ancillary products for motor vehicles.

- (2) A petrol or CNG station may be located only on a main collector street having a right of way (ROW) of at least eighty feet.
- (3) A petrol or CNG station may not be located within one kilometer of the site of an existing or approved petrol or CNG station unless the petrol or CNG station and the other such sites are located on the opposite side of a street having a ROW of not less than one hundred feet and a dividing median strip.
- (4) The minimum street frontage of a petrol or CNG station shall not be less than sixty feet.
- (5) The minimum area of a petrol station used for petrol filling facilities and servicing activities shall not be less than one thousand square yards.
- (6) The minimum area of a CNG station shall not be less than six hundred square yards.
- (7) Access roadways of petrol or CNG station shall be constructed in accordance with the following requirements, namely:-
  - (i) no Access roadway cross the sidewalk at an angle of more than forty five degrees;
  - (ii) the width of each lane shall be at least twelve feet; and
  - (iii) Both an "in" and "out" roadway shall be provided, respectively leaving and entering the approach traffic lane at an angle of not more than forty five degrees.
- (8) Adequate space shall be provided in petrol stations for parking for oil supply tankers while discharging its load.
- (9) Not less than one lavatory shall be provided at each petrol or CNG station exclusively for public use (for both ladies and gents separately) in addition to lavatory provided for the staff.
- (10) Petrol or CNG Station can be allowed on commercial plots after conversion into specific designated petrol pump or CNG use provided all other requirements noted above are met and after calling of public objections through press and with the approval of Board on payment of prescribed fees.
- (11) On an existing petrol pump, CNG facility shall be allowed only if the area is one thousand square yards or more.
- (12) A single storey office and retail mart or shop shall be permitted on an area not exceeding five percent of the plot area in addition to the tyre and puncture shop, telephone booth and drinking water facility.
- (13) All building structures shall be constructed leaving a COS of at-least ten feet from the boundary of the plot of the petrol or CNG stations or according to standards of Explosives Department whichever is more.
- (14) Distance between two dispensers shall not be less than twenty four feet.
- (15) Distance between dispenser and road edge shall not be less than eighteen feet.
- (16) All title documents including site plan duly attested are to be supplied for Petrol or CNG Station. In addition permission from Ministry of Petroleum and Natural Resources is also required for CNG Station.
- (17) The compressor station shall be located at a minimum distance of five feet inside from the boundary walls and all measures provided in CNG Safety Rules, 1992, as amended from time to time.

### **32. Exemptions from floor area ratio.-**

The exemptions from FAR apply to bye-laws 24 to 30 comprise of parking space including ramps and driveways, Arcade, mechanical or electrical plant rooms, escalators or lift towers, Karachi Electric Supply Corporation KESC sub-station, stairs and stair towers, open balconies over streets, passages around voids, UGT and non-regularizable five percent of permissible F.A.R. for recreational facility and prayer.

### **33. Amalgamation of plots.-**

Amalgamation of residential, commercial, and amenity plots shall be allowed subject to a maximum area not exceeding four times the area of the larger plot of the category concerned provided land grant or allotment conditions .of the plots are similar and on payment of fees determined by the Board from time to time.

### **34. Chamfering for corner plots.-**

The corners of all types of plots abutting on two intersecting roads shall be chamfered as follows.-

- (a) from thirty to fifty nine feet width of the road, the distance should be eight feet;
- (b) from sixty to one hundred and nine feet width of the road, the distance should be ten feet;
- (c) from one hundred and ten feet and above width of the road, the distance should be twelve feet.
- (d) in case of plot area up to one hundred and twenty square yards abutting on two roads of two different width, the required chamfer on both sides shall be governed by width of smaller road;  
and
- (e) the length of chamfered portion noted above shall be in accordance with width of the respective road and shall be measured along the length of the road.