



KHYBER PAKHTUNKHWA

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GOVERNMENT OF KHYBER PAKHTUNKHWA LOCAL GOVERNMENT ELECTION AND RURAL DEVELOPMENT DEPARTMENT

THE KHYBER PAKHTUNKHWA LAND-USE AND BUILDING CONTROL AUTHORITY

NOTIFICATION

Dated Peshawar, the 1st November, 2024.

No.Dir,(Planning)/LUBCA/General File/1-1/2024. In exercise of the powers conferred by clause (d) of sub-section (1) of section 52 of the Khyber Pakhtunkhwa Land-Use and Building Control Act, 2021 (Khyber Pakhtunkhwa Act No. XXXII of 2021), read with clause (c) of section 4 thereof, the Provincial Land-Use and Building Control Council is pleased to make the following regulations, namely:

THE KHYBER PAKHTUNKHWA BUILDING CONTROL REGULATIONS, 2024

Chapter-I Preliminary

1. **Short title, application, and commencement.** — (1) These regulations may be called the Khyber Pakhtunkhwa Building Control Regulations, 2024.
 - (2) These regulations shall apply to all kinds of public and private buildings, situated or intended to be constructed in the province of Khyber Pakhtunkhwa.
 - (3) These regulations shall come into force at once.

2. **Definitions.**--- (1) In these regulations, unless the subject or context otherwise requires, the following expressions shall have the meanings as are respectively assigned to them, that is to say,-

- a. **"Act"** means the Khyber Pakhtunkhwa Land-Use and Building Control Act, 2021 (Khyber Pakhtunkhwa Act No. XXXII of 2021);
- b. **"Authority"** means the Provincial Land-Use and Building Control Authority, established under section 6 of the Act;
- c. **"addition"** means the addition of any unit/structure to any building or structure, constructed in accordance with these regulations;
- d. **"alteration"** means any change brought about after the approval of the building plan, without affecting or violating any provision of these regulations;
- e. **"amenity plot"** means a plot, allocated, exclusively for the purpose of amenity uses, such as Government uses, health and welfare uses, education uses, assembly uses, burial grounds, transportation right of way, parking, and recreational areas;
- f. **"Appendix"** means Appendix, appended to these regulations;
- g. **"approval"** means any building/structure that is approved by the Local Planning and Enforcement Unit as per these regulations;
- h. **"arcade"** means a covered footpath or veranda for pedestrians in the building, facing a road;
- i. **"Architect"** means a person, registered with the Pakistan Council of Architects and Town Planners (PCATP) with Valid Registration and as an Architect enlisted with the Authority.
- j. **"assembly"** means a building used, either ordinarily or occasionally as a place of worship, theatre, auditorium, public hall, public concert room, public lecture room, public exhibition, and hostel;
- k. **"apartment building"** means a building having two or more independent units to provide habitation for more than one family;
- l. **"balcony"** means any platform or other similar structure projecting outwards from the wall of any building and supported by bracket a cantilevered and not passage;

- m. **"basement"** is the lowest portion of the building partly, leaving not more than one (01) ft. above the finished surface of the adjacent road, or wholly below ground level, wholly or partly submerged from all the sides into the ground;
- n. **"builder"** means a person or body of persons, or a statutory body engaged in the construction of buildings on a contract or as owner or agent of the owner, for the purpose of transferring such building or hire or by sale or on the basis of ownership include any Department of the Federal or the Provincial Government responsible for construction of Government buildings, but does not include a person or persons engaged as mason or such other artisan;
- o. **"building"** means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used for human habitation or not and includes foundation, plinth, walls, floors, roofs, Chimneys, plumbing, and building services fixed platforms, veranda, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose and land or space and signs and outdoor display structure. Tents, Shamianahs, and tarpaulin shelters shall not be considered as building;
- p. **"building line"** means a line up to which any part of a building from its lowest level, including any and all foundations, or other structures, abutting on a public street or a road planned for future public street, may extend, provided always such line is within the property line of such building or cut line as provided in these regulations of such plots or the line established by the Authority, including the authorities under the West Pakistan Highway Ordinance, 1959 (W.P. Ordinance XXXII of 1959) beyond which a building shall not extend.."
- q. **"building works"** means the erection or re-erection of a building or part thereof or making additions and alterations to an existing building;
- r. **"canopy"** means a projection at roof level from the face of a building;
- s. **"cardinal points"** means a diagram showing North, South, East, and West;
- t. **"chujja"** means any structure projecting out – side from the wall of any building and supported by brackets or cantilevered and used for habitation or covered with a roof;

- u. **"Civil Engineer"** means a person who is registered as a Registered Engineer (Civil) with the Pakistan Engineering Council, under these regulations; with valid registration and enlisted with the Authority.
- v. **"Chief Planning Control Officer"** means the head of the Local Planning and Enforcement Unit as per sub-section (2) of section 10 of the Act;
- w. **"commercial building"** means a building constructed for commercial use on a commercial plot having shops or show rooms, offices, Doctor Offices, hotels, restaurants, etc. on any floor and may also have apartments in it;
- x. **"covered area"** means the horizontal area of a building covered under its roofs as outlines by the outer surface of the exterior walls including Veranda;
- y. **"completion plan"** means a built-up plan, submitted to the Local Planning and Enforcement Unit, for the purpose of obtaining approval and occupancy certificate;
- z. **"compulsory open space"** means that part of a plot that is to be left completely open to the sky, over which no structure or any integral part of the building shall be permitted except ramp upward/downward, permissible projections, steps, septic tanks, soak pits, water reservoirs and lines for sewage, water, electricity, gas, telephone, etc;
- aa. **"Council"** means the KP Land Use and Building Control Council.
- bb. **"District Land-Use Planning and Management Committee"** means the District Land-Use Planning and Management Committee constituted under sub-section (1) of section 13 of the Act;
- cc. **"damp proof course"** means a layer of material impervious to moisture;
- dd. **"dangerous buildings"** means all building walls or structures which are structurally unsafe;
- ee. **"developer"** means a person or body of persons including a society engaged in developing a plot or plots for any kind of building activity for transfer by allotment to the members if the developers be society or to the other persons on the basis of ownership or by sale;

- ff. **“educational building”** means any building where more than 30 students gather for the purpose of learning;
- gg. **“external wall”** means any outer wall, of a building abutting an external or internal open space.
- hh. **“flat”** means any separate dwelling used or constructed or adopted to be used or constructed or adopted to be used wholly or principally for human habitation for a single family, where the kitchen, lavatory, bath room, or water closet are contained within the separate dwelling and that dwelling is contained a building comprising three or more such dwelling joined vertically;
- ii. **“floor area”** means a horizontal area of floor in a building covered with a roof, whether or not enclosed by walls but excluding ancillary covered spaces and projection allowed under these regulations;
- jj. **“Floor Area Ratio - FAR”** means the total floor area of a building as permissible under these regulations divided by the area of the plot, excluding the basement;
- kk. **“foot print”** means the portion of a plot of land covered, at any level, by a building or part thereof excluding the basement;
- ll. **“Form”** means the Forms appended to these regulations;
- mm. **“foundation”** means the structure entirely below the level of the ground which carries and distributes the load from columns, beams, or walls on to the ground;
- nn. **“gallery”** means an open or a covered walk way or a long passage and upper floor of seats, a room for the exhibition of works or arts, and an underground passage;
- oo. **“garage”** means a building or part thereof designed, adopted, or used for the housing of a motor vehicle;
- pp. **“godown”** means any building or part thereof designed as go-down adopted or used for storage purposes but does not include any garage ancillary to a residential building;
- qq. **Government** means the government of Khyber Pakhtunkhwa
- rr. **“habitable room”** means a room to be used primarily for human habitation;

- ss. **"healthcare buildings"** means the buildings specified for the purposes of hospitals, maternity homes, nursing homes, clinics, laboratories, and institutions for treating out patients for medical advice or treatment;
- tt. **"height of a room"** means the vertical distance measured to the finished floor level and under-side of the ceiling and where there is no ceiling the measurement shall be to the under-side of the rafters;
- uu. **"high rise building"** means any building classified as a high-rise building, which shall have an occupied floor located more than seventy-five (75) ft. minimum from the finished surface of the adjacent street;
- vv. **"Hilly Area"** means an area having an altitude of more than 2000 ft. above the mean sea level or having an average slope of 1:30.
- ww. **"housing unit"** means an independent unit meant for human habitation within a house (residential building) having at least one habitable room with a kitchen and a bathroom;
- xx. **"impervious material"** means any material which prevents the passage of dampness;
- yy. **"industrial building"** means a building designed for use as a factory or workshop and includes any office or other accommodation on the same site the use of which is intended for the convenience of workers and a building designed for use in connection with the mining if minerals including brick earth or warehouse, depository or stores;
- zz. **"Kanal"** means a size of land equal to 20 Marlas;
- aaa. **"Land Use Plan"** is the land use plan of the concerned district approved by the KP Land Use and Building Control Council.
- bbb. **"Licensed Architect"** means a person, registered with the Pakistan Council of Architects and Town Planners (PCATP) as a architect with valid registration and issued licensed/registration/enlistment by the Authority;
- ccc. **"Licensed Engineer"** means a person, registered with Pakistan Engineering Council (PEC) and issued licensed/registration/enlistment by the Authority;
- ddd. **"Marla"** means a size of land equal to 272.25 sq. ft.;

- ccc. **"Master Plan"** means a spatial development plan with appropriate zoning approved by the KP Land Use and Building Control Council for the urban area/town/city of the concerned district.
- ff. **"multi-story building"** means any building above ground plus two or more storeys;
- ggg. **"owner"** means a person or persons holding title to a piece of plot or land/construction thereupon;
- hhh. **"parapet"** means a wall, whether plain, perforated, or panelled, protecting the edge of a roof, balcony, veranda or terrace;
- iii. **"partition"** means an internal vertical structure that sub-divides a storey of a building into sections and which supports no load other than its own weight;
- jjj. **"plan"** means the building plans showing the proposed details of the arrangement of intended building works;
- kkk. **"Planned Area"** means an area/housing society either developed or approved by the provincial government or authority as the case may be under the provision of the Act.
- lll. **"plinth"** means the height of the finished floor level of the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the center of the property line of the plot along the road. In case of more than one road serving the plot, the plinth shall be measured from the road providing principal access at the higher level.
- mmm. **"property line"** means that part of the plot boundary which separates private property from the public property or a private property from another private property;
- nnn. **"public building"** means a building, designed for public use, such as a dispensary, post office, police station, town hall, library, mosque, recreational building, and any other office, etc.;
- ooo. **"residential building"** means the building, exclusively designed for use of human habitation, together with such houses as are ordinarily ancillary to the main building and used in connection therewith;
- ppp. **"right of way"** means the width of the land, legally owned or acquired by a person, organization, department, or authority, for the purpose of passage of vehicles or pedestrians, which includes-

- (i) the roadway cross-section;
- (ii) footpath;
- (iii) any public utility line; and
- (iv) provision for future widening of the road;

qqq. **"road width"** means the total width of road between the extreme ends;

rrr. **"septic tank"** means a tank in which sewage is collected and decomposed before the discharge into a public sewer or soakage pit;

sss. **"setback"** means the mandatory separation between a right of way line and the building/structure provided in the owner's property;

ttt. **"Sewage"** means waste water containing, industrial or any other chemical or organic waste;

uuu. **"Shop"** includes any room or part of a building used wholly or mainly for the purpose of retail trade or business;

vvv. **"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;

www. **"Structural Engineer"** means a duly qualified Structural Engineer, registered with Pakistan Engineering Council;

xxx. **"sub-division"** means the division of land, held under the same ownership into two or more plots;

yyy. **"sunshade"** means an outside projection from a building over a minimum height of seven (7) ft. from the plinth level meant to provide protection from weather and protruding not more than three (3) ft. from the building;

zzz. **"total floor area"** means the sum of the floor areas of all the floors of all the buildings on a plot, less exemption as permitted in these regulations;

aaaa. **"veranda"** means a roofed gallery, terrace, or other portion of the building with at least one side open to the courtyard or a permanent open space;

bbbb. "Unit" means the Local Planning and Enforcement Unit, established under section 10 of the Act; and

cccc. "Un-Planned Area" means areas other than the Planned Area.

- (2) Words and expressions used in these regulations but not herein defined shall have the same meanings as are assigned to them in the Act.

Chapter-II

Submission of Application and Building Plan for Approval

3. **Submission of application and building plan for approval.**— (1) Any person, intending to erect, re-erect, or alter a building, shall apply for approval or permission, as the case may be, under these regulations, through an application to the Chief Planning Control Officer, in the manner as specified in **Form-I**, along with other necessary documents and fee, prescribed in regulations 4 and 5 and **Form-I**, respectively.
- (2) The Chief Planning Control Officer shall scrutinize the application through a unit, along-with all other necessary documents, received under sub-regulation (1) above and shall ensure that all the documents are duly signed and verified by the respective agencies.
- (3) The Chief Planning Control Officer, after being satisfied that the application submitted fulfil criteria laid under these regulations, will approve the application.
- (4) No building shall be erected, modified, or amended without the plans being approved by the Local Planning and Enforcement Unit.
- (5) Any construction without prior permission shall be liable to be demolished at the risk and cost of the owner, either completely or partially. The unauthorized construction may be regularized on payment of fine plus fees as per **Appendix-I** if it fulfils the requirements under these regulations.
4. **Submission of requisite documents.**—(1) The owner, at the time of submission of an application under sub-regulation (1) of regulation 3 of these regulations, shall submit the following documents-
- (a) ownership documents or proof, duly updated by the concerned revenue officer and or incharge of an approved housing scheme as the case may be;
- (b) the site plan or drawings, duly attested by an Architect or Structural Engineer as per Regulation 15 of the Regulations, drawn to a scale of not less than forty (40) ft. to an inch. The scale used shall be indicated on the plan which shall clearly show:

- (i) the direction of the north point;
 - (ii) the boundaries of the site on which it is proposed to erect, re-erect or add to or alter in the building(s);
 - (iii) the position of all adjacent streets, vacant lands, and drains;
 - (iv) fixed distance from the center of adjacent road(s)/streets;
 - (v) the names and width of road(s) streets on which the site abuts, together with the numbers of adjoining houses or premises, if any;
 - (vi) the alignment of adjoining buildings;
 - (vii) the alignment of drains, showing the manner in which the roof, house, or surface drainage shall be disposed of; and
 - (viii) building plan to a scale of not less than eight (8) ft. to an inch. The scale used shall be indicated on the plan, which shall include the section's elevation and show the external dimension of the building and the ground floor, first floor, and upper floors, if any, and the roof;
- (c) the thickness and composition of all the beams and rafter supports;
 - (d) the position and dimensions of all projections beyond the walls of the building;
 - (e) the position of all the proposed and existing drains, urinals, privies, fireplaces, kitchens, gutters and down pipes;
 - (f) the dimensions of all rooms and the position of doors, windows, and ventilators in each room;
 - (g) the materials to be used in the foundations, walls, floors, and roofs;
 - (h) the purpose for which it is intended to use the building;
 - (i) the level and width of the foundation and the ground floor with reference to the level of the finished surface of the street on which the front of the proposed building is to abut;
 - (j) boundary wall corners on the roadside are rounded off by a 5'0" arc properly and there shall be no blind corners;
 - (k) complete soil investigation report in case of a building having three (3) or more floors including the basement;

- (l) title documents relating to the plot showing his right to erect or re-erect a building; and
 - (m) any other information or document required by the Local Planning and Enforcement Unit.
- (2) In case of alteration, modification, and or renovation new works shall be indicated on the site or building plans in a distinct color code as under:
- | | |
|--|--------|
| proposed work - | Red |
| existing work - | Blue |
| demolished work or proposed to be demolished | Yellow |
| unauthorized or deviated work - | Green |
- (3) While submitting an application as specified in **Form-I**, the owner shall furnish seven (7) copies of building plans on an ammonia sheet or white paper of A0 size.
- (4) Two copies of the approved plan, duly signed by the Chief Planning Control Officer, shall be returned to the owner.
- (5) Authenticated or original copies of all documents, relied upon by the owner, shall, when required, be produced for the inspection of the Local Planning and Enforcement Unit.
5. **Fee.**---(1) The owner, at the time of submission of application, under sub-regulation (1) of regulation 3, shall also deposit such fee, as may be specified by the Authority, with the approval of the Council, from time to time.
- (2) No application under sub-regulation (1) of regulation 3 shall be entertained without having the original deposit slip of the fee deposited by the owner for approval or permission of the building plan.
6. **Return of defective site plans or drawings.**--- Where the site plans or drawings are incomprehensible, ambiguous, or in contravention of these regulations, the Chief Planning Control Officer shall return such site plans or drawings to the owner, with justified reasons in writing, until a rectified site plan or drawing and required documents are re-submitted.
7. **Reference to building experts.**--- (1) In case of a building, other than an ordinary residential building, the Unit may refer the site plan or drawing to a building expert, for technical scrutiny from architectural, town planning, and structural point of view, on payment of such fee, to be paid by the owner, as determined by the Authority from time to time.
- (2) The Unit shall, after receiving the same from the building expert, return the same to the owner, within one month of its receipt, along with technical clearance or comments by such building expert, if any.

8. **Grant of approval or permission.**--- The Chief Planning Control Officer, after being satisfied by the recommendation of the Unit or, as the case may be, on a report of the building expert (where required), may grant approval or permission and the same shall be communicated to the owner within the duration specified by the Authority after its receipt, as generated via Online Building Plan Approval Portal.
9. **Notice of completion and occupation.**---(1) The owner, who carries out and completes building works, approved under these regulations, shall give notice of such completion to the Unit, within thirty (30) days of the completion of such works, as specified in Form-III.
 - (2) After receipt of the notice of completion from the owner under sub-regulation (1) above, the Planning Control Inspector, duly authorized by the Unit shall cause such work to be inspected and after such inspection, a report in this regard shall be submitted to the Unit.
 - (3) After being satisfied with the report of the Planning Control Inspector, the Unit may either approve or disapprove the building for occupancy or may make such further order as it may deem fit, within ninety (90) days after receipt of application from the owner.
 - (4) No person shall occupy any such building or use any part affected by the erection or re-erection of such building until the permission referred to in these regulations has been granted.
10. **Submission of revised site plan or drawing.**--- When an owner intends to make alterations or additions to the building plan, already approved, he shall submit a revised plan, showing all such alterations or additions for consideration by the Unit, provided that the owner shall not proceed with construction work till the approval of the revised plan.
11. **Compliance of approval or permission.**---(1) The owner, who carries out construction works, shall comply with the directions and conditions, specified in the approval or permission granted by the Unit.
 - (2) In case where the District Land use Plan or Master Plan is not available and the land is categorized as agriculture land in the Land Revenue record, the Unit shall forward the building plan to the District Officer, Crop Reporting Services for issuance of the Non-Objection Certificate – NOC.
12. **Inspection of buildings at different construction stages or floor levels.**--- The owner, who commences any building or construction works, shall give notice to the Chief Planning Control Officer in the manner as specified in Form IV at the important stages of construction i.e. at the layout, foundation, plinth, and pouring of all roof levels. The Planning Control Officer shall verify the building or construction works, at all stages and as per instructions issued by the Government, Council, or the Unit, from time to time.

13. **Cancellation of approval or permission.**---At any time after the grant of approval or permission to carry out building or construction works has been accorded, the Unit is satisfied that such approval or permission was granted due to any defective title of the owner, material misrepresentation or fraudulent statement, fake, false or tempered documents, contained in or accompanied with the application, in respect of such building, such approval or permission may be cancelled and any work done hereunder shall be deemed to have been done illegally and without permission.
14. **Inspection of building.**---The Unit, itself or through the Planning Control Inspector, without giving previous notice, cause the premises to be inspected at any time before the approval of a plan under these regulations or at any time during the construction.
15. **Engagement of Professionals.**-----The professionals must be engaged for the design and supervision of the building works as per the following criteria:-

Sr.No	Professional Categories	Qualifications	Experience	Category	Total Floor area of the Building/Height
1	Architect	B.Arch.	One Year relevant experience	C	Upto 2700 S.ft. / upto 32 ft.
2	Architect with	B.Arch.	Three Years relevant experience	B	Above 2700 S.ft. / upto 40 ft.
	Civil Engineer	B.Sc. Civil	One Year relevant experience		
3	Architect with	B.Arch.	Five Years relevant experience	A	Above 2700 S.ft. / above 40 ft.
	Structure Engineer	M.Sc. Structure	Three Years relevant experience		
	Electrical Engineer	B.Sc/B. Tech Electrical	Three Years relevant experience		
	Mechanical Engineer	B.Sc/B. Tech Electrical	Three Years relevant experience		

Note: Architect/Engineer shall be enlisted with the Authority after paying the enlistment fee and fulfilling other codal formalities as determined by the Authority from time to time.

16. **Discontinuance by a professional.**---(1) An Architect or Structural Engineer, engaged by the owner for carrying out building or construction works' plan, intends to discontinue such works, he shall give a notice of discontinuance in a manner as specified in **Form-V**.

(2) In case of discontinuance by the Architect or Structural Engineer, already engaged and assigning the task to a new Architect or Structural Engineer, as the case may be, the following shall be satisfied with a certificate:

- (a) by the owner from the first Architect or Structural Engineer to indicate the stage where he has completed the supervision;

- (b) by the owner, duly countersigned by the Architect or Structural Engineer, that the owner has made full payment to them up to the stage which they have supervised and there is no outstanding, against such owner; and
- (c) indicating the name of the newly hired Architect or Structural Engineer that he has engaged to supervise the remaining portion of the construction.

Chapter-III

Space Requirement In and About Buildings

17. **Amenity Buildings.**-----The following shall be the standards for the amenity buildings:-

(a) Clinics:

- (i) minimum plot area shall be 5 Marla or as per requirements of the Health Department of the Government of KP, or Health Regulatory Authority – HRA, Khyber Pakhtunkhwa;
- (ii) the building foot print shall be a maximum of eighty percent (80 %) of the plot area;
- (iii) maximum allowable floor area ratio is 1:3;
- (iv) maximum height of a building is 46 ft.; and
- (v) set back at any one side shall not be less than five ft. (5'). The 20% COS shall be accordingly adjusted.
- (vi) Along with other facilities, a clinic shall have a proper waiting area and a minimum of two washrooms (1 male and 1 female)
- (vii) Using commercial plazas/spaces for clinics shall only be allowed after getting NOC from the Health Department of the Government of KP, or Health Regulatory Authority – HRA, Khyber Pakhtunkhwa as the case may be; and approval from the Land Use and Building Control Authority and payment of applicable fees.

(b) BIU:

- (i) minimum plot area shall be 4 Kanal or as per requirements of the Health Department of the Government of KP, or Health Regulatory Authority – HRA, Khyber Pakhtunkhwa;
- (ii) the building foot print shall be a maximum of eighty percent (80 %) of the plot area;

- (iii) maximum allowable floor area ratio is 1:3;
- (iv) maximum height of a building is 46 ft.; and
- (v) set back at any one side shall not be less than five ft. (5'). The 40% COS shall be accordingly adjusted.
- (vi) Along with other facilities, BIU shall have a proper waiting area, a minimum of two washrooms (1 male and 1 female), and residential units for doctor(s) and other staff.

(c) Hospitals:

- (i) minimum plot size 8 Kanal, or as specified by the Pakistan Medical and Dental Council or Health Regulatory Authority – HRA, Khyber Pakhtunkhwa;
- (ii) No Objection Certificate from Pakistan Medical and Dental Council – PMDC or Health Regulatory Authority – HRA, Khyber Pakhtunkhwa;
- (iii) the building footprint shall be a maximum of sixty percent (60 %) of the plot area;
- (iv) the maximum allowable floor area ratio is 1:5;
- (v) maximum height of the building is 70 ft. height shall be rationalized; and
- (vi) set back at any one side shall not be less than ten ft. (10'). The 30% COS shall be accordingly adjusted.
- (vii) Using commercial plazas/spaces for hospitals shall only be allowed after getting NOC from the Pakistan Medical and Dental Council – PMDC, Health Department of the Government of KP, or Health Regulatory Authority – HRA, Khyber Pakhtunkhwa as the case may be; and approval from the Land Use and Building Control Authority and payment of applicable fees.

(d) Universities and Colleges:

- (i) minimum plot size of 20 and 10 Kanal respectively or as specified by the Higher Education Commission – HEC for Universities or Degree Awarding Institutes and the Higher Education Department of Government for colleges;
- (ii) No Objection Certificate from Higher Education Regularity Authority – HERA or any other concerned Department of Government or organization;

- (iii) footprint, the maximum shall be forty & sixty percent (40% and 60% respectively) and the floor area ratio shall be 1:3;
- (v) the front setback shall be 40 ft. and at all other sides shall not be less than 10 ft. The COS shall be accordingly adjusted.

(e) Technical College/Institute:

- i. minimum plot size 6 Kanal or as specified by TEVTA (Industries Department, KP) for technical colleges/institutes;
- ii. No Objection Certificate from TEVTA or any other concerned Department of Government or organization;
- iii. footprint, the maximum shall be seventy percent (70%), and the floor area ratio shall be 1:2;
- iv. The maximum height of the building shall be 40 ft. including the mummy/staircase.
- v. front setback shall be 20 ft. and at all other sides shall not be less than ten ft. (10'). The COS shall be accordingly adjusted.

(f) Schools:

- (i) minimum plot size shall be 1 Kanal for primary, 2 Kanal for middle, and 6 Kanal for high school or as specified by the Elementary and Secondary Education Department of Government of KP, Council, or Authority;
- (ii) the setback at any one side shall not be less than five ft. (5') and COS shall be accordingly adjusted;
- (iii) footprint shall be a maximum of 50 %; and
- (iv) floor area ratio shall be 1:2;

(g) Madrassa:

- (i) minimum plot size shall be 10 Marla;
- (ii) minimum plot size shall be 1 Kanal for Madrassa with boarding facility;
- (iii) No basement shall be allowed in all kind of Madrassa;
- (iv) Maximum building height shall not be more than 42 feet including mummy (Ground + 2);
- (v) Boarding facility shall not be located in densely residential areas;
- (vi) prior approval of the concerned authority for establishment of Madrassah is mandatory before issuance of NOC under these regulations

18. Space requirements for buildings in Planned Area.-----(1).The following shall be the standards for residential buildings in Planned areas-

Standards for Residential Buildings in Planned Areas										
S #	Category (Plot Size)	No of Stories/ Max height	FAR	Footprint	Compulsory Open Space (COS).	Setback (feet)			Mumty/utility room (C-Area).	Min Street Width
						Front	Rear	Side(s)		
1.	Upto 5 Marla.	Basement GF + 1/ 27ft.	1:2	80%	20%	-	8	-	300 sft.	25 ft.
2	Above 5 upto 7 Marla	Basement GF + 1/ 27ft	1:2	80%	20%	8	8	-	350 sft.	25 ft.
3	Above 7 upto 10 Marla	Basement GF + 1/ 27ft	1:1.75	70%	30%	8	8	4	350 sft.	25 ft.
4	Above 10 upto 20 Marla	Basement GF + 1/ 27ft	1:1.6	65%	35%	15	10	4 feet at side 1 and remaining at side 2	450 sft.	30 ft.
5	Above 1 Kanal Upto 4 Kanal.	Basement GF + 1/ 27ft	1:1.5	60%	40%	30	15	8 feet at side 1 and remaining at side 2	450 sft.	40 ft.

Explanation-I: These regulations, for fixing the minimum setback at any site of a building, may vary from area to area, as per specific conditions of plot, infrastructure, traffic load, utilities, or any other environmental and social condition, to be evaluated and approved by the Local Planning and Enforcement Unit. Height and width of the road may be tolerated within the walled city of Peshawar or for irregular plots where exist. The building height shall be vertically measured from the plinth level. The plinth level shall not be more than 2 ft. of the center of the adjacent road/street.

Explanation-II: In case where the street width is below the required standard then only Ground plus one (G+1) shall be allowed and the height of the building shall be reduced to 31 ft. including mumty and the FAR shall be accordingly reduced. In no case, the clear vertical height of each storey of a building shall not be less than 9 feet and 6 inches.

- (2) The following shall be the standards for mixed-use (commercial-cum-residential) buildings in a Planned Area:-

Standards for Mixed-Use (Commercial cum Residential) Building in Planned Areas									
S. No.	Category. (Plot Size)	Allowable FAR	Foot Print Max.	Compulsory Open Space (COS).				Height Max.	Min Road Width.
				Arcade	Front (beyond ROW)	Rear	Sides		
1.	Upto 05 Marlas.	1:2.75	85%	5 ft.	At two sides (F & R or one side and R). No one side shall be less than 5 ft.			40 ft.	20 ft.
2.	Above 5-upto 10 Marlas.	1:3.5	75%	5 ft.	COS on any two sides 25% (F & R or one side and R)			50 ft.	25 ft.
3.	Above 10- Upto 20 Marlas.	1:4	70%	5 ft.	10 ft.	10 ft.	No one side shall be less than 5 ft.	60 ft.	30 ft.
4.	Above 20- Upto 40 Marlas.	1:4.5	65%	7 ft.	15 ft.	10 ft.	No one side shall be less than 8 ft.	70 ft.	30 ft.
5	Above 40 Marlas.	1:5	60%	7 ft.	15 ft.	10 ft.	No one side shall be less than 10 ft.	80 ft.	40 ft.

Explanation III: The building regulations for fixing the minimum setback, at any side of a building, may vary from area to area, as per specific conditions of the plot, infrastructure, traffic load, utilities or any other environmental and social condition, to be evaluated and approved by the Authority or Local Planning and Enforcement Unit. Minor variance in the width of the road is permissible for irregular plots where exists. Also, the narrow side of the two adjacent or parallel buildings shall not coincide (i.e. side one of one building shall not coincide with the side one of the other adjacent or parallel building). In no case, the clear vertical height of each storey of a building shall not be less than 9.5 ft.

Explanation IV: In case of any commercial construction, abutting any main road, it shall be necessary for owners or constructors of the building to leave a designated set back, as mentioned in these regulations, from the maiden point of the road. Notwithstanding the setback, while approving the plan for any commercial construction abutting a main road, the approving authority may require the owner or constructor to limit or restrict any direct ingress point or entry towards the main road; provided that in case the building is situated on a main road, where provision of service road abutting such main road is also available, any direct entry to main road shall be prohibited.

Explanation V: In mixed-used buildings, the ground plus two floors shall be treated as a commercial area irrespective of its use and the owner/developer shall pay the application processing fee at commercial rates and the rest will be evaluated on an actual basis (commercial or residential). However, mixed-use activities on the same floor shall not be allowed. In case of a change of use of the fourth floor from residential to commercial the owner/developer shall pay the difference of application processing fee to the Local Enforcement Unit (Authority).

Explanation VI: In all commercial and mixed-use including apartment buildings basement shall only be used for parking purposes.

(3). The following shall be the standards for High Rise Mixed Use/ Apartments Building in a Planned Area; -

Standards for High-Rise Mixed-Use/Apartment Buildings in Planned Areas								
S#	Category (Plot Size)	FAR.	Foot Print.	Compulsory Open Space.			Height Max including mumty.	Minimum ROW (Feet)
		(max)	(max)	Front (min)	Rear (min)	Sides 1 & 2		
1.	40- upto 60 Marla.	1:6	75%.	15 ft.	10 ft.	No one side shall be less than 5 ft.	88 ft.	45 ft.
2.	Above 60- Upto 100 Marla.	1:8	70%.	20 ft.	15 ft.	No one side shall be less than 8 ft.	125 ft.	60 ft.
3.	Above 100 Marla.	1:10	65%.	25 ft.	15 ft.	No one side shall be less than 10 ft.	160 ft.	80 ft.

Explanation VII: Every residential apartment unit shall have at least one washroom, separate kitchen, and sitting area parking purposes.

Explanation VIII: Beside adequate space for visitors parking in every mixed-use/apartment building atleast one parking space for each apartment unit.

19. Space requirements for buildings in Un-Planned Area. ----- (1). The following shall be the standards for residential buildings in an un-planned area; -

Standards for Residential Buildings in an Un-Planned Areas								
S#	Category (Plot Size)	No of Stories.	Foot Print.	Allowable FAR*	Compulsory Open Space (COS).			Street width
					Front	Sides	Rear	
1.	Upto 5 Marla	Basement GF + 2.	75%	1:2.50	Adjust the COS at any two sides (F & R). No side shall be less than 5ft.			Upto 20 ft.
2	Above 05 Marla upto 10 Marla	Basement GF + 2	70%	1:2.25	Adjust the COS at three sides (F, R, and one side). No side shall be less than 5 ft.			Upto 20 ft.
3	Above 10 Marla but less than 1 Kanal	Basement GF + 2	65%	1:2.0	Adjust the COS at three sides (F, R and one side). No side shall be less than 5 ft.			Upto 25 ft.

4	1 Kanal Upto 2 Kanal	Basement GF + 3	60%	1:1.75	Adjust the COS at four sides. No side shall be less than 8 ft.	Upto 30 ft.
5	Above 2 Kanal upto 4 Kanal	Basement GF + 3	55%	Do	Adjust the COS at four sides. No side shall be less than 10 ft.	Upto 40 ft.

Note:

- In case of G + 2, soil investigation plus structural design are mandatory
- In case the basement is used for habitation, an emergency exit shall be provided.

Explanation-IX: The clear height of the individual floor shall be between 9 ft and 6 inches. The Maximum height of the building shall be 30 ft, 40 ft, and 50 ft. for G+1, G+ 2, and G+3 respectively including munties. In case where the street width on which the building is located is below the required standard then one number storey from the building shall be reduced i.e (G+1) for S# 1,2 and 3 and (G+2) for S# 4 and 5. Similarly, the height of the building shall be reduced to 31 ft. for S# 1, 2, 3, and 40ft. for S# 4 and 5 including muntie. Accordingly, the FAR shall be adjusted.

- (2) The following shall be the standards for mixed-use (commercial-cum-residential) buildings in an Un-planned Area:-

Standards for Mixed-Use Commercial Cum Residential Buildings in Un-Planned Area									
S#	Category (Plot Size)	No of Stories.	Foot Print.	Arcade (ft)	Allowable FAR	Compulsory Open Space (COS).			Street width
						Front	Rear	Sides	
1.	Upto 5 Marla	3	80%	5	1:3.25	Adjust the COS at any two sides (F & R). No side shall be less than 5ft.			20 ft.
2	Above 05 Marla upto 10 Marla	4	80%	5	1:3	Adjust the COS at three sides (F, R and one side). No side shall be less than 5 ft.			20 ft.
3	Above 10 Marla but less than 1 Kanal	4	75%	7	1:2.75	Adjust the COS at three sides (F, R and one side). No side shall be less than 5 ft.			Upto 25 ft.
4	1 Kanal Upto 2 Kanal	5	75%	8	1:2.5	Adjust the COS at four sides. No side shall be less than 8 ft.			Upto 30 ft.
5	Above 2 Kanal	6	70%	10	Do	Adjust the COS at four sides. No side shall be less than 10 ft.			Upto 40 ft.

Explanation-X: Clear vertical height of individual floors shall be 9 ft. and 6 and maximum height of any storey of the building shall not be more than 12 ft. Maximum covered area of a mumty shall be 300 ft. or 5% of the plot area. The height of mumty shall not be more than 8 ft. Maximum height of the parapet wall shall not be more than 4ft.

- (3) The following shall be the standards for mixed-use (commercial-cum-residential) buildings for irregular plot shape with road width less than 20 ft. in an Un-planned Area ;

Standards for Mixed-Use Commercial-cum- Residential) Buildings in Un-Planned Areas (where road width is less than 20 ft with irregular plot shape)						
S#	Plot size	Allowable FAR	Max No. of Stories	Foot Print	Compulsory Open Space	Height (max)
1.	3 Marla and above	1:3	4	80%	20%	$h=1.5 \times \text{Road Width} + \text{Frontage}$

- (4) The following shall be the standards for High Rise Mixed Use/ Apartments Building for irregular plot shape with road width less than 30 ft.in an Un-planned Area:

Standards for Apartments in Un-Planned Area (where road width is less than 30 ft and irregular plot shape)								
S#	Plot Size	Allowable FAR	Max No of Stories	Max Foot Print	Min Front	Min Rear	Side 1 and 2	Height (max)
1.	4 Kanal and above	1:6	8	70%	20	30	No side shall be less than 10 ft.	$h=1.5 \times \text{Road Width} + \text{Frontage}$

- (5) The following shall be the standards for High Rise Mixed Use/ Apartments Building in Un-planned Areas:-

Standards for High Rise Mixed-Use Apartment Building in Un-planned Areas.										
S#	Category (Plot Size in Marlas)	FAR	Foot Print Max.	Compulsory Open Space (COS).					Height Max.	Min Road Width.
				Arcade Optional	Front Min	Rear min	Side 1 Min	Side 2 Min		
1.	40- upto 60 Marlas	1:8	75%	7ft.	15 ft.	Set back shall not be less than 5 ft. at any one side			80 ft.	30 to 51 ft.
2.	Above 60- Upto 120 Marla	1:10	70%	7 ft.	20 ft.	Set back shall not be less than 10ft. at any one side			120 ft.	52 to 64 ft.
3.	Above 120 Marlas	1:12	65%	7 ft.	20 ft.	Set back shall not be less than 10ft. at any one side			160 ft.	Above 64 ft.

- 20 Public buildings and their standards.--- Public buildings shall be provided with the following standards:

Standards for Public Buildings					
Plot Size.	Building line.	Rear Space.	Side Space (on both sides).	Max. FAR.	Max. Ground Coverage.
Less than 1 Kanal.	10 ft.	5 ft.	5 ft.	1:3.	65%.
Above 1 Kanal but less than 2 Kanals.	20 ft.	10 ft.	10 ft.	1:3.	60%.
2-Kanals and Above.	30 ft.	15 ft.	15 ft.	1:3.	55%.

Explanation - XI: Notwithstanding anything contained in Chapter III, no mandatory open spaces shall be required in the case of mosques, except the front building line or setback according to plot category or zone. However, proper parking space for major religious buildings shall be provided.

Explanation -XII: In the case of educational institutions, a separate lane for pick and drop purposes shall be provided within the plot area but outside the boundary wall by providing fifteen (15) ft. wide space within the setback area.

21. Standards for industrial zones. --- (1) The industrial zones shall be located as provided in the approved Land Use and or Master Plan or established by the KP Industries Department including KPEZDMC etc. The mandatory open spaces, maximum coverage area and floor area ratio shall be, as provided as given in the table below:

Standards for Industrial Establishments					
Plot Size.	Front Space.	Rear Space.	Side Space On both sides.	Max FAR.	Max Ground Coverage.
Less than 10 Marla.	5 ft	5 ft	5 ft on side 1 and the remaining on the main entry	1:2	65%.
From 10 Marla upto 1 Kanal.	10 ft	5 ft	5 ft	1:2	60%.
Above 1 Kanal upto 2 Kanals.	15ft	7ft	7ft	1:2	55%.
Above 2 Kanals upto 4 Kanals.	20 ft	13ft	13ft	1:2	55%.
Above 4 Kanals upto 8 Kanals	30 ft	13 ft	13 ft	1:2	55%.

Above 8 Kanals upto 40 Kanals	50 ft	20 ft	20 ft.	1:2	55%.
Above 40 Kanals	70 ft	20 ft	20 ft	1:2	55%.

22. **Standards for Buildings in Hilly Area.** --- (1) the following shall be the standards for buildings in Hilly Area:

a. Upside Hill	
Floors Allowed	Maximum Ground+3 or according to site topographical conditions amendments may be allowed with respect to terraces or number of floors
Basement	Maximum 1 (if feasible as per site) or decision may vary according to site and land condition except excavation.
b. Downside Hill	
Floors Allowed	Max. Ground+2 or according to site topographical conditions amendments may be allowed with respect to terraces or number of floors
Basement	Allowed as per site condition without excavation, below 20 ft. the structure shall not be allowed for human habitation.
c. Attic Floor	
i. Attics will be considered as a separate floor. ii. The minimum clear height should be 8 ft. on the sides. iii. 60% slope shall be provided for roofing structure iv. The attic should not be included in a number of stories but shall be subject to levy of taxes and the covered area.	

(2) The standards defined in regulations 18 (2) shall be followed with the following amendments for Commercial cum Residential buildings in Hilly Area:

a. Upside Hill	
Floors Allowed	Ground+2
b. Downside Hill	
Floors Allowed	Maximum Ground+2

Note-I:

- i. Cutting is not allowed. But it can only be utilized if that is not disturbing the original strata and land character of the hilly topography in all senses.

- ii. For the downside hill area basement area can be used as habitable area only if they used the existing slopes with proper ventilation and lighting.
- iii. Bedrock is the limit for the excavation of foundations. Beneath bedrock excavation will be prohibited. Bedrock provides the stable foundation base.
- iv. The typology of foundation that is most viable in accordance with the soil bearing capacity and also conforming to the land character and its topographical sequence that needs to be designed by an experienced structural engineer having specified qualifications and experience

(23). **Standards for Buildings in walled city/congested Area.** --- (1) the following shall be the standards for residential building in walled city/congested areas;

STANDARD FOR RESIDENTIAL BUILDING IN WALLED CITY/CONGESTED AREA						
S#	Category of Plots	No of Stories	Set Back (Feet)			Mumty / Utility Room Covered Area in Sq.ft.
			Front	Rear	Side	
1	Upto 3 Marla	Basement, GF+2	Nil	Nil	Nil	50
2	Above 3 Marla Upto 5 Marla	Basement, GF+2	Nil	Nil	Nil	60
3	Above 5 Marla Upto 10 Marla	Basement, GF+2	5% COS on any side			100
4	Above 10 Marla Upto 1 Kanal	Basement, GF+2	10% COS on any side			140
5	Above 1 Kanal	Basement, GF+2	10% COS on any side			170

(2) the following shall be the standards for commercial buildings in walled city / congested areas;

STANDARD FOR COMMERCIAL BUILDING IN WALLED CITY/CONGESTED AREA						
S#	Category of Plots	Height/ No of Stories	Set Back (Feet)			
			Front	Rear	Side	
1	Upto 2.6 Marla	96 ft. subject to the availability of Parking space	Nil	Nil	Nil	
2	Above 2.6 Marla Upto 5 Marla		Nil	Nil	Nil	
3	Above 5 Marla Upto 8.3 Marla		Nil	Nil	Nil	
4	Above 8.3 Marla Upto 13.2 Marla		5% COS on any side			
5	Above 13.2 Marla Upto 20 Marla		10% COS on any side			
6	Above 20 Marla Upto 33 Marla		15% COS on any side			
7	Above 33 Marla		15% COS on any side			

(24) **Areas within the jurisdiction of the Civil Aviation Authority or Pakistan Air Force.** --- For all types of buildings falling within the jurisdiction of Aerodromes defined by the Pakistan Civil Aviation Authority or PAF, the height will be governed by the Obstacle Limitation surface as defined by SRO No. 11(KE)/2020 dated 30th April 2020 and No. 9(KE)/2021 dated 25th February 2021 or these regulations, whichever is less.

(24-A) For district Abbottabad, Nowshera, Kohat and Peshawar the provisions of SRO 706 (1) / 2003 dated 8th July 2003 of the Defence Division, Ministry of Defence, shall be complied before the issuance of NOC under these regulations.

Chapter-IV Space Requirement Inside Buildings

25. **Height of story.**---The ground floor shall be 9.5 ft., and for the first and second floor, it shall be 9.5 ft. to 12 ft., as the case may be;
26. **Minimum floor area for residential building.**---No habitable room shall have a floor area less than 100 sq. ft. and a minimum floor width of a room less than 8 ft. The minimum floor area of a kitchen shall be 50 sq. ft. having a minimum floor width of 6 ft.
27. **Height of basement.**---It shall be (9.5) ft. without obstruction and a maximum 1 ft. is allowed above the center of the road/street ;
28. **Inter Floor.** ---Inter floor shall only be permitted in rooms other than those meant for habitation purposes, such as bath rooms, stores, kitchens, pantries, passages, and garages if combined with the main building verandas or rooms meant for similar ancillary uses. A minimum clear height of all rooms referred to above shall be 7 ft. 6 Inches except that the inter-floor may have a clear height of 4 ft. 6 Inches, when used as storage space.
29. **Shop ceiling height.**---It shall not be less than nine (9) ft., except the mezzanine which shall not exceed seven (7) ft. from the finished floor level;
30. **Shop** - minimum area of shops shall be one hundred (100) sq. ft. No shop shall be provided in the basement. Fixing of hoarding over any building is prohibited unless special permission has been authorized by the Authority. The minimum width of the shop shall be eight (8) ft.
31. **Size of door, window, and ventilator-** all doors, windows, and ventilators, provided for rooms in the proposed building, shall not be less than the following minimum sizes:
 - (a) ventilators - 2 sq. ft.;
 - (b) doors - 2'6" x 6'6"; and
 - (c) windows - 9 sq. ft.
32. **Open Stairs.** --- Open stairs in setback, spiral or straight, shall be allowed; provided that-
 - (a) these fall in the rear setbacks having a width of ten (10) ft. and above, and inside set back towards the road or open space in case of corner plots;
 - (b) the width of spiral stairs shall not be less than five (5) ft. and not more than six (6) ft. and in the straight stairs, not more than three (3) ft. and three (3) inches and not less than two (2) ft. and nine (9) inches, including railing;
 - (c) these stairs are provided for the servant room located at the first floor;
 - (d) in no case, open stairs in the setback, shall be used as main stairs for approach to first floor; and
 - (e) suitable visual barrier of a height not more than six (6) ft. shall be provided in front of servant rooms for the privacy of neighbouring houses.
33. **Pitch of stair cases.**---(1)There shall not be more than fifteen (15) risers between each landing. A landing shall not be less than 3.5 ft. in depth, except in case of service stair case where the number of risers may be increased depending upon the situation and design.

- (2) Winders may only be permitted in residential building other than apartment houses.
- (3) All stair cases, in apartment houses, shall be of RCC or other non-inflammable material.
- 34. Stair cases passages and corridors. ---** (1) Every building, other than apartments and houses up to three (3) storeys, shall have stair cases having a clear width of three (3) ft. and six (6) inches and four (4) ft. where it exceeds three story.
- (2) In apartment houses, stair cases shall have the following minimum width for all the story:
- (a) up to five (5) storeys, four (4) ft. clear; and
- (b) above five (5) storeys, four (4) ft and six (6) inches.
- (3) Every block of apartment houses, having more than six (6) units, shall be provided with an additional staircase.
- (4) In a block of apartment houses emergency staircases shall be provided in addition to main stair case or stair cases.
- (5) An emergency staircase shall be sited at such a position that it shall be accessible to all the units without any hindrance or obstruction.

35. Projections---The width of projections/ chujjas shall be as follows.---

WIDTH OF STREET	MAXIMUM PROJECTION
5 meters. to 6.5 meters.	0.4 meters
above 6.5. meters to 10 meters	0.75 meters
more than 10 meters.	1.0 Meter

36. Basement. ---Basement shall only be permitted/allowed subject that ---

- (a) The foundations of the basement do not intrude in the adjoining plot;
- (b) independent entrance as well as an emergency exit is provided;
- (c) In residential buildings only single basement is allowed;
- (d) proper sanitary arrangements are made;
- (e) the drainage passing under the basement is gas tight; and
- (f) the minimum clear height is not less than 9.5 ft.
- (g) maximum coverage of the basement shall not be more than the building footprint.
- (h) basement in commercial plots exceeding six hundred and fifty (650) sq. yds. (543.4 sq. m) shall be used for car parking only;
- (i) Maximum 3 basements are allowed for car parking subject to Geotech investigation.

- (j) The construction of basement shall not be taken in plot/ floor area calculation but for calculation of fee it will be considered part of the total covered area.
37. **Boundary Walls.** ---Where a building line has prescribed, no building other than a boundary wall not exceeding (8 ft.) in height measured from the center of the adjoining street shall be erected along the boundary line of the plot; provided that nothing contained in this clause shall prevent the construction of drain, sewer, septic tank, cess pool, filter or other structure in connection with the disposal of waste liquid or open garden tank or private swimming pool.
38. **Plinth level.**--- It shall be 1 ft. from centre of the road;
39. **Ramp** - ramps shall have minimum slope of 1:12 for pedestrians and physically challenged persons with holding bars for all type of buildings;
40. **Universal access.** --- Adequate universal access, including parking and ramps etc, for differently abled persons shall be provided as per Accessibility Code of Pakistan, 2006.
41. **Lifts.** --- At least one lift for a building of G+3 is compulsory and additional one lift shall be required for every additional two floors upto a maximum of four in each individual block. Provision of cargo lifts may also be advised by the Authority in relation to the requirements of the building.
- 41-A. **Prayer Area.** --- The developer shall ensure sufficient prayer and ablution area both for male and female within the premises.

Chapter-V

Standards for Drainage, Sewer, Pipes, Lighting, ventilation and Fire Fighting

42. **Drainage/Sanitation.** --- (1) All drainage and sanitary installations shall be carried out in accordance with the rules, regulations or standards of drainage, plumbing and sanitary fitting, for the time being in force.
- (2) All drainage connection shall not directly fall into natural springs, rivers, canals and irrigation channels.
- (3) Where there is a public sewer, all sullage and sewerage water shall be connected thereto.
- (4) Where no public sewer in existence, all sullage water shall be connected to septic tank and then to a soakage pit.
- (5) Septic tanks and soakage pits shall-
- (a) be so connected as to be impervious to liquid either from the outside area or inside; and
 - (b) be so sited as not to render pollution to any spring, stream or watercourse or any well, the water from which is used for drinking or domestic purpose.
- (6) Septic tanks shall be provided in all the residential and commercial buildings. All the sullage water of the buildings shall be connected to the septic tank and then to the public sewer. The size of septic tanks for residential plots shall be as follows:

	D (Feet)	L (Feet)	W (Feet)
up to 1-Kanal	6	8	4.5
Above 1-Kanal to 2-Kanal	6	9	5
Above 2-Kanal	6	10	6

- (7) Size of septic tanks for other commercial and public buildings shall be as per requirements of the Authority, whereas the public sewer does not exist, the owner shall provide soakage well in his own premises.
- (8) The roof of every building and floor of balcony, abutting a street or constructed over a street, shall be drained by means of down tank pipe.
- (a) **Connection to public sewer.** --- where there is a public sewer all sludge water shall be connected thereof.

(b) **Cesspools, septic tanks and soakage pits:**

- (i) where no public sewer is existing, all water and wastewater shall be connected to soakage pit; provided that in case of waste water, the same shall be connected to the soakage pit through septic tank;
- (ii) soakage pits shall be so constructed, as to be impervious to liquid, either from the out-side or inside, and sited as not to render liable to pollution any spring of water or any well, the water of which is used or likely to be used for drinking or septic tanks and drainage mains, within the boundaries of the plot, are so sited as not to render it liable for pollution of any water line; and
- (iii) there shall be a minimum distance of one meter between the two, and where this distance is to be reduced due to any unavoidable reason, then the water main be protected by encasing of concrete, which shall be completely impervious to liquid from outside any settlement tank or septic tank, which shall be of suitable depth and adequate size, covered or fenced and if covered adequately, be ventilated and shall be constructed with means of access for the purpose of inspection, including inspection of the inlet and outlet, emptying and cleaning;

(c) **Draining roofs** - the roofs of every building, abutting on the street or constructed over a street, shall be drained by means of gutters and down pipes to the satisfaction of Authority.

(d) **Water closet/ toilets. ---**

- a. Five (5) water closet and five (5) urinals per one hundred (100) males, five (5) water closet per one hundred (100) females and one (1) wash basin or equivalent washing trough space per twenty (20) persons for ablution purposes shall be provided in a health unit, public buildings, commercial-cum-residential buildings, apartment buildings and amenity buildings;
- b. The shops and stalls having a floor area of more than 44.25 sq. yds (37 sq. m) shall have a minimum of one (1) water closet or latrine and one draw off tap at the premises.
- c. Every dwelling or an independent residential unit shall have at least one water closet and one bathroom.
- d. For houses and apartments with more than three (3) bed rooms, the provision of water closets and bathrooms shall be appropriately increased.

(c) **Manholes and inspection chambers:**

- (i) at every change of alignment, gradient or diameter of a drain, there shall be a manhole or inspection chamber;
- (ii) bends and junctions in the drains shall be grouped together in manholes as far as possible; and
- (iii) the spacing of manholes, in case of pipe having a diameter of six (6) inches or eight (8) inches, shall be fifty (50) ft. or one hundred and ten (110) ft., respectively, and in case of diameter more than eight (8) inches, it shall be not more than one hundred and fifty (150) ft.;

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

(2) The internal diameter of a soil pipe, water pipes and ventilating pipe shall not be less than-

- (a) 1.96 inches (50 mm), if it exclusively serves one or more urinals;
- (b) 1.2 inches (32 mm) the case of a waste pipe, if it serves a lavatory basin; and
- (c) 2. 96 inches (75mm) in any other case.

(3) Any soil pipe, waste pipe or ventilating pipe shall-

- (a) be composed of suitable materials of adequate strength and durability;
- (b) have all joints formed in a manner appropriate to the materials of which the pipe is composed and in such a way that the joints shall remain airtight, not cause electrolytic corrosion due to the association of dissimilar materials, and not form any obstruction in the interior of the pipe;
- (c) if it is necessary to have a bend, be so constructed that the bend does not form an acute angle but has the largest practicable radius of curvature and that there is no change in the cross section of the pipe throughout the bend;
- (d) be adequately supported through its length without restraining thermal movement, by fitting which gives such support being securely attached to the building;

- (e) be so constructed as to be capable of withstanding as smoke or air test for minimum period of three minutes at a pressure equivalent to a head of not less than 38mm of water;
 - (f) be so placed as to be reasonably accessible for maintenance and repair through its length; and
 - (g) have such means as are necessary to permit internal cleaning.
 - (4) Any soil pipe from a soil appliance and any waste pipe from a waste appliance shall have fitted close to such appliance a suitable and readily accessible trap of adequate diameter, having an adequate water seal and means of access for internal cleaning; provided that this clause shall not apply to-
 - (a) any soil pipe serving only soil appliances or any waste pipe serving only a waste appliance if the appliance has an internal trap;
 - (b) any waste pipe serving a bath or lavatory basin is so fixed in a range that waste pipe discharged into a semi-circular and accessible open channel of glazed stone-ware or other equally suitable materials, formed or fixed in, on or above the floor immediately beneath such baths or lavatory basins and discharging over, or into a suitable trap; and
 - (c) any waste pipe serving a lavatory, basin or shower trays or both are so fixed in a range that each such waste pipe discharges into a common waste pipe which does not exceed five meters in length, is fitted with a suitable trap, and has means of access suitable and adequate for the cleaning of the trap and of the whole length of the trap.
 - (5) No soil pipe, water pipe, ventilating pipe or waste pipe shall be placed outside the external walls of a building to cause dampness in that building.
- 44. Lighting and ventilation.** --- For the purpose of proper lighting and ventilation system, a building shall be provided with the following requirements:
- (a) **Size of external openings:**
 - (i) every room, other than rooms used predominantly for the storage of goods, shall be provided with natural light and natural ventilation by means of one or more openings in external walls. These opening shall have a combined area of not less than 10% for habitable rooms; and
 - (ii) area for openings in case of warehouse, godown, storage places etc. shall not be less than five percent (5%) of the floor space, unless the space is mechanically ventilated;

- (b) **Size of internal openings.** ---Unless the light and ventilation requirements are met by an air well or ventilation duct, all internal habitable rooms must have openings in internal air wells, in addition to door openings, not less than 7.5% of the floor area of such room. Access for maintenance of shaft shall be provided at level for where the shaft commences;
- (c) **Internal air wells:**
- (i) habitable rooms may receive daylight and natural ventilation from internal airwells, which shall conform to the following minimum sizes:
- (a) for buildings up to two (2) storeys, fifty (50) sq. ft. (4.6 sq. m), with minimum width of well of five (5) ft. (1.5m);
- (b) for buildings with three (3) to five (5) storeys, 100 sq. ft. (9.3 sq. m), with minimum width of well of eight (8) ft. (2.44 m); and
- (c) for buildings higher than five (5) storeys, one hundred (100) sq. ft. (9.3 sq. m) plus ten (10) sq. ft. (0.93 sq. m) for each additional floor over five (5) storeys and minimum width of well of ten (10) ft. (3 m);
- (ii) where only kitchens, water closet and bathrooms receive daylight and ventilation from air-wells, their sizes shall conform with the following as minimum:
- (a) for buildings up to two (2) storeys, twenty-five (25) sq. ft. (2.3 sq. m), with minimum width of well of three (3) ft. (0.9m);
- (b) for buildings with three (3) to five (5) storeys, fifty (50) sq. ft. (4.6 sq. m), with minimum width of well of five (5) ft. (1.5m); and
- (c) for buildings higher than five (5) storeys, fifty (50) sq. ft. (4.64 sq. m) plus five (5) sq. ft. (0.46 sq. m) for each additional floor with minimum width of well of five (5) ft. (1.5m);
- (iii) access for maintenance of each such shaft shall be provided at lowest level of the shaft;
- (d) **Permanent openings in kitchen** --- Every kitchen shall have openings for permanent ventilation into the external air space not less than fifteen percent (15%) of its floor area;

- (e) **Water closet, bathroom and ablution places** --- Every water closet, urinal stall, bath room and ablution area shall be provided with natural lighting and ventilation by means of one or more openings in external walls, having a combined area of not less than two (2) sq.ft.(0.2sq.m) per water closet, urinal or bathroom, except where adequate and permanent mechanical ventilation is provided and which discharges into an open space;
- (f) **Garages** --- Every garage shall be provided with opening of not less than five percent (5%) of the floor area for ventilation and lighting incorporated in a wall or in the door;
- (g) **Staircases** --- All staircases which are enclosed shall be provided with adequate lighting and ventilation from openings not less than 7.5% of the staircase area;
- (h) **Mechanical ventilation and central air-conditioning waiver and minimum requirement:**
 - (i) where undertaking for central air-conditioning and permanent mechanical ventilation is provided, the relevant clauses of these regulations, dealing with natural ventilation, lighting and heights of rooms, may be waived;
 - (ii) where permanent mechanical ventilation in respect of lavatories, water closets, bathrooms or corridors have been provided for and maintained in accordance with the following clauses, conditions relating to natural ventilation and natural lighting under these regulations, shall not apply to such lavatories, water-closets, bathrooms or corridors;
 - (a) basement or underground car parks and other enclosures, below ground level, shall be provided with mechanical ventilation;
 - (b) cinemas or other projection rooms where photographic film is being used, processed or stored, which are situated in the internal portion of the building, and in respect of which no such external walls (or those overlooking verandas, pavements or walkways) are present, shall be provided with mechanical ventilation or air conditioning; and
 - (c) in case of mechanical ventilation and central air conditioning for all types of buildings and spaces HVAC relevant code of practice, as may be approved by the Authority, shall be followed.

45. **Fire Safety in all buildings.**---(1) For the purpose of fire fighting, a public building shall have-
- (a) an emergency exits;
 - (b) install fire alarm system;
 - (c) install fire extinguisher;
 - (d) fire sprinkler; and
 - (e) fire route.
- (2) The provisions of firefighting, as per Building Code of Pakistan Fire Safety Provision, 2016 shall be adopted mutatis mutandis

Chapter-VI

Structure Design, Emergency Exits and Life Safety

46. **Loads and design.**--- Structure analysis, design, detailing and loading shall be in accordance with the requirements of current Uniform Building Code (UBC), the Pakistan Building Code, 2007 and American Concrete Institute (ACI 318-14), to be updated from time to time.
47. **Sub-soil investigation.**--- In view of the structural design in seismic hazard zone, high rise buildings type of sub-soil for foundation shall be thoroughly ascertained by geo-technical investigation under the direct supervision of qualified and experienced geo-technical engineers. The soil report shall correlate the sub-soil type with Uniform Building Code (UBC-97) or current sub-soil list. The cost of sub-soil investigation or any other soil testing shall be borne by the applicant.
48. **Wind load.** --- Wind load shall be based on the velocity and gust factors data from local Meteorological Department.
49. **Erection on reclaimed site.**--- (1) Building foundation shall not be erected upon a site reclaimed by Town sweepings or other refuse, except on recommendation of Structural Engineer.
- (2) Building plans shall not be approved on open nullahs, water courses, public sewers and the like.
50. **Protection of existing utility services.** --- During the making of an excavation in connection with a building works or services, adequate precautions shall be taken to secure the exiting utility services.
51. **Foundation near drains.** --- Where a building is to erect, adjacent to existing building, or near a drain or nullah or an excavation at a distance less than depth of the said drain or nullah or such as to effect the stability of drains or nullah, the owner, through a Structural Engineer, shall satisfy the Authority or Local Planning and Enforcement Unit, that the foundations of the building have been carried down to a level safeguarding its stability.

52. **Specifications.** --- Specifications of material quality control and workmanship shall be of high quality and in accordance with the requirements of American Concrete Institute (ACI 318-14) Building Codes, Uniform Building Code (UBC) and American Society for Testing and Materials Standards.
53. **Testing of materials.** --- Regular testing shall be carried out of materials such as aggregates, cement, concrete and reinforcing steel and all structural materials as per quality control and quality assurance criteria, laid down in the project specification or the quality assurance program of the Architect or Structural Engineer.
54. **Supervision.** --- Construction supervision and quality assurance shall be carried out by full time or top supervision by the designer, supervision engineers, Architects, Planning Control Inspectors etc; as required under these regulations. The full-time supervisory staff of contractor, builder or developer shall carry out supervision and quality control for the category of buildings specified in No Objection Certificate issued by the Local Planning and Enforcement Unit.
55. **Emergency exit.** --- (1) An emergency exit may be a doorway or corridor, passageways to an internal or external stair case or to a veranda or terraces, which shall have access to the adjoining street. An emergency exit may also include a horizontal exit, leading to an adjoining of the same level but lift and escalators shall not consider as exists.
- (2) The emergency escape shall conform to the following requirements:
- (a) every building, meant for human habitation, shall be provided with exit sufficient to permit safe escape of occupants, in case of fire or other emergency;
 - (b) in every building emergency exit shall comply with the minimum requirements of this part, except the building not assessable for the general public use;
 - (c) all emergency exits shall be free from obstructions;
 - (d) no building shall be altered so as to reduce the number and provisions of emergency exits to less than that of the requirement as by the approved Unit;
 - (e) where necessary, adequate and reliable illumination shall be provided for emergency exits;
 - (f) emergency exits shall be clearly visible and routes to reach emergency exits clearly marked and sign posted to guide the inhabitants of the concerned;
 - (g) firefighting equipment shall be suitably located and clearly marked;

- (h) alarm devices shall be installed to ensure prompt evacuation of inhabitants concerned; and
 - (i) fire resisting doors or roller shutters of approved specification shall be provided at appropriate places along the escapes routes to stop the spreading of fire and smoke and particularly at the entrances and stairs where a final effect may be created, including upward spread of fire. It shall also be compulsory for residential buildings envisaging.
56. **Exits and means of egress. ---** (1) Every owner or occupier of premises shall, at all times, ensure that all exits and means of egress, required under these regulations, are properly maintained and remain unobstructed.
- (2) An owner or occupier shall install or permit or allow the use of a smoke emitting security alarm system or such other system which upon activation may obstruct an exit or means of egress or potentially result in confusion to occupiers or to fire fighters.
 - (3) An owner or occupier shall ensure that every required exit door, located in an open floor storage area, shall be served by an aisle that-
 - (a) is kept clear at all times of any materials or products;
 - (b) has a clear width of not less than forty-four (44) inches (1100 mm);
 - (c) extends from the exit door past the storage area and into the open floor area a minimum of seventy-two (72) inches (1800 mm);
 - (d) is provided with adequate emergency lighting coverage;
 - (e) has a painted yellow boarder four (4) inches (100mm) in width with diagonal lines spaced twelve (12) inches (300 mm) apart between the aisle borders; and
 - (f) where the painted yellow border extends into the open floor area, has the word "EXIT" painted on the floor with an arrow directing occupants towards the exit.
 - (4) No locking devices, other than locking devices permitted by the Building Code of Pakistan Fire Safety Provision, 2016, shall be installed on any required exit doors.
 - (5) An owner of a building which is equipped with a passenger elevator shall ensure that a sign is displayed directly above the elevator call button on each floor reading: **"IN CASE OF FIRE, USE EXIT STAIRWAY DO NOT USE ELEVATOR"**.
 - (6) The dimensions of each sign required shall be at least 2. 9 inches (75mm) by 5.11 inches (130 mm) in size and printed on permanent red and white, or white on red plastic laminate or equivalent material.

- (7) The owner of every building, having three or more storeys shall, conspicuously, display in all stairwells at each floor level, numbers or signs, identifying each floor level. If numbers are used, the minimum height of those numbers shall be 5.9 inches (150 mm). If wording is used, the dimensions and type shall not be less than 1.96 inches (50 mm) by 5.9 inches (150mm) on permanent red on white, or white on red plastic laminate or equivalent material.
 - (8) A person shall not hinder or obstruct the self-closing operation of doors in fire separations or doors separating stair enclosures from the remainder of the building.
 - (9) A person shall not stand, loiter, sit in or otherwise obstruct the aisles, passages or stairways of any church, theatre, hall, skating rink or other place of amusement or public resort or assembly.
 - (10) An owner or occupier of premises shall ensure that exit signs are maintained in a clean and legible condition and shall be clearly illuminated from behind, where such illumination is required by the Building Code of Pakistan Fire Safety Provision, 2016.
 - (11) An owner or occupier of premises shall ensure that self-contained emergency lighting unit equipment and emergency lights are inspected and tested,-
 - (a) at intervals not more than one month to ensure that emergency lights are functional, upon failure of the primary power supply; and
 - (b) at intervals not greater than twelve (12) months to ensure the unit shall provide emergency lighting for a duration equal to the design criterion.
 - (12) In case of high-rise buildings fire-hydrant with high pressure is required on each floor for rescue operation.
- 57. Storage in buildings, service rooms or areas.---** (1) Every owner or occupier of a building shall ensure that no materials or items are stored in storage locker room aisles, elevator rooms, boiler rooms, furnace rooms, rooms that accommodate air-conditioning or heating appliances, pumps, compressors or other building services, except that the Fire Chief may permit limited or restricted storage of specific materials or items as part of a fire safety plan.
- (2) Every electrical room and electrical vault shall conform to the Pakistan Electric and Telecommunication Safety Code, 2014.
 - (3) A person shall not tamper with, alter or damage any fire protection equipment or use or operate any fire extinguisher or other fire protection equipment except for the purpose of testing or for the purpose for which the extinguisher or equipment is intended.

Chapter-VII Standards for Parking

58. **Scope.**---Parking requirements for motor vehicles, specified in these regulations, shall apply, whenever,-
- (a) a new building is constructed or a change of use of existing building is established; or
 - (b) an existing building is altered and there is an increase in the floor area of the building, then additional parking requirement shall be totally applicable to the proposed addition only within the property limits as required under these regulations.
59. **General conditions regarding parking.**---The following are the general conditions:
- (a) provision of car parking is mandatory for all buildings;
 - (b) Submission of a parking layout plan shall be mandatory for all commercial, mixed-use residential, apartment buildings, wedding halls, restaurants/hotels, etc;
 - (c) No changes or amendments shall be allowed to the approved parking layout plan without prior approval from the Unit (Chief Planning Control Officer);
 - (d) Any changes to the parking layout plan require the submission of an application along with the revised parking layout plan and payment of the application processing fee as determined by the Authority, to the Unit (Chief Planning Control Officer);
 - (e) the parking space, including ramps, shall be exempted from floor area ratio;
 - (f) total parking space requirement of every building shall be determined as a sum of parking requirement for each type of use to which the building is subjected. The minimum being one car park for every shop or per 800(Sq.feet) covered area, residential unit or office space;
 - (g) minimum clear height of parking structure without obstruction shall be 7.5 ft. ;
 - (h) detailed plan clearly showing entry, exit, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc, shall be submitted;
 - (i)

- (j) parking may be provided on any floor with the ramp as a mean of sufficient access based on well-defined engineering standards;
- (k) mechanical ventilation shall be provided for parking in the basement or closed areas;
- (l) Other than residential (mixed-use, commercial etc) basements upto three level for parking are allowed subject to Geotech investigation;
- (m) In all buildings mandatory open spaces (except the car porch) shall not be used for car parking.
- (n) One mandatory and one for every twenty (20) car parking stalls shall be dedicated for the physically challenged persons at the most convenient location;
- (o) sixteen percent (16%) of the total car parking space shall be utilized to provide space for motorcycle parking at the rate of six (6) motorcycles and eight (8) bicycles for every one car; and
- (p) When units of measurement used in computing the number of parking spaces result in the requirement of a fractional space, the nearest whole number to next higher side of parking spaces shall be taken.
- (q) Developers/owners are not permitted to impose or collect parking fees, except by the Authority;
- (r) Parking lots shall be used exclusively for vehicle parking purposes, prohibiting any other activities such as commercial activities or advertisements; and
- (s) Public parking spaces shall not be utilized by developers/owners or their employees for parking their own vehicles.

60. Car lifts. --- (1) Where car lifts are provided there shall be a minimum of two car lifts with facilities of standby generators wherever so required.

- (2) Minimum one car lift, wherever so required with standby generator, shall be provided for every forty (40) cars, if parking level is at more than forty (40) ft. (12m) in height from road level.
- (3) One car lift, with standby generator, shall be provided for every fifty (50) cars, if parking level is up to forty (40) ft. in height.

61. Application of parking requirements. --- Minimum one motor vehicle parking space shall be provided for-

- (a) every four (4) bedrooms for a hotel, motel or guesthouse. In addition to a per room requirement, parking space shall be provided for all other facilities (one space per 500 sq. feet area) within hotel/motel and guesthouse e.g. restaurants, conference room, etc;
- (b) every five (5) beds plus one space per consulting room of a clinical or medical service building;
- (c) every one hundred (100) sq. ft. (9.29 sq. m) in places of all public assembly, unless specified as hereunder;
- (d) every fifty (50) visitors, who can be accommodated by an area or structure for sports activities;
- (e) every one thousand (1000) sq. ft. (92.903 sq. m) of floor area of office space in an industrial building unit or wholesale use facilities;
- (f) every eight hundred (800) sq. ft. (74.3224 sq. m) of floor area of space for retail shopping;
- (g) every eight (8) seats or occupancy of restaurants or banquet halls;
- (h) everyone thousand (1000) sq. ft. (92 sq.m) of business office;
- (i) every four thousand (4000) sq. ft. (371.7 sq. m) floor area of all educational institutions, situated on a plot, measuring two thousand (20000 sq. yds and above;
- (j) every five hundred (500) sq. ft (46.45 sq. m) of total plot area of a marriage lawn or hall;
- (k) each flat in apartment building. For residential or residential-cum-commercial building - for every twelve hundred (1200) sq. ft. floor area of only residential use and eight hundred (800) sq. ft. floor area for commercial building, and
- (l) every three hundred (300) sq. ft. (27.88 sq. m) of floor area of cinema hall (plus parking area required for other usage as mentioned above)

62. Standards for parking spaces. — The following shall be the parking spaces:

Standards for Parking Spaces			
S. No.	Description.	For Car.	For Motorcycles
1	Minimum Bay width.	8 ft.	2.5 ft.
2	Minimum Bay length.	16 ft.	6.0 ft.
3	Maximum Gradient of ramp.	1:7.5.	1:8.5 ft.
4	Straight turning radius (outer).	24 ft.	-
5	Helical ramp turning radius.	32 ft.	-
6	Lot turning radius.	17.5 ft.	-
7	Minimum ramp and driveway width.		-
8	Two-way traffic.	18 ft.	-
9	One-way traffic.	10 ft.	-
10	Minimum space for parking one car.	8 ft. x 16 ft.	-

63. Exemption from provision of parking space. — (1) The following types of buildings or plots shall be exempted from provision of car parking space within the premises:

- (a) Covered area up to seven hundred (700) sq. ft.
- (b) all buildings on plots of odd shapes and dimensions where there is no physical possibility of designing car parking space within the premises. The exemption in such case shall be given by Local Planning and Enforcement Unit;
- (b) all places of worships;
- (c) educational buildings of low-income areas or groups with due vetting by the Transport and Mass Transit Department of Government; and
- (d) orphanage houses or buildings for destitute or similar use after the vetting of the Transport and Mass Transit Department of Government.

Chapter-VIII

Dangerous Buildings

64. **Dangerous buildings.** --- All such buildings, walls, or structures, which are declared as dangerous by the Authority or District Land-Use Planning and Management Committee or the Unit, as the case may, shall lie in the following two categories, namely:
- (a) building or structure, whose strength, stability, serviceability, robustness or durability, has been impaired due to reasons, such as improper structural design and detailing, faulty or poor construction, decay, dilapidation, obsolescence, natural disasters or leading to abandonment to a level, where it cannot be restored to its original status, shall be classified as dangerous building category-1, by the authorized Structural Engineer appointed by the Authority, for said purpose and shall liable to be demolished; and
 - (b) any building or structure or part thereof, whose strength, stability, robustness, serviceability or durability, has been impaired due to all such reasons as cited in clause (a) above to a level where it could by way of strengthening, appraisal and restoration be brought partially or wholly near to its original shall be classified as dangerous building category-2, by the authorized Structural Engineer appointed the Authority, and shall be governed by the regulation 65.
65. **Buildings unfit for human habitation and notice of prohibition.**— (1) If for any reason, it shall appear to the District Land-Use Planning and Management Committee or the Unit, as the case may be, that any building or part thereof intended or used for human habitation or human occupation for any purpose whatsoever is unfit for such use, it shall signify its intention to prohibit further use of such building or part of a building and call upon the owner, occupier or, as the case may be, the tenant to state, in writing their objections, if any, to such prohibition, within fifteen days after the receipt of such notice.
- (2) If no objection is raised by such owner, occupier or tenant within the prescribed period or if any objection which is raised appears to the District Land-Use Planning and Management Committee or the Unit, as the case may be, to be invalid or insufficient, the District Land-Use Planning and Management Committee or the Unit, as the case may be, may prohibit, by an order in writing, the further use of such building or part thereof.
 - (3) The owner, occupier or tenant of the building shall be given an opportunity of appearing before the District Land-Use Planning and Management Committee or the Unit, as the case may be, in person or by an agent in support of the objection, if so desired.

- 66. Alteration, modification, uplifts and repairs of dangerous buildings of category. ---**
 (1) At any time, if the Authority or the District Land-Use Planning and Management Committee or the Unit, as the case may be, considers that a structure can be rendered fit for human habitation by the structural alterations, repairs, modifications or uplifts, the District Land-Use Planning and Management Committee may or the Unit, as the case may be, by itself or as directed by the Authority, as the case may be, through notice in writing, call upon the owner to commence the specified works within such time as may be specified, but not less than thirty (30) days and to complete within the period as specified but not more than ninety (90) days from the date of receipt of such notice, if at the expiration of the aforesaid period such alterations, modification, uplifts or repairs have not been commenced or completed to the satisfaction of the Authority or the District Land-Use Planning and Management Committee or the Unit, as the case may be, it shall issue to the said owner a notice in writing ordering the demolition of the subject building within thirty (30) days from the date of receipt of such notice.
- (2) If the District Land-Use Planning and Management Committee or the Unit, as the case may be, considers it impracticable to render such building or part thereof fit for human habitation, it may send a notice in writing call upon the owner to demolish it in a period not more than thirty (30) days.
- 67. Demolition of dangerous building on expiration of notice period.---** (1) If at the expiration of the period specified in the notice, issued for demolishing a building or part thereof, under sub-regulation (2) of regulation 66, has not been complied with, the District Land-Use Planning and Management Committee or the Unit, as the case may be, may direct, by an order in writing, the demolition thereof through a contractor, who has on his roll or at least one, who is qualified engineer at the strength of the Authority, responsible for undertaking all necessary safety measures during the process of demolition as per procedure laid down by the Authority.
- (2) All expenses, incurred by the Unit, for the demolition under sub-regulation (1) above, shall be paid by the owner of the building.
- 68. Extension of period for repairable building.---** The time, specified for demolishing or repair of a building under sub-regulation (1) of regulation 66, may be extended by the District Land-Use Planning and Management Committee or Unit, itself, or on the direction of the Authority; provided that the owner, occupier or tenant shall provide genuine reasons for its delay.
- 69. Evacuation of dangerous buildings.---** (1) If, in the opinion of the Authority or District Land-Use Planning and Management Committee or the Unit, as the case may be, any building wall or structure or anything affixed thereto, is in a hazardous or dangerous state, the District Land-Use Planning and Management Committee or, as the case may be, the Unit, may, by notice in writing, require the owner, occupier or tenant thereof, either to remove the same or cause to such repairs to be made thereto, forthwith, as the Authority or the District Land-Use Planning and Management Committee or, as the case may be, the Unit, may deem fit, to avert such danger, including the evacuation without notice from such building of all the occupiers thereof.
- (2) Any expense, incurred on such evacuation under sub-regulation (1) above, shall be paid by the owner of the building.

Chapter-IX
Temporary Works in Connection with Building Operations
(Safety and Security Measures)

70. **Site hoardings.** --- No person shall start building works on a site, abutting on a street, without having first provided hoarding or barriers to the satisfaction of the Authority or the District Land-Use Planning and Management Committee or the Unit, along the whole length of such site, so as to prevent danger or injury to the public or the persons employed in the work.
71. **Use of public streets.** --- (1) A part of any street shall not be used in connection with the construction, repair or demolition of any building, except with the written permission of the District Land-Use Planning and Management Committee or Unit.
 - (2) Any person holding such permission shall be responsible for restoring the street into its original condition. He shall make arrangement for the security of public to the satisfaction of the District Land-Use Planning and Management Committee or Unit.
 - (3) The construction materials shall not hinder with any public services, including but not limited to storm water drains, water supply lines, fire hydrants, electric poles or lines or gas pipelines etc.
72. **Obstructions to be illuminated.**--- Any person, duly authorized by the District Land-Use Planning and Management Committee or Unit, to commence construction work and in the process causes any building material or other things to be deposited, any excavation to be made or any hoarding to be erected, shall, at his own expense, provide sufficient and adequate warning lights to be fixed upon or near the same where such materials, hoardings, things or excavation remain. In addition to above, red flags of reflective material shall also be provided.
73. **Utility services not to be obstructed.** --- All materials, hoarding, fences or other obstructions on any street shall be kept clear of any fire hydrants and other utility services installation or alternative arrangements shall be made and precautions shall be taken according to the laid down procedure of the utility agencies and to the satisfaction of the Authority or, as the case may be, the District Land-Use Planning and Management Committee or Unit, to divert or keep clear of obstruction of any roadside or other drain during the period of temporary obstruction.
74. **Removal of obstruction after completion of works.**--- All obstructions shall be removed within seven days of the completion of the work and the area including the street, all drains and public utility installation shall be left in clean, tidy and in serviceable conditions.
75. **Dangerous obstruction.** --- If any material, hoarding, excavation or any other thing, near or on any street, shall be, in the opinion of the Authority or District Land-Use planning and Management Committee or Unit, dangerous to the passers-by along such street, the Authority or District Land-Use planning and Management Committee or Unit, shall cause the same to be removed, protected or enclosed as to prevent danger there-from and shall be entitled to recover the expenses thereof from the owner of such materials or from the person who made such hoarding, excavation or other thing to become dangerous.
76. **Stability of adjacent building.** --- No excavation, dewatering, earthwork or demolition of a building, which is likely to affect the stability of adjacent building, shall be started or continued, unless adequate steps are taken before, during and after the work to prevent the collapse or damage of any adjacent building.

77. **Filling of excavated site.** --- A site, once excavated, shall not be kept open and idle for a period beyond the validity period of construction, failing which the Authority or the District Land-Use planning and Management Committee or Unit, shall not revalidate the building plans and in case of any mishaps, the owner shall be responsible for life and property of the person so affected.
78. **Adequate safety measures.** --- (1) Adequate safety measures shall, where necessary, be provided and used to protect any persons from falling on earth, rock or other material of or adjacent to any excavation or earth work.
- (2) Material shall not be placed or stocked near the edge of any excavation so as to endanger persons working below.
- (3) Load shall not be placed or moved near the edge or any excavation where it is likely to cause a collapse of the side of the excavation and endanger any person.
- (4) Where vehicles or machineries are used in close proximity to any excavation, there shall be measures to prevent the vehicles or machineries from over-running and falling into the excavation or causing collapse of any side of the excavation.
- (5) In all buildings of greater than twenty (20) ft (6 m) height, temporary rails, scaffolding or barriers shall be installed during construction at the edge of slabs and around all openings such as lift, stairwell etc.
79. **Supervision of demolition work.** --- The demolition of a building and the operations, incidental thereto, shall only be carried out under the direct supervision of Planning Control Inspector.
80. **Safe loading.** --- No roof, floor or other part of the building shall be so overloaded, during construction or demolition, with materials or debris, so as to render it unsafe.
81. **Scaffolds.** --- (1) Suitable and sufficient scaffolds shall be provided for all work that cannot safely be done from the ground or from part of the building or from a ladder or other available means support and sufficient safe means of access shall be provided to every place at which any person has to work at any time.
- (2) Every scaffold and means of access and every part thereof shall be adequately fabricated with suitable and sound material and of required strength to ensure stability. All scaffolds, working platforms gangways, runs and stairs shall be maintained to ensure safety and security.
- (3) All vertical members of scaffolds, on ground level facing road side, shall be adequately wrapped with material upto a height of at least seven (7) ft. and for any horizontal member, if used, upto a height of seven (7) ft. from ground, shall be wrapped all along its length with such material.
- (4) The contractor and owner of the building shall be liable for any injury caused by the failure of such scaffolding.
82. **Roadside protection.** --- (1) To ensure adequate safety of the pedestrian and other road users, all building shall have adequate arrangement by way of providing protective covering of suitable material.

- (2) Adequate provision of safe passage for pedestrian shall be provided, in case the scaffolding covers part of the road or footpath.
83. **Working platform.** --- (1) Every working platform from which a person is liable to fall which is more than seven (7) ft. height shall be at least two (2) ft. wide; provided that the platform is used as a working platform only and not for the deposit of any material.
- (2) A clear passageway at least 1.5 ft. wide shall be left between one side of any working platform and any fixed obstruction or deposited materials.
84. **Guard rails.** --- Every side of a working platform, gangway and stair shall be provided with a suitable guard-rail of adequate strength, to a height of at least three (3) ft. above the platform, gangway or steps.
85. **Ladders.** --- (1) Every ladder shall be of good construction, sound material and adequate strength for the purpose for which it is used.
- (2) Every ladder shall be securely fixed when in use and shall not have any missing or defective rungs.
86. **Work on sloping roofs.**--- (1)Where work is to be done on the sloping surface of a roof, suitable precaution shall be taken to prevent persons employed from falling off.
- (2) Where persons are employed in a position below the edge of sloping roof and where they are in position of being endangered by work done on the roof, suitable precaution shall be taken to prevent tools or materials falling from such roofs so as to endanger such persons or passer-by.
87. **Precautions for raising and lowering loads.** --- For raising or lowering loads or for suspending them either hand or power operation, the following precautions shall be observed:
- (a) no damaged wire rope shall be used;
 - (b) no chain shall be used which has been shortened or jointed to another chain, except by means of bolts and nuts of ample strength;
 - (c) no chain or wire rope shall be used which a knot has tied in any part which is under direct tension;
 - (d) provided with an efficient device to prevent the displacement of the sling or load from the hook or of such shape as to reduce as far as possible the risk of such displacement;
 - (e) all debris and waste, material during construction, shall be disposed of through well-designed chutes from each level of under construction building;
 - (f) the vertical hoist platform used shall be enclosed or protected by proper barrier;
 - (g) every opening of lift, shaft or other such vertical voids or openings in slab etc., where a person is likely to fall, shall be protected by safety barrier and properly lit; and
 - (h) any area e.g. basement, where natural light is not available or which is dark shall be so illuminated as to eliminate any risk of life or hazard to users.

Chapter-X

Antenna Tower, Petrol, CNG and LPG Stations

- 88. Installation of antenna tower.**---(1) For installation of antenna tower, certification regarding protection against lightening and proper earthing as applicable, shall be submitted by the applicant to the District Land-Use Planning and Management Committee or Unit, accompanied by the following documents:
- (a) foundation design for tower to ensure safety of structure or tower;
 - (b) undertaking of Architect or Structural Engineer that design is safe and he shall supervise the installation of tower;
 - (c) detail of equipment to be installed;
 - (d) a drawing of front view of tower, showing height of tower (maximum permissible height is above roof top);
 - (e) NOC from all occupants including subleases or tenants, and builders shall be attached; and
 - (f) a proposed agreement between cellular company installing the tower and the owner.
- (2) In addition to the documentation mentioned in sub-regulation (1) above, undertaking about the following shall also be submitted with the application for installation of antenna, that:
- (a) construction or building works, except tower, is not allowed on rooftop; provided that it is duly designed by the Structural Engineer;
 - (b) generator, if fixed for backup support, is placed in shop on ground floor or basement, with proper canopy for sound proofing and shocks for minimizing vibration;
 - (c) maintenance staff is issued with proper cards to ensure security of building;
 - (d) building light is fixed on top of the tower; and
 - (e) Permission is valid for one year.

89. **Standards for petrol pumps, CNG and LPG stations.**--- The following shall be the standards of petrol pumps and CNG/LPG Stations:

- (a) Minimum plot size for establishing petrol pump, CNG station or petrol pump-cum-CNG station shall be minimum one thousand (1000) sq. yds;
- (b) distance between two adjacent petrol pumps or CNG stations shall be minimum half (0.5) kilometre along the road;
- (c) frontage of petrol pump or CNG Station shall be minimum one hundred and twenty (120) ft. ;
- (d) compulsory open spaces on sides and rear of the petrol pump or CNG station shall be minimum ten (10) ft. or according to standards of Oil and Gas Regulatory Authority – OGRA;
- (e) distance between dispenser and road edge shall be as per specifications of Oil and Gas Regulatory – OGRA Authority;
- (f) minimum area of offices, bathrooms and tuck shops etc. (single storey only) shall be five percent (5%) of plot area;
- (g) both ladies and gents' toilets with sustainable water flow are compulsory; and
- (h) rules or regulations of Oil and Gas Regulatory Authority -- OGRA shall be followed, and No Objection Certificate – NOC from Oil and Gas Regulatory Authority is mandatory.
- (i) LPG stations shall not be located in purely residential or commercial areas.

90. **Exemption from floor area ratio.** --- (1) A total of 2.5 % of permissible floor area ratio or proposed covered area shall be provided for prayer area which shall not be allowed to be converted into any other purpose.

(2) Parking space, including ramps and driveways, shall be provided.

Chapter-XI

Regularization of Construction Violations, Penalties and Procedure

91. **General instructions and guidance.**---(1) The owner or investor of the plot and his architect shall, in his own interest, commence the physical construction work, only after the plans have been duly approved by the Unit.
- (2) An owner or investor of the plot or his architect shall also ensure that construction is carried out within the allotted property lines, leaving the mandatory or compulsory minimum required open spaces i.e. setbacks and the plinth levels have been kept in accordance with the approved plans and these regulations.
- (3) An owner or investor of the plot or his architect, who commences the construction work on a plot, without prior approval, as required under sub-regulation (1) above, or violated the conditions of sub-regulation (2) above, shall be treated as an offence, which renders such construction to be removed and a penalty for such violation shall be imposed to the extent as specified in **Appendix-I.**
92. **General violations and penalties.**---In case of violations from the approved plans or construction, already carried out without any prior permission of the Unit, the violator shall be penalized for the fine as specified in **Appendix - I.**
93. **Procedure for regularization of buildings constructed without lawful permission.**---In case the building works are commenced or carried out, contrary to the provisions of these regulations, District Land-Use Planning and Management Committee or the case may be, the Unit, may-
- (a) require the person, by written notice, who is carrying out such building works, to immediately stop all such work;
- (b) require the person, by written notice, 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 District Land-Use Planning and Management Committee or the case may be, the Unit, to show sufficient cause, why such building works or such part thereof shall not be removed or altered to comply with these regulations;
- (c) 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;

- (d) remove or alter the building works or any part thereof and the expenses, thus incurred, shall be paid by such person, if he fails to show sufficient cause to the satisfaction of the District Land-Use Planning and Management Committee or the case may be, the Unit; and
- (e) demolish such unauthorized work, with or without notice, if the building works are commenced contrary to the provisions of these regulations.

94. **Works not in accordance with approved plans.**--- (1) If on making any inspection under these regulations, District Land-Use Planning and Management Committee or the Unit, as the case may be, finds that the building works-

- (a) are otherwise not in accordance with the plans that have been approved; or
- (b) contravene any of the provisions of these regulations or order, issued by the Council, Authority or, as the case may be, District Land-Use Planning and Management Committee, it may, by written notice, require the person carrying building works, within period to be specified in such notice, either to make alterations or to get amended plans approved after complying with the requirements of these regulations, order etc.

(2) In the event of non-compliance with the requisition as made under sub-regulation (1) above, it shall be competent for the District Land-Use Planning and Management Committee or Unit to order cessation of work or demolition of so much of the construction as contravenes any of the provisions of these regulations or order as is referred to in sub-regulation (1) above and the cost thereof shall be paid by the owner.

95. **Appeal to the Authority.**--- (1) Any person, who is aggrieved from the decision of the District Land-Use Planning and Management Committee or the case may be the Unit, may prefer an appeal to the Authority, against the order of District Land-Use Planning and Management Committee or the unit as the case may be, within a period of fifteen (15) days of passing such order.

(2) The Authority may summon the parties or record or inspect the site as deem appropriate and pass such orders as deem appropriate, within a period of thirty (30) days of filing of appeal.

96. **Appeal to Appellate Tribunal.**---Any person, who is aggrieved from the decision of the Authority, while exercising the power as appellate forum under regulation 94, may prefer an appeal to the Appellate Tribunal, in terms of section 41 of the Act.

Chapter-XII

Regulation for Construction along the river/catchment area

97. **Prohibition of construction etc. along the river -** (1) As per section 3 of the River Protection Act 2014, no person shall, construct, or undertake any related physical works of any commercial building or non-commercial building, or undertake any other developmental work, within two hundred (200) feet to be measured along the slope (lay off land) beyond high water limit as defined in River Protection Act 2014 on either side of the rivers or their tributaries or on a space within the limits between the banks of rivers.
- (2) Any organization or individual, who intends to construct a building in catchment areas / Provincial control limits as defined in River Protection Act 2014, shall obtain an NOC from the irrigation department, before submission of application to the Local Planning and Enforcement Unit for Building Plan approval. The irrigation department will demarcate the High water limit and Provincial Control Limit for any river.
98. **Basic Provision in the Buildings in catchment areas and Provincial control limits.**---To control the construction of buildings in the catchment areas of any river or a part thereof or within the Provincial Control Limits, in addition to the other provision of these regulations the following must also be ensured:
- (a) materials with low permeability in case of a low flood area;
 - (b) accept water passage through the building at higher water depths;
 - (c) design to drain water away after flooding;
 - (d) access to all spaces to permit drying and cleaning;
 - (e) structural assessment of the risks posed by flood water shall be considered by a structure Engineer during the building design;
 - (f) measures to minimize water ingress into the buildings by means of protection walls and other allied structures;
 - (g) materials shall have good drying and cleaning properties. The use of sacrificial materials may be considered as internal or external finishes;

- (h) setting the ground floor level shall be sufficiently high eliminating the changes of being affected by the floods;
 - (i) frame structure is may be adopted;
 - (j) fittings shall be fixed as high as possible so that it is not damaged by the floods water; and
 - (k) all services should be made sealed
99. **Effluent discharge into the River.**---No person shall place or deposit or release, directly or indirectly, any substance into the river or their tributaries, in excess of the National Environmental Quality Standards (NEQS) notified by Provincial Government or Federal Government from time to time;
100. **Solid waste disposal and management.**---(1)No person shall dispose, directly or indirectly, any solid waste or hazardous waste or any other additional substances specified and notified by Government into rivers or their tributaries.
- (2) The owner of the building along the river or its tributaries, shall ensure the proper disposal of solid or hazardous waste or any other substances.
101. **Proper arrangements for sanitation etc.**--- (1) It shall be incumbent upon the owner, proprietor or manager of all existing hotel or other buildings, whether to be used for a public purpose or otherwise, within 200 feet of both sides of a river, to ensure construction proper septic tanks and a soaking pit or an alternate arrangement acceptable to the Unit. Similarly, the owners of all the new buildings, houses hotels, etc., within the Provincial Control Area have to make similar arrangements.
- (2) No new building, house, structure, or hotel, used for commercial or non-commercial purposes, within the Provincial Control area shall be made unless the arrangements as mentioned in sub-section (1) are followed; provided that this shall not apply to a kacha house built by a local inhabitant for his agriculture purposes.
102. **Provision of Aquifer Recharge System.**---The owner of the building in catchment areas will ensure the availability of aquifer recharge system within their premises for groundwater recharge.
- 102-A. **Building Codes for Catchment Areas/ Provincial Control Limits.**---The Government may notify the Building codes for all type of buildings in the catchment areas and Provincial Control Limits which shall also be applicable.

Special Provisions

103. **Special provisions.** --- The following special provisions shall also be applicable:

- (a) no side or boundary wall shall be erected between two adjoining commercial buildings to improve access of utility vehicles;
- (b) vehicular entry and exist shall be provided;
- (c) no window and other openings, on the upper floors, shall be allowed, which may adversely affect the privacy of adjoining properties except, emergency exits;
- (d) parking shall be provided as laid down in these regulations;
- (e) the side spaces between two commercial buildings shall be kept at the same level for common use;
- (f) parking basements can be constructed according to the soil conditions or water table in the particular area;
- (g) for mega projects, floor area ratio, ground coverage, height and similar architectural or planning aspect shall be decided by the Authority;
- (h) for energy efficiency, all new commercial buildings shall provide LED lights for lighting;
- (i) All new commercial buildings shall provide solar energy systems at least for corridors lights;
- (j) for plots, abutting on sixty (60) ft. and above right of way, separate plans for basement shall be submitted and sanction in the first phase in residential buildings;
- (k) for determination of building completion date, issuance of completion certificate of residential buildings, the utility bills of electricity and gas installation may be considered by the Authority or District Land-Use Planning and Management Committee;
- (l) for determination of building completion date, issuance of completion certificate of commercial and industrial buildings, less than five (5) Marlas, the utility bills of electricity and gas installation may be considered by the Authority or District Land-Use Planning and Management Committee. For plots of more than five (5) Marlas the property tax certificate issued by the Excise and Taxation Department of Government shall be considered;
- (m) underground water tank and overhead water tank shall be provided in all types of buildings;
- (n) in commercial building insulation of outer walls, roofs and windows shall be provided for emergency efficiency;
- (o) in multi-storey buildings, the outer window glass shall be double glazed or heat resistant and tinted in order to control air leakage;
- (p) walls facing sun shall be insulated in residential and commercial buildings;
- (q) the roofs and sun facing buildings sides shall be insulated;
- (r) heat or light repellent paints shall be used on outer walls of buildings;

- (s) the lighting system of buildings shall comply with the provisions of Building Code of Pakistan, 2011(energy provisions) and LED lights shall be installed in commercial buildings in place of conventional incandescent bulbs;
 - (t) for false ceiling and wooden panelling fire rated building material shall be used with proper fire safety measures; and
 - (u) no building plan shall be entertained in area if the sub-division of land or private housing scheme is not approved by the Council.
104. **Areas approved as general commercial and special commercial.**— Government may, by a notification, declare certain areas for categorization as general commercial and special commercial as defined below:
- (a) **general commercial:** it shall include all type of retail and wholesale commercial activities including offices, restaurants, showrooms etc;
 - (b) **special commercial:** the following are the approved special commercial areas:
 - (i) National Highway number 5 i.e. G.T. road or Jamrud road within Peshawar district limits, excluding Cantonment Board's area and Hayatabad and Regi Model Town; and
 - (ii) any other road, included subsequently, by the Department through notification.
105. **Monitoring and Inspection.**— The staff of Local Enforcement Unit/Land-Use Inspectorate shall ensure the quality of material used, for construction and the working standards at various levels i.e. foundation, plinth, lintel and each floor and completion. However, small single storied residential building having area less than one thousand (1000) sq ft. shall be examined only at plinth level and after completion.
106. **Repeal and savings.**— (1) The Khyber Pakhtunkhwa Building Bye-Laws, 2017 are hereby repealed.
- (2) Notwithstanding the repeal of the aforementioned byelaws, all orders and instructions, issued before commencement of these regulations, not inconsistent to the provisions of these regulations, shall deemed to be valid within the means of these regulations.

Appendix – I

[see regulations 90(3) & 91]

General Violations and Penalties

Sr.No.	Nature of Violation	Penalties
1.	Violation in space regulations beyond property line.	Fine of Rs 20,000/- plus Demolition at the expense of owner/Developer
2.	Unauthorized construction that violates space regulation but does not form an integral part of authorized buildings.	Fine of Rs 20,000/- plus Demolition at the expense of owner/developer
3.	Balcony or gallery that violates space regulation.	Demolition at the expense of owner/developer
4.	Encroachment in service areas of roads/streets.	Fine of Rs 30,000/- plus removal of encroachment at the expense of owner/developer
5.	Encroachment in surrounding plots.	Fine of Rs 30,000/- plus removal of encroachment at the expense of owner/developer
6.	Encroachment of projections beyond property line.	Fine of Rs 20,000/- plus removal of encroachment at the expense of owner/developer
7.	Construction of all kind of temporary structure(s) over Mandatory Open Spaces (MOS)	Fine of Rs 20,000/- plus removal of temporary structure(s) at the expense of owner/developer
8.	Boundary Wall Height above 8 ft from the crown of the adjacent road	Fine of Rs 50,000/- plus demolition of the excess height at the expense of owner/developer
9.	Unauthorized and illegal construction that forms an integral part of the authorized building but violates space regulations.	Complete Demolition of existing building before allowing any new work or alteration in existing building.
10.	Violation of ramp height to service area.	Rs20,000 plus demolition at the expense of owner/developer
11.	Violation in covered area.	Rs.5000/sq.ft.
12.	Internal violation on any floor.	Rs.2000/sq.ft.

13.	Mumty area violation beyond maximum allowed area	i. Rs.1000/ sft upto 20 sft ii. Rs 2000/sft <20 to 40 sft iii. Rs 4000/Sft <40 to 50 sft iv. Above 50 sft Fine of Rs 20,000 and complete demolition
14.	Changes in approved drawings without prior permission.	i. Fine of Rs25000/- & Submission of revised plan within 15 days. ii. Beyond 15 days fine of Rs 5000/- per day upto 30 Days. iii. Fine of Rs 50,000/- plus Cancellation of NOC after failure to submit the revised plan within 30 Days
15.	Violation in basement height (below or above 9.5)	i. Rs.1000/sq.ft. (variance upto 1 foot) ii. Variance above 1 foot demolish
16.	Violation in height of building.	i. Rs.5000/sq.ft. (upto 1 foot) ii. Rs. 10,000/- (above 1 foot to 2 feet) iii. Above 2 feet demolish
17.	Wastage of water i.e. overflowing from underground water tank, car washing on ramp/porch/road and water tap opened freely (each time).	Fine of Rs. 20,000/-
18.	Damages/Tempering to road footpath / sewer line / water Supply line & services. Repair of damage shall be carried out at the defaulter risk and cost.	Fine of Rs.20,000/-as fine +Actual cost of repair
19.	Damage to neighbor's structure.	Fine of Rs50,000+Actualcost Of repair/ construction)
20.	Violation of neighbor's privacy.	Fine of Rs50,000+ensuring Privacy on risk & cost of violators.
21.	Dumping of construction material on roads /shoulder /street and blockage eof drain.	Fine of Rs. 10,000/- +Shifting charges
22.	Cutting of steel/dumping or mixing of mortar on road/street.	Fine of Rs. 20,000/- +Cost of repair
23.	Dumping of debris/material on unauthorized places.	Fine of Rs. 20,000+Shifting Charges
24.	Construction not completed after three (3) years from date of approval of submission drawings.	i. Rs2500Per/Month ii. Fine of Rs 1000/day upto One Year. After Lapse of one Year, fine of Rs 25,000/- plus cancellation of NOC/Planning Permission

25.	Un supervised digging of plots.	Rs50,000+ Cancellation of NOC/ Planning Permission
26.	Unattended excavated plot left for more than four (4) days.	Rs10,000/day+ Cancellation of NOC/ Planning Permission
27.	Fencing of green/ service area outside house.	Fine of Rs50,000+Cancellation of NOC if not removed within 10 Days.
28.	Violations of signboards (commercial buildings).	Rs50,000+Removal of Sign/Bill Board(s)
29.	Any serious violation that can be compounded.	Fine of Rs500,000/- plus other penalties as imposed by authority.
30.	Unauthorized reduction in the width of a shop or shops in violation of the approved plan in order to increase the number of shops but without other space violation.	Fine of Rs 100,000 plus Revoke approval is needed subject to the condition that minimum width of the shop is not compromised.
31.	Unauthorized change in the character or use of a building or part thereof from residential use to commercial or industrial or office use.	Fine of Rs 100,000 plus restoration of the building to its original condition/use within 30 days.
32.	Penalty for starting construction beyond plinth level without getting the layout checked from the Planning Control Officer/Inspector.	i. Fine of Rs 100,000 plus ii. Submission of revised plan in case of any change in the approved plan as per regulations.
33.	Installation of temporary structure or displaying items in front of shops	Fine of Rs. 20,000 plus removal of encroachments at the expense of owner/developer
34.	Use of basement in Commercial and or Apartment buildings other than vehicle parking.	Fine of Rs. 100,000 plus removal of unauthorized use at the expense of owner/developer
35.	Blocking emergency/fire exit in Commercial and or Apartment buildings	Fine of Rs. 50,000/- plus clearing of emergency/fire exit at the expense of owner/developer

Appendix-II FORM - I

[see regulations 3(1) & 4 (3)]

APPLICATION FOR SANCTION OF BUILDING PLAN

The Chief Planning Control Officer, Local Planning and Enforcement Unit of Tehsil

I/We _____ CNIC _____ No _____

Telephone No _____ Permanent Address _____

_____ hereby apply for permission to erect/re-erect make additions to and / or alterations in the

a. Building on Plot No. _____ b. Plot Size _____

Situated at _____, for the purpose of _____

in accordance with the Building Plans submitted herewith for sanction/approval.

2. Necessary particulars/ Enclosures (as per standard checklist) attached to this application below.

S. No	Description of document	Yes/No	Remarks
1	Application Form (Form-I)		
2	Copy of CNIC of owner(s)		
3	Ownership/title of property (duly attested)		
4	Architect and Structural Engineer Certificate (Form-II and Form VI);		
5	Technical Specification for Building/ Site Plan (in line with Form-VIII)		
6	Copy of prescribed fee challan/receipt.		
7	NOCs from relevant department /organization /authority.		
8	Affidavit by the owner on stamp paper (Form-IX)		

3. I/We undertake that I/we shall be personally responsible for any violation of these regulations and conditions, if any, accompanying the sanction of the plan / plans.

Signature: _____

Dated: _____

Owner/Lease/Allottee Attorney Address: _____

FORM - II

[to be accompanied with Form-I]

ARCHITECT'S CERTIFICATE

This is to certify that the building plans submitted by _____ for Plot No _____ have been prepared by me/us and that I/we undertake to supervise the proposed construction as per specifications submitted herewith in triplicate. I/we further undertake that if I/we discontinue supervision of the work, I/we shall give immediate intimation thereof, as required under the Khyber Pakhtunkhwa Building Control Regulations, 2024.

SPECIFICATIONS ATTACHED:

1. Specification of foundation.
2. Specification of plinth.
3. Specification of superstructure.
4. Specification of floor.
5. Specification of roof.
6. Method of drainage and sewerage.
7. Kind of slab;
8. Others as deemed necessary

Name, Signature and stamp of Architect / : _____

PCATP Registration No. : _____

FORM - III

[see regulation 9(1)]

Notice of Completion

The Chief Planning Control Officer, Local Planning and Enforcements Unit of Tehsil _____

I/We hereby give notice of completion of building/ addition or alteration thereof on plot No.- _____, located at _____ and of drainage and water arrangement therein and apply for occupation for the said building.

The said work has been carried out in accordance with sanctioned building plan received vide letter No. _____ dated _____

Owner's Signature _____

Address _____

Telephone No. _____

Dated _____

**ARCHITECT AND STRUCTURAL ENGINEER'S CERTIFICATE
(Separate Forms)**

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

Name of Architect/ Structural Engineer _____

Signature _____

PEC/PCATP Registration No _____

FORM – IV

[see regulation 12]

VERIFICATION OF BUILDING AT PLINTH LEVEL STAGE

The Chief Planning Control Officer, Local Planning and Enforcement Unit of Tehsil

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

Signature _____

Name of Architect: _____

Registration No of PCATP _____

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

Signature _____

Owner's Name _____

Address: _____

Date _____

FORM – V

[see regulation 16]

NOTICE OF DISCONTINUANCE

The Chief Planning Control Officer, Local Planning and Enforcement Unit of Tehsil _____

I hereby give notice of my discontinuance from the building works with effect from _____ as the Architect/Structural Engineer in respect of Plot No _____ situated at _____.

It is certified that I have been paid in full and the following building work on the said plot has been carried out under my supervision and according to the Khyber Pakhtunkhwa Building Control Regulations, 2024.

Signature _____

Name of Architect/ Structural Engineer _____

Registration No. of PCATP/ PEC: _____

Dated _____

Description of the Work carried out till this stage:

1. _____
2. _____
3. _____
4. _____

Copy to: -

- 1) Owner _____
- 2) Concerned Authority _____

FORM - VI

[to be accompanied with Form-I]

ARCHITECT/ STRUCTURAL ENGINEER'S CERTIFICATE

(A) STRUCTURAL STABILITY CERTIFICATE

I/we certify that I/we have been appointed as Architect/ Structural Engineer by Mr./Mrs./M/s _____ for the structural design _____ building on Plot No _____ Located at _____ in _____. The soil profile of site is class _____. The lateral load analysis is carried out as per Static Linear Procedure of Pakistan Building Code, 2007 for Zone _____. The structure is stable for gravity and earthquake load as per Pakistan Building Code, 2007 for Zone _____. The Material Property shall meet ASTM Standards during execution.

Signature _____

Name of Architect/ Structural Engineer: _____

License No: _____

(B) SOIL INVESTIGATION CERTIFICATE

(For only high-rise building/structure and as per regulations 4(1k))

I/We certify that I/we _____ have been appointed by the Mr./Mrs./ Ms _____ for the geotechnical study on plot No _____ located at _____. The sub soil investigation was carried out as per standard procedure.

The design bearing capacity of the soil is _____ tsf

Signature _____

Name of Geotechnical Engineer: _____

PEC Registration No: _____

Date _____

FORM - VII

[see regulation 91]

REGULARIZATION OF WORKS CARRIED OUT WITHOUT PERMISSION

To

The Planning Control Officer, District Land-Use Planning and Management Committee of District _____

Dear Sir,

Whereas I have constructed _____ on plot/ Khasra/Survey No: _____ at shown on the plans attached herewith without your prior permission.

Whereas I have made deviations from the building plans approved under your No. _____ dated _____ in the course of construction of the building/alterations and additions to the building on Plot No/ Khasra No. _____ as shown on the plan attached herewith.

It is, therefore, requested that the unauthorized and offensive nature of the said structure may be compounded and the said plans may be approved. I am willing to pay the composition fee that may be levied.

Yours faithfully,

Name: _____

Address: _____

Date: _____

Form - VIII

[to be accompanied with Form-I]

Technical Specification for Building/Site Plan**Building plan shall be drawn on proper standard scale to include:**

- (a) The direction of north point & the boundaries of site on which it is proposed.
- (b) The position of all adjacent streets, vacant lands and drains etc.
- (c) Fixed distance from the center of the road(s).
- (d) The names and width of streets, adjoining houses or premises (if any).
- (e) The alignment of adjoining buildings.
- (f) The Set-back areas duly provided.
- (g) Car parking areas (where applicable)
- (h) Ramp for disabled/special persons
- (i) Privacy provision and certificate (in case of high rise building)
- (j) Fire extinguisher system (where required)
- (k) The alignment of drains showing the manner in which the roof / house / surface drainage shall be disposed-off.
- (l) The section elevation, the external dimension of the building and the ground floor, first floor and upper floors (if any) and the roof.
- (m) The thickness and composition of all the beams, and rafter supports.
- (n) The position & dimensions of all projections beyond the walls of building.
- (o) The position of all the proposed and existing drains, urinals, privies, fireplaces, kitchens, gutters and down pipes.
- (p) Dimensions of all rooms, position of doors, windows & ventilators.
- (q) The materials to be used in the foundations, walls, floors and roofs.
- (r) The purpose for which it is intended to use the building.
- (s) The level & width of foundation & ground floor with reference to level of the center of the street on which the front of the proposed building is to abut.
- (t) Boundary wall corners on roadside are rounded off by a 5'-0" arc properly and there shall be no blind corners.
- (u) Complete soil investigation report in case of multi-story building(s).
- (v) Three copies of building plans on Ammonia sheet or white paper of A0 size
- (w) NOC's from relevant departments (i.e. Irrigation, Communication and Works, Railways, Civil Aviation Authority, Peshawar Development Authority/Urban Areas Development Authorities, Water and Sanitation Services Companies, etc (whichever is applicable).
- (x) Certificates duly signed by Architect and Structural Engineer as per Form-II & IV;
- (y) Building plans to meet parameters provided in Khyber Pakhtunkhwa Building Control Regulations, 2024
- (z) New works shall be indicated on the site / building plans in a distinct color code as under: -
 - (i) Proposed work - RED.
 - (ii) Existing work - BLUE
 - (iii) Demolished work/proposed to be demolished- YELLOW
 - (iv) Unauthorized/deviated work - GREEN

Form - IX
[to be accompanied with Form-I]

Affidavit by the Owner
(Duly attested from Oath Commissioner on proper stamp Paper)

I/we _____ on this _____ day of _____ hereby solemnly affirm to abide by the provisions of the Khyber Pakhtunkhwa Land-Use and Building Control Act, 2021, rules, regulations made thereunder and any other conditions, orders, instructions issued by the Council, from time to time, in connection with and reference to grant of NOC/approval for the building plan, on plot No _____, situated at _____ and title exist in the name of _____.

And I/we solemnly affirm that all the documents, title deed, ownership certificates, maps, plans and set of information attached to my/our application for the grant of NOC/approval are correct to the best of my/our knowledge and belief and in case of any of the document or information found to be false or untrue at any stage of the work or after completion of the building, I/we shall be held responsible and in that case, the District Land-Use Planning and Management Committee of District _____ shall have the legal authority to cancel/withdraw such NOC/sanction already granted or reject the application with cost.

And I/we affirm that the Architect/Structural Engineer engaged in the preparation of the site plan and supervision of the construction work are duly qualified and registered with the relevant authority.

And I/We undertake to implement any directions/ instructions of the Authority _____ or any officer or official deputed by it to remove any defect or rectify any violation in the manner and timelines specified by him.

And I/We undertake to dispose of the debris (Malba) at designated points and shall cause no public nuisance or inconvenience while storing the building materials during the construction work.

And I/we undertake to take due care of all the permission and NOC's and the terms and conditions set there in those NOCs or permission so granted by the relevant authorities and shall be held responsible for any violation.

And I/We hereby undertake that after the completion of the building, the intended purpose as indicated in the application Form-I and site plan shall not be violated and in case, such violation is proved, the District Land-Use Planning and Management Committee of District _____ shall have the authority to cancel or withdraw the NOC/approval so granted, or seal or close the building or order the demolition on the risk and cost of the owner(s).

And I/we hereby nominate Mr. _____ CNIC No. _____
_____ to represent me/us in the District Land-Use Planning and
Management Committee and to sign and execute any document or agreement or to receive or
submit any notice or reply on my/our behalf for this purpose.

Signature _____

Name _____

Date _____

Witness No. 1 Signature _____

Witness No. 2 Signature _____

Witness No. 1 Name and CNIC No. _____

Witness No. 2 Name and CNIC No. _____

Sd/-xxx-
DIRECTOR GENERAL
LAND-USE AND BUILDING CONTROL AUTHORITY