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**GOVERNMENT OF THE PUNJAB
LAW AND PARLIAMENTARY AFFAIRS DEPARTMENT**

**NOTIFICATION
(79 of 2017)**

05 May 2017

The following Notification No. DG/WCLA/Regulations/2017, dated 12.04.2017 issued under section 50 of the Walled City of Lahore Act 2012 (XXXVI of 2012) for the Walled City of Lahore Building Regulations 2017 is published for general information:

DR SYED ABUL HASSAN NAJMEE
Secretary
Government of the Punjab
Law and Parliamentary Affairs
Department

**WALLED CITY OF LAHORE AUTHORITY
GOVERNMENT OF THE PUNJAB**

April 12th 2017

NOTIFICATION

No.DG/WCLA/B.Regulations/2017 In exercise of powers conferred section 50 of the Walled City of Lahore, Act 2012(XXXVI of 2012), the Authority, with the previous approval of the Government, is pleased to frame the following regulations:

- 1. Short title and commencement:** - (1) These regulations may be cited as the Walled City of Lahore Building Regulations 2017.
(2) They shall come into force at once.

**CHAPTER-I
INTRODUCTORY**

- 2. Definitions:** - (1) In these regulations:
- (i) "Act" means the Walled City of Lahore Act 2012 (XXXVI of 2012);
 - (ii) "alteration" means any change in building structure or use brought by the owner or occupant after the approval of building plan without affecting or violating any provision of the regulations;
 - (iii) "addition" means any change in the building structure causing an increase in the covered area of the building;
 - (iv) "amalgamation" means joining of two or more adjoining plots of the same land and use into a single plot for the purpose of building;
 - (v) "apartment building" means a building containing more than two dwelling units (a part or whole of a building capable of being used as a single unit for human habitation including permanent provisions for living, sleeping, eating, cooking and sanitation), sharing the common staircase, lift or access spaces;
 - (vi) "approved plans" means a building plan, for carrying out building works, sanctioned by the Authority;
 - (vii) "basement" means storey, wholly or partially below ground level, on all sides;
 - (viii) "builder" means a person, project proponent, institution, company, firm, agency or Government department, autonomous and semi-autonomous body having the ownership or leasehold title who intends to undertake building works;

- (ix) "building height" means total height of a building measured from the crown of the road, street or public passage abutting the property to the top of the parapet wall (a wall, whether plain, perforated or paneled, protecting the edge of a roof, balcony, verandah or terrace) excluding the structures such as chimney stacks, lift heads and water towers;
- (x) "building line" means line beyond which the outer face of any building except compound wall may not project in the direction of any existing or proposed public passage;
- (xi) "building plan" means the drawings submitted to the Authority for approval of:
- (i) building works; include the plans, sections and elevations of every floor clearly describing graphically the purpose for which the building is intended to be erected; and
 - (ii) the accesses to and from several parts of the building and its appurtenances; the position, form, dimensions and means of ventilation; the depth and the nature of foundations, the proposed height of the plinth and superstructure at the level of each floor together with the dimensions and description of all the walls, floors, roofs, columns, beams, joists and girders to be used in the walls, floors and roofs of buildings;
- (xii) "building works" means site excavation, erection or re-erection of a building, making additions and alterations to an existing building, work in relation to repairs of a structural nature to a building and work in relation to building fabric;
- (xiii) "cardinal points" means the directions of north, south, east and west as marked on the building plan;
- (xiv) "contractor" means a person hired by a builder for carrying out the building works in accordance with approved plans and other approvals;
- (xv) "consultant" means a professional duly registered with respective statutory professional body and hired by a builder for design and supervision of building works in

- accordance with the approved plans and other approvals;
- (xvi) "covered area" means the gross horizontal area covered by the building above and below the ground level measured along the outer perimeter of the surrounding walls or enclosure, but does not include the space covered by:
- (a) court yard, garden, rocky area, plant nursery, platform around a tree, water tank, fountain and bench;
 - (b) drainage, culvert, conduit, catch-pit, chamber gutter and the like;
 - (c) compound or boundary wall, gate, slide, swing;
 - (d) sump tank and electricity transformer;
 - (e) areas of the building not provided with surrounding walls shall be included in the covered area if such areas are included within the horizontal projection of the roof or floor above;
- (xvii) "demolition" means the process of dismantling a building or part thereof;
- (xviii) "fence" means a temporary barrier around a building or structure under construction or repair;
- (xix) "floor" means a storey, or horizontal portion thereof;
- (xx) "floor area ratio" means the aggregate covered area of a building or buildings on a plot divided by the total area of the plot;
- (xxi) "floor projection" means any extension of any floor of a building whose weight is not borne by a wall, column or other support other than the wall defining the external enclosure of the building;
- (xxii) "foundation" means a structure, below the level of the ground, carries and distributes the load from pillars, beams or walls on the soil;
- (xxiii) "ground coverage" means the percentage of the property area that can be covered at the ground floor;
- (xxiv) "hoarding" means any advertising tool including advertising boards, neon signs which are displayed on a building, in a vacant plot or in the public right of way;

- (xxv) "infrastructure" means the basic facilities, utility services and installations including transportation and communication systems, water supply, drainage and sewerage system, telephone, sui gas, cables, power lines and grid stations;
- (xxvi) "marla" means a size of land equal to 225 square feet;
- (xxvii) "mezzanine floor" means any intermediate floor or horizontal surface which is within the height of a single storey, and which does not cover more than sixty per cent of the covered area of that storey;
- (xxviii) "mumti" means the shelter created on the upper most floor of a building above a staircase or other means of access so as to prevent ingress of rain water into the building;
- (xxix) "occupancy certificate" means the certificate issued by the Authority stating:
- (a) the proposed building works have been completed in accordance with approved plans; and
 - (b) the building is fit for occupation for the permitted use;
- (xxx) "plinth" means the portion of the building between the ground level and the level of the ground floor;
- (xxxi) "plane of the façade" means a vertical plane representing the external surface of the building abutting on a street or a set-back and located along the alignment of the plinth of the building;
- (xxxii) "property" means land, building or structure to which its builder has freehold title;
- (xxxiii) "property line" means the boundary line of the property;
- (xxxiv) "projection" means any protrusion from the plane of the façade of a building whose weight is not borne by a wall, column or other support other than the wall defining the external enclosure of the building;
- (xxxv) "regulations" means the Walled City of Lahore Building Regulations 2016;
- (xxxvi) "residential building" means a building exclusively designed to be used for human habitation together with such out houses as are

ordinarily ancillary to the main building and used in connection therewith;

(xxxvii) "right of way" means the width of road, street or public passage between the two opposite property lines;

(xxxviii) "set-back" means the distance from the plane of the façade to the nearest point on the property line, as required under the regulations;

(xxxix) "site plan" means a plan shows:

(a) the proposed construction site, showing the position of the proposed building and existing building, if any, the width and level of the public passage on which the plot abuts and the adjoining plot numbers, if any, together with cardinal points; and

(b) the provision of utility services for the proposed building works;

(xl) "storey" means the space between the upper surface of one floor and the upper surface of the other floor or roof vertically above or below; and

(xli) "verandah" means a roofed gallery, terrace or other portion of a building with at least one side open to a courtyard, terrace or a permanent open space.

(2) An expression used but not defined in the regulations shall have the same meaning as assigned to it under the Act and rules made under it.

CHAPTER-II SANCTION OF BUILDING WORKS

3. **Compliance of the regulations.**-(1) A builder shall, if intends to carry out building works within Walled City, comply with the requirements of the regulations.

(2) A land or building shall not be used inconsistent with the land use determined by the Authority.

(3) The regulations shall be in addition to the requirements of any other law, rule and regulation duly applicable on the buildings.

4. **Permission for building works.**- A builder, if intends to carry out building works, shall submit to the Authority an application in writing on the prescribed form for obtaining permission to carry out the following categories of building works:

(a) new construction;

(b) alteration; and

(c) addition;

5. **Permission for addition or alteration.**- A builder shall, for making addition or alteration in a building, along with the application submit to the Authority a plan, showing:

- (a) additions or alteration in red colour;
- (b) existing work in black colour; and
- (c) structure requires to be demolished in yellow colour.

6. **Erect or re-erect of a building.**- A builder shall be deemed to erect or re-erect a building, if he:

- (a) makes any alteration or enlargement of any building;
- (b) converts into a place or building for human habitation not originally constructed for that purpose;
- (c) converts a building, structure or land prescribed for one particular use or into another use; and
- (d) makes any alteration likely to affect prejudicially the stability or safety of any building.

7. **Application for the permission.**- (1) An application, for getting permission, as mentioned in regulation 4, shall be accompanied by the requisite documents as prescribed by the Authority and shall include:

- (a) title documents;
- (b) plans;
- (c) undertakings; and
- (d) receipt of processing fee.

(2) The utility connection charges during the period of carry out building works, if any, shall be charged from the builder.

8. **Submission of plans and documents.**- (1) An application shall be made to the Authority on prescribed application forms.

(2) The following plans and documents shall be submitted along the application for new structure of the building:

- (a) Documents for title:

the title documents shall include the document relating to the plot or plots such as the allotment or transfer order, site plan and lease showing the right of builder or power of attorney to carry out such work;

- (b) Building plans:

(i) a building plan shall not be drawn to scale less than an inch to 8 feet (1:100 mm);

(ii) a building plan shall not, if the building is so extensive as to make on a smaller scale is necessary, not less than one inch to 16 feet (1:200 mm);

- (ii) building plan shall show the following detail:
 - (aa) plans, sections and elevations of every floor including basement, mezzanine, if any, graphically describing the building intended to be erected;
 - (bb) purpose for which the building or parts thereof are intended to be used;
 - (cc) accesses to and from several parts of the building and its appurtenances;
 - (dd) ventilation details (position, form, dimensions and means);
 - (ee) depth and the nature of foundations;
 - (ff) proposed height of plinth and super structure at the level of each floor; and
 - (gg) dimensions and description of all the walls, floors, roofs, columns, beams, joists and girders to be used in the walls, floors and roof of such buildings;
 - (iii) a building plan shall be prepared by a duly registered Architect and bear:
 - (a) the stamp, signature and registration number of the Architect; and
 - (b) signature of the builder;
 - (iv) five copies of every building plans mentioned in sub-clause (iii) and design drawings shall be furnished to the Authority along with the application; two of which shall be mounted or drawn on linen; and
 - (v) two copies; out of five copies building plans mentioned in sub-clause (iv) signed by the authorized officer of Authority signifying approval, shall be returned to applicant.
 - (vi) one (copy mounted or drawn on linen) out of two copies of building plan, so returned under sub-clause (v), shall be displayed on the construction site at a prominent public place and duly laminated to protect it from rain or sunlight;
- (c) Site plan:
- (i) a site plan shall be drawn on scale of 16 feet to an inch to show the site to which it refers, shall be submitted; and
 - (ii) a block plan of the site shall be drawn on scale of not less than forty feet to an inch shall be submitted and showing:

- (a) the position of the proposed building and existing buildings, if any;
 - (b) the width and level of the public passage on which the plot abuts; and
 - (c) the adjoining plot numbers together with cardinal points;
- (d) Drainage and sewerage plan:
- (i) a plan, showing the intended line of drainage of such building and the details of the arrangement proposed for the aeration of the drains, shall be submitted; and
 - (ii) a plan and section of the area, between building line and edge of adjacent metalled road having levels with reference to road level showing drainage line, shall be submitted;
- (e) Land use compliance undertaking:
- an undertaking on prescribed performa in favour of Authority on stamp paper of legally admissible value shall be submitted by the builder and affirmed with the following statement:
- "I solemnly affirms that the plans for building works are in compliance with the land use as established by the Authority."; and
- (f) Indemnification of damages:
- an undertaking on prescribed performa in favor of Authority on stamp paper of legally admissible value shall be submitted by the builder and he shall indemnify in it as under
- "I shall pay damages to the satisfaction of the Authority, if any damage is caused to the adjoining properties and infrastructure due to excavation or construction activities."

CHAPTER-III

SANCTION FOR THE BUILDING WITH REINFORCE CEMENT CONCRETE (RCC) FRAME STRUCTURE AND BASEMENT

9. **Additional documents for approval of plans.** - The builder shall, in addition to the plans and documents as mentioned in Chapter-II of the regulations, submit the following documents:

- (a) Structure stability certificate:
a structure stability certificate signed by Structure Engineer, along with building plans on prescribed performa, shall be submitted;
- (b) Structural design drawings:
three sets of structural design and documents, as mentioned follow, duly prepared and signed by a consulting Structural Engineer shall be submitted:

- (i) design criteria, specifying design loads, reference standards and codes, and the methods of analysis and design adopted;
 - (ii) design computations;
 - (iii) design drawings;
 - (iv) relevant technical specifications; and
 - (v) soil investigation report.
- (c) Certificate from firefighting department or agency:
 a certificate from the firefighting department or agency, prior to issuance of completion certificate, regarding provision and adequacy of firefighting arrangements shall be submitted, if building is:
- (i) erected for commercial, educational, hospital or industrial purpose;
 - (ii) apartment building as well as with Reinforce Cement Concrete frame structure; or
 - (iii) basement;
- (d) Certificate of Architect, Resident Engineer and Structure Engineer:
 for buildings having Reinforce Cement Concrete frame structure and basements, joint certificate from the builder, the Architect, the Resident Engineer and the Structure Engineer, as specified at Appendix-B, shall be required:
- (i) if construction up to plinth level is completed;
 - (ii) if construction up to 38 feet (11.58m) level is completed; and
 - (iii) upon completion of the building;
- (e) detail of building material:
 sound building material, in accordance with International Building Codes 2006, Uniform Building Codes 1997, or Building Code of Pakistan, 1986, shall be used in order to ensure the safety and stability of the building and the details of building materials shall be submitted; and
- (f) No objection certificate from the Environmental Protection Agency:
 every application concerning following buildings, subject to the provisions of the Punjab Environmental Protection Act, 1997 (XXXIV of 1997), shall be accompanied by an appropriate environmental approval of the Environment Protection Agency:
- (i) industrial buildings;

- (ii) hospitals;
- (iii) hotels; and
- (iv) urban development projects.

10. Vetting of structural drawing.- (1) The Authority may maintain a panel of Structural Engineers for vetting and certifying the structural design and drawings prepared by the consulting Structural Engineer and submitted by the builder as part of building plans.

(2) The documents, submitted under regulation 9 of the regulations, may be forwarded for scrutiny to any of the Structural Engineer on the panel of the Authority.

(3) The vetting fee, to be charged by the Structural Engineer on the panel of the Authority, may be determined by the Authority and paid by the builder to the Structural Engineer.

(4) The Structure Engineer on the panel of the Authority may vet the structural drawings prepared by the builder's Structure Engineer.

(5) The builder's Structure Engineer shall incorporate the required changes, if any.

(6) The structural drawing or amended structural drawing, as the case may be, shall be duly signed by both the Structure Engineer of the authority and builder's Structure Engineer.

(7) The signed structural drawings shall be forwarded to the Authority, in duplicate within thirty days from the date these were forwarded by the Authority for vetting to its Structure Engineer.

(8) If builder's Structure Engineer and the Structure Engineer of the Authority remain fails to reach on consensus, the builder's Structure Engineer shall request the Authority to nominate another Structure Engineer for vetting from amongst the panel of Structure Engineers.

(9) The Authority may, within thirty days of the receipt of the approval of the structural drawings from its Structure Engineer issue a formal decision on the sanction of the building plans which shall be final.

11. Documents required for installation.- (1) All cellular companies, desirous to install base transceiver station towers, antennas, towers or any communication tower within the Walled City, shall make an application to the Authority for getting no objection certificate for such installation.

(2) The structural design for installation of base transceiver station, towers or antennas shall be vetted by the Structural Engineer of the Authority.

(3) The environmental or other pollution issues, if any, shall be addressed by the cellular companies for installation of base transceiver station, towers or antennas.

(4) An applicant, mentioned under clause (1) of this regulation, shall be submitted regarding undertaking the heritage site impact assessment.

(5) The application for no objection certificate shall, for the installation of the communication tower under clause (1) of this regulation, be accompanied with the following documents:

- (a) site plan of the proposed site;
- (b) site details, whether to be installed on roof top or building premises or open area/land;
- (c) a copy of approved building plan in case the antenna or tower is to be installed on roof-top of the building;
- (d) structural stability certificate from a qualified Structural Engineer or engineering company registered with the Pakistan Engineering Council and countersigned by the Director or Chief Executive of the cellular company;
- (e) affidavit from the concerned owner of the property including neighbourers (left and right) or as may be determined by the Authority;
- (f) detailed design of the tower;
- (g) proof of the land ownership;
- (h) copy of computerized national identity card of the owner of the land;
- (i) no objection certificate from Environmental Protection Agency for that particular location for installing a generator set;
- (j) an affidavit, from the Director Chief Executive Officer of the cellular company, shall be furnished with the following statement:

"In case of any loss to life or property owing to installation of the company, the cellular company shall compensate of one million rupees to each victim and restore the damage accrue to any property."; and
- (k) an indemnity bond in favour of the Authority shall be provided by the cellular company.

12. Commencement of works on building with Reinforce Cement Concrete frame structure and basement.- (1) The construction works shall, in case of buildings having Reinforce Cement Concrete frame structure and basement, not commence even if the building plan is sanctioned, until its structural drawings are approved by the Authority.

(2) The builder shall, if intends to construct a public utility building, obtain prior no objection certificate of the concerned Government agency under the relevant rules and laws enforced.

(3) The approval of building plans shall, for buildings having Reinforce Cement Concrete (RCC) frame structure and basement, be granted by the Authority for execution at the following four stages of construction:

- (a) excavation plan for basement(s) including design of restraining structure or piling;
- (b) basement up to plinth level;
- (c) up to 38 feet (11.58m) building height; and
- (d) above 38 feet (11.58m) building height.

(4) The commencement of the next stage shall not be allowed, till a certificate to the effect of satisfactory completion of the earlier stage has been issued by the Authority.

CHAPTER-IV

SANCTION OF THE BUILDING WORKS OF HERITAGE PROPERTY

13. **Sanction of building works of heritage property.**- A person shall not be allowed to execute or cause to be executed any building works in respect of the heritage property or its alteration or extension, if it affects heritage value of the property, unless the building works are sanctioned by the Authority in consultation with the Board.

CHAPTER-V

SANCTION OR REJECTION OF BUILDING PLANS

14. **Sanction of plan.**- (1) The Authority, within forty five days of the receipt of an application along with required plans and documents, and payment of requisite fee, for permission to carry out building works, may:

- (a) pass orders granting or refusing permission to carry out such building works and in case of refusal specify the provisions of the regulations violated; or
- (b) require further details of the plans, documents, plan scrutiny fee, specifications and any other particulars to be submitted to it.

(2) The applicant shall give in writing a notice through registered post to the Authority, if the Authority fails to inform about objections or pass orders for granting or refusing permission specifying:

- (a) the provision of the regulations violated within forty five days; or
- (b) any additional particulars required by the Authority have not been submitted within the required forty five days from the receipt of notice or application.

(3) The Director General may, if Authority fails to response after fifteen days from the date of receipt of written notice as mentioned in clause (2) of this regulation, constitute a departmental committee to resolve the issue within seven days.

(4) The sanction or approval letter shall be issued as per prescribed performa by the Authority.

(5) The builder shall comply with all the conditions contained in the sanction or approval letter as per building plans in addition to the regulations.

15. Authority competent for sanction or rejection of the building plans.- (1) The Director General may approve or reject any building plan submitted by the applicant or builder.

(2) The building plan may be processed vetting or getting recommended by the Urban Planning Wing after vetting land record by the Estate and Land Record Wing and any other concerned Wing of the Authority, if required.

16. Examination and rectification.- (1) The Authority in special circumstances and on application of the owner or occupier may, if any building is constructed without sanction under any law for time being enforced prior to promulgation of the Act or regulations, examine the constructions or buildings whether the same has been constructed or erected in accordance with the regulations.

(2) The Director General may, if satisfied from the examination mentioned under clause (1) of this regulation, approve the building plan on depositing of prescribed fees or pass an appropriate order as may deem fit.

CHAPTER-VI REVOCATION OF SANCTION OF PLANS

17. Revocation or cancellation of building plan.- (1) The permission after the grant of sanction, given by Authority to carry out building work or sanction of building plan, may be revoked or cancelled at any time after giving show cause notice to the builder.

(2) The Authority shall revoke or cancel the building plan under clause (1) of this regulation on the following grounds:

- (a) defective title of the applicant;
- (b) material misrepresentation;
- (c) non-conformity of special building standards under regulation 36 of the regulations;
- (d) non-compliance of any special condition under regulation 37 of the regulations;
- (e) prejudice to master conservation and re-development plan; or
- (f) fraudulent or negligent statement contained in the application.

(3) If the builder fails to satisfy the Authority within seven days after having been served a show cause notice, any work done thereunder shall be deemed to have been done without permission.

CHAPTER-VII BUILDING INSPECTION DURING CONSTRUCTION

18. Inspection of buildings.- (1) The Authority may inspect any property, without giving previous notice, through its authorized official on the following occasions:

- (a) before approval of an application for approving building plan of such property;
 - (b) during execution of the building works on such property; and
 - (c) before and after the receipt of the notice of completion or request for the certificate of completion with respect to any building constructed on such property.
- (2) All inspections carried out shall be duly recorded with dates, time and detailed observations in respective files with stamp and signatures.
- (3) The Authority may reschedule the interval for site inspections according to the availability of field staff.
- (4) The Authority may outsource the field inspections to consultants in a transparent and competitive manner.
- (5) The authorized field staff of the Consultant shall, if inspection is outsourced under clause (4) of this regulation, be bound to submit detailed inspection reports in writing with date and signature on daily or weekly basis, as may be described by the Authority.

CHAPTER-VIII OCCUPANCY CERTIFICATE

19. Intimation for completion of work.- (1) A builder shall, if carries out and completes building works as approved under the regulations, intimate in writing to the Authority within one month of the completion of the work.

(2) The builder shall, if buildings having Reinforce Cement Concrete (RCC) frame structure and basement, intimate on prescribed performa.

(3) The builder shall comply with all the conditions or instructions provided in the occupancy certificate.

20. Inspection of building works.- (1) The Authority may, after receipt of the notice under regulation 19, depute an official or officer to inspect such works.

(2) The Authority may, after inspection under clause (1) of this regulation, either approve or disapprove the request for issuance of occupancy certificate or make such further orders as it may deem fit.

21. Issuance of occupancy certificate.- (1) The Authority may issue an occupancy certificate on completion of building works provided that the work has been carried out according to the sanctioned plan, special building standards and condition thereof.

(2) The occupancy certificate may be issued, if deviations are made in sanctioned plan during construction, on the following conditions:

- (a) if deviation are compoundable, and

- (b) if deviation are sanctioned in advance in writing by an officer duly authorized by the Authority in that regard.

**CHAPTER-IX
APPLICATION FOR DEMOLITION OF BUILDING**

22. Demolition of building.- (1) A building or portion thereof shall not be demolished without a written permission from the Authority.

(2) No permit to demolish shall be issued unless the Authority is satisfied that the electricity, gas, water, sewerage or other utility services connections to the property have been effectively disconnected and protected.

(3) The connections, as mentioned in clause (2) of this regulation:

- (a) shall remain disconnected during the period of the work; and
- (b) may be used only for the purpose of construction work.

(4) No permit to demolish shall be issued in respect of any heritage property except with the concurrence of the Board.

(5) The permission for demolition shall be granted in the following cases:

- (a) the building or portion thereof has been declared dangerous and recommended for demolition by the Authority; or
- (b) demolition of part of the building for the purpose of making alterations.

**CHAPTER-X
DECLARATION OF DANGEROUS BUILDINGS**

23. Declaration of dangerous buildings.- (1) The builder or occupier shall:

- (a) undertake immediate repair, if a building or its part has become unsafe and structurally dangerous; or
- (b) demolish part or whole of the building, as the case may be, if is not possible to repair it.

(2) The Authority may constitute a committee regarding declaration of dangerous buildings and demolition of the dangerous buildings.

(3) The committee, mentioned in the clause (2) of this regulation, shall consist of the following:

- (a) Director Conservation of the Authority;
- (b) Culture Heritage Specialist of the Authority;
- (c) Technical Expert: Conservation (practicing Conservation Architect from field, academia or Authority);

- (d) Technical Expert: Structure (practicing Structure Engineer from field, academia or Authority); and
- (e) Technical Expert: Community Development (social scientist or community development expert from field, academia or Authority).
- (4) The Authority may issue instructions to owner or occupier of building declare dangerous, under clause (2) of this regulation, to carry out necessary repair works in the part or whole of the building and in such a manner as may be specified.
- (5) The Authority, if the builder or occupier fails to comply with the instructions issued, may:
- take necessary legal action if required; and
 - demolish the building or its part, as the case may be, after giving its owner or occupier an opportunity being heard, at the risk and cost of the owner, builder or occupier.

CHAPTER-XI BUILDING STANDARDS

24. Ratio of the ground and floor area.- (1) The following covered area limitations shall apply for the buildings:

Plot Sizes	Maximum Ground Coverage (Percentage of Property area that can be covered at Ground Floor)	Maximum Allowable Floor Area Ratio (FAR)
Plots measuring less than 2 marlas.	100%	1 : 4
Plots measuring 2 marlas and above but less than 5 marlas.	90%	1 : 3.5
Plots measuring 5 marlas and above but less than 10 marlas.	80%	1 : 3
Plots measuring 10 marlas and above.	70%	1 : 2.5

(2) The maximum allowable covered area permitted under floor area ratio shall include covered areas at all floors including basement, mezzanine and mumti.

25. Set-backs.- (1) No set-backs are required on the ground floor, except specifically instructed by the Authority.

(2) The Authority may, in specific cases, require a set-back or reject a proposed setback to meet the requirements of the width of public passage.

(3) The area may, allowed to be constructed on the third floor, be provided with set-back of ten feet from the face of the building.

26. Building height.- (1) The maximum building height of any building shall not exceed 50 feet excluding the mumti.

(2) A building shall not be constructed which contain more than four storeys above plinth level (ground floor plus three floors above), except as stated below:

- (a) basements may be permitted as mentioned in the regulation 29;
- (b) mezzanine may be permitted as mentioned in the regulation 30; and
- (c) mumti may be permitted mentioned in the regulation 31.

27. Permitted covered areas.- The following covered area limitations shall be allowed to construct:

Floor	Maximum covered area allowed as percentage of plot area			
	Plots measuring less than 2 marlas.	Plots measuring 2 marlas and above but less than 5 marlas.	Plots measuring 5 marlas and above but less than 10 marlas.	Plots measuring 10 marlas and above.
Ground floor	As mentioned in the regulation 24			
First floor	100%	90	80	70
Second floor	100%	90	80	70
Third floor	60%	50	40	30
Basement	Not permitted	Not permitted	Not permitted	25
Mezzanine floor	60%	55	45	35
Mumti	As mentioned in the regulation 31			

28. Plinth level.- No building shall be allowed to have a plinth less than one foot and not more than two feet in height from the highest point on the property line abutting the public passage.

29. Basements and below ground constructions.- (1) No basement shall be allowed in any building, except in building to be constructed on plot measuring ten marlas and above, with express permission of the Authority, provided that:

- (a) the covered area of the basement shall not exceed fifty percent of the plot area;
- (b) the base of the outer (retaining) wall of the basement on any side is removed from the plot line in accordance with the following setback requirements:

Front abutting any public right of way	All other sides
10 feet	7 feet

- (c) the difference of level between the adjacent public street and the finished floor level of the basement shall not exceed eight feet; and
- (d) the clear height of the basement shall not be less than eight feet.

(2) The builder shall ensure the following conditions in the construction of basement:

- (a) provisions for emergency exit;
- (b) adequate natural ventilation and natural lighting; and
- (c) properly waterproofed external (retaining) walls of the basement.

(3) The builder constructing the basement shall take all necessary precautions in accordance with:

- (a) best engineering practices;
- (b) the satisfaction of the Authority; and
- (c) to prevent damage to adjacent public and private property.

30 Mezzanine floor.- A mezzanine floor may be constructed at any floor in a building provided that:

- (a) only one mezzanine floor is allowed in a building;
- (b) the area to be occupied by such a mezzanine floor shall not exceed the limit as mentioned under the regulation 27;
- (c) the area occupied by a mezzanine floor shall remain within the total covered area as permissible under floor area ratio; and
- (d) a minimum height of 7 feet, clear floor to ceiling, shall be maintained under the mezzanine.

31. Mumti.- (1) A mumti may be constructed beyond third floor provided the constructed area shall not exceed to:

- (a) seventy five square feet, if plot is not exceeded two marlas;
- (b) one hundred and twenty square feet, if plot is not exceeded five marlas; and
- (c) one hundred and fifty square feet, if plot is beyond five marlas.

(2) The ceiling height of the mumti from clear floor shall not exceed eight feet.

(3) The area to be occupied by a mumti shall remain within the total covered area as permissible under floor area ratio.

32. Clear height.- (1) The clear height shall include the clear smallest distance from the finished floor to the nearest spanning member (whether a joist, beam or slab).

(2) The ceiling height of a storey from clear floor shall not:

- (a) greater than twelve feet; and
- (b) less than eight feet.

- (b) the limitation or restriction, as mentioned in clause (1) of this regulation, may be increased by the Authority owing to heritage value of the building including neighboring historic structure or overall visual and architectural character of neighboring buildings.

CHAPTER-XII

SPECIAL BUILDING STANDARDS AND CONDITIONS FOR SANCTION OF BUILDING WORKS

36. Special building standards.- (1) The Authority may determine distinct building standards for each property.

(2) The Authority may impose any special condition in respect of the sanction or approval of building works considering the following factors:

- (a) heritage value of the property;
- (b) conservation of heritage ;
- (c) building fabric;
- (d) urban fabric;
- (e) status of the property in a zone of special value;
- (f) land use; and
- (g) master conservation and re-development plan.

CHAPTER-XIII

BUILDING APPEARANCE AND CONSTRUCTION

37. Building construction.- (1) The building construction shall be carried out by using superior quality material and workmanship.

(2) All building elements (including structural elements), installations and surface finishes shall be:

- (a) constructed of superior quality materials;
- (b) carried out with good workmanship; and
- (c) accepted practice in accordance with the applicable building codes and engineering standards.

38. Appearance and stylistic features.- (1) The approved building plans shall be followed for the appearance and stylistic features of the building.

(2) The new stylistic features, if it is in harmony with of the traditional built environment, may be used after approval of the Authority.

(3) The decision of the Authority, for using of new stylistic features under clause (2) of this regulation, shall be final.

39. Exteriors.- (1) The exteriors features of new constructed building shall be in accordance with or acceptable Interpretations of the heritage value in the Walled City.

(2) If literal reproduction of heritage value is not necessary except specially recommended by the Board and approved by the

Authority and subject to the regulations, in exterior features of newly constructed building:

- (a) the materials shall be used in coordination and harmony with traditional materials;
- (b) the exposed brickwork shall be of high quality fair faced brick construction;
- (c) the baked terra cotta decorative elements and brick molding shall be integrated with the masonry wall construction;
- (d) *Gutka* work or applied skins of brick veneer shall not be allowed, except allowed under special consideration by the Authority; and
- (e) the external plaster renderings, and plaster mouldings, shall be of material historically used such as lime plaster mixes (including *kankar* or Kasuri lime).

40. Types of projections.- The following types of projections shall be allowed and approved by the Authority:

- (a) *jharokas*, with or without *bastas*;
- (b) *bukharchis*, with or without *bastas*;
- (c) *balconies*;
- (d) *chajjas* and shades; and
- (e) *brackets supporting jharokas or balconies*.

41. Doors and windows.- (1) The materials, having sympathy and harmony with traditional materials, shall be used in the manufacture of doors and windows of the buildings.

(2) The energy efficient materials and materials with low energy transmission shall be preferred over non-energy efficient materials.

42. Colours.- (1) The Authority shall determine the colours to be used in the building.

(2) The used of luminous paints in the building shall not be allowed.

(3) All colours scheme shall be used in the building as per approved shade scheme of the Authority after getting conformity with the range of shades maintained in the office of the Authority.

(4) The colours used on exterior plaster renders shall be natural, porous and air-permeable lime based colour washes.

CHAPTER-XIV PARKING REQUIREMENTS

43. Parking requirements.- (1) The Authority may, if any building or a part of the building is intended to be used for a purpose other than residential, determine the parking requirements in accordance with the nature of intended use and width of the public passage.

(2) The Authority may take suitable decisions on any matter relating to parking space keeping in view the existing situation on ground due to complex nature of the Walled City.

CHAPTER-XV SPACE AND SAFETY REQUIREMENTS

44. Public passage.- (1) No gate, boundary wall, fence or hedge shall be erected within the public passage.

(2) No ramp shall be provided within the public passage.

45. Plot amalgamation or consolidation.- No amalgamation and creation of larger sized plots shall be allowed except in the case of single family residential projects.

46. Subdivision of plots.- (1) The subdivision of a plot of less than five marlas may not be allowed by the Authority.

(2) The subdivision of ten marlas and above but less than one kanals plot shall be permissible, subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Authority.

(3) The resultant subdivided plot, under clause (2) of this regulation, shall not be less than five marlas (209.14 square meter).

(4) The subdivision of one kanal (836.55 square meter) and above plot shall be permissible, subject to the fulfillment of space requirements of original plot and prior approval of the subdivision plan from the Authority.

(5) The resultant subdivided plot, under clause (4) of this regulation, shall not be less than ten marlas (418.28 square meter)

47. Neon sign.- A person may display neon signs, advertisements hoardings on his or her building, subject to the no objection certificate of the Authority.

48. Building elevation.- The outline design of façade approved by the Authority, if the elevation of a building is required to be controlled, shall be adopted.

49. Pergola.- A pergola may not be permitted within the minimum mandatory open spaces required under the regulations.

50. Boundary wall.- The boundary wall, if permitted, shall not exceed seven feet (2.13 meter) in height measured from the plinth level.

51. Chamfer.- The plots may be chamfered, through making a surface flat by cutting of sharp edge or corner of the plot or building to enhance the visibility at the turning point, on the basis of the width of the adjoining public passage, if required by the Authority.

52. Fire resistance and fire precautions.- The following fire resistance and fire precaution may be adopted in the building:

- (a) for general building; a building or any structural part of a building, other than a single storey building, shall have an adequate standard of fire resistance and be built of the following components:

- (i) the external walls, all partition walls and the enclosing walls of stair-cases a minimum of 9 inches (0.23 meter) solid brick work or 3 1/2 inches (0.09 meter) reinforced concrete or 4 inches (0.1 meter) solid concrete block; and
 - (ii) the floors and the roof: a minimum of 3 1/2 inches (0.09 meter) of reinforced concrete.
- (b) for special buildings; the special provisions may apply as determined by the Authority keeping in view of the circumstances of the location for assembly, stages in theatres and cinema projection rooms.

53. Fire precautions in air-conditioning system.- (1) All air conditioning or ventilation ducts including framing, except in residential building, shall be:

- (a) constructed entirely of non-inflammable materials; and
- (b) adequately supported throughout their length.

(2) The space around the duct shall, if duct passes through floors or walls, be sealed with rope asbestos, mineral wool or other non-inflammable material to prevent the passage of flames and smoke.

(3) The air intake of any air-conditioning apparatus shall be situated in as such manner as:

- (a) air does not re-circulate from any space in which objectionable quantities of inflammable vapours or dust are given off; and
- (b) minimize the drawing of inflammable material or other fire hazards.

(4) The approved fire dampers with fusible links and access doors shall be, if duct system serves two or more floor of a building or pass through walls, located at the duct opening.

(5) The dampers, mentioned in clause (4) of this regulation, shall be arranged in such manner that the disruption of the duct does not cause failure to protect the opening.

54. Extinguishment of fires.- (1) Every new building, except residential buildings up to three storey in height, shall be provided the following sufficient means for extinguishing the fire:

- (a) fire extinguishers:
 - (i) all buildings shall have one multipurpose (A, B, C) dry chemical powder 6 kilogram fire extinguisher for each 2000 square feet of floor area and at least two fire extinguishers of 6Kg each shall be placed on each floor (if floor size is less than 2000 square feet); and
 - (ii) the maximum travel distance to a fire extinguisher shall not exceed seventy five feet.

but for kitchen areas this distance is thirty feet;

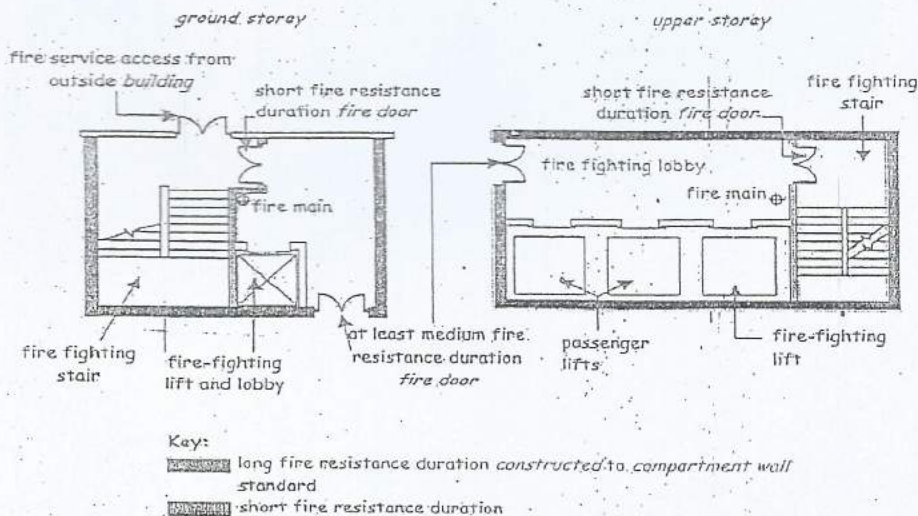
- (b) firefighting buckets;
- (c) an independent water supply system in pipes of steel or cast iron with adequate hydrants, pumps and hose reels shall be provided in the building;
- (d) internal fire hydrant system:
 - (i) the buildings having three floors and above; shall have pressurized internal fire hydrant system with an independent over-head water tank of minimum 3000 gallons and external underground water tank of 6000 gallons;
 - (ii) the external under-ground water tank shall be accessible to the fire fighting vehicles;
 - (iii) the internal fire hydrant system shall be independent and separate from the normal water supply system;
 - (iv) the internal fire hydrant system shall be maintained at 3-5 bar pressure at all floors through an electric pump of suitable capacity for firefighting, which remains operational even if the power supply of main building is shut off;
 - (v) the internal fire hydrant system shall have two compatible standard inlets at ground level for connecting with the emergency fire vehicles;
 - (vi) the internal fire hydrant system shall have a water hydrant outlet (with shutoff valve and pressure gauge) connected to a 1.5 inch x 100 feet fire hose stored in a metallic hose cabinet at or near an emergency staircase; and
 - (vii) all firefighting pumps for the internal fire hydrant system shall be placed in such a manner that their base is at least two feet below the bottom of the water tank;
- (e) external fire hydrants:
 - (i) for external fire hydrants, all buildings shall have engine operated standby external firefighting pump connected to an adequate water source and supplying water to an external pipeline serving to external fire hydrants;
 - (ii) the external fire hydrant shall be located at least six feet away and not more than fifty feet from the building; and

- (iii) the distance between any external fire two hydrants shall not exceed more than hundred feet;
- (f) separate fire exit stairs;
- (g) fire alarm system;
- (h) first aid box;
- (i) smoke masks; and
- (j) breathing apparatus.

(2) A plan showing the firefighting provisions in the building shall be displayed at the site.

55. Fire drills.- The Authority shall issue necessary directions, for the occupants or owner of buildings more than three storey sand buildings, to hold or arrange firefighting drills at frequent intervals at least once a year in consultation with the firefighting department of the City District Government.

56. Firefighting arrangement.- Notwithstanding anything contain in the regulations, all firefighting arrangements shall be complied with the requirements laid down in rule.9 of Civil Defense (Special Powers) Rules 1951, as mentioned in the follow figure:



57. Emergency exit specifications.- (1) All means of escape from a building including extra corridors and stairs shall permit unobstructed access to a street, open space, or adjoining building or roof from where access to the street may be obtained.

(2) All buildings shall have windows:

- (a) on the street elevation within convenient reach; and
- (b) of adequate size to enable persons to escape in case of emergency.

(3) Every block of apartment buildings, having more than six apartments at each floor, shall be served with an additional stair-case.

(4) The emergency stair-cases shall be, in a block of apartment buildings; provided in addition to the main stair-case or stair-cases.

(5) An emergency stair-case shall be:

- (a) accessible to all the apartments without any hindrance or obstruction; and
- (b) opened to a permanently ventilated space.

(6) Every building more than two storeys shall have emergency stair case or staircases, as the case may be, in addition to the main staircase or staircases as determined by the Authority.

(7) The staircase shall be separated from the main building by two fire doors, opening outwards.

(8) The fire door shall be hinged type with clear width of at least three feet and minimum one hour fire resistant rating.

(9) The staircase shall have an accessible window or opening towards the road with adequate size (minimum 2.5 feet x 3 feet) to enable evacuation of persons in case of an emergency.

(10) The staircase(s) route shall be adequately illuminated at all times and free from all obstructions.

(11) Each staircase shall be clearly marked by a sign reading "EXIT" in plainly legible letters not less than 6 inches high.

58. Utility services specifications.- The utility services as follow shall be provided by the contractor or builder in the building:

(a) Water supply:

- (i) an overhead tank and underground water tank shall be provided in each building;
- (ii) underground or overhead water tank shall be provided in all buildings as per following minimum sizes:

Plot Size	Width	Length	Depth	Total Volume
7-marlas and less	3feet (0.91m)	4feet (1.22m)	2 feet-6 inches (0.76m)	30 cuft (0.85cu m)
Above 7-marlas up to 1-kanal	5feet (1.52m)	5feet (1.52m)	2 feet-6 inches (0.76m)	62.5 cuft (1.77cu m)
Above 01-kanal	5feet (1.52m)	5feet (1.52m)	4 feet (1.22m)	100 cuft (2.83cu m);

- (iii) the design of internal water supply network, underground and overhead tanks shall be in accordance with National Reference Manual on Planning and Infrastructure Standards, 1986,

Water and Sanitation Agency or Public Health Engineering Department requirements; and

- (iv) the capacity of the water tanks for buildings more than two stories shall be as per the building code or National Reference Manual on Planning and Infrastructure standards, 1986, in accordance with size, building height and use of the building;

(b) Drainage:

- (i) all drainage and sanitary installations shall be carried out in accordance with the requirements of Water and Sanitation Agency, municipal or Public Health Engineering Department for drainage, plumbing and sanitary fitting;
- (ii) if there is a public sewer, all sewer laid in the building shall be connected thereto;
- (iii) if no public sewer is in existence, all sewage shall be connected to septic tank and then to a soakage pit and septic tanks and soakage pits shall:
 - (aa) be so constructed as to be impervious to liquid either from the outside area or inside; and
 - (bb) be so sited as not to discharge pollution in to any spring, stream or water-course or any well, the water from which is used for drinking or domestic purposes;
- (iv) septic tanks shall be provided in all the residential and commercial buildings;
- (v) all the sullage water of the buildings shall be connected to the septic tank and then to the public sewer;
- (vi) the minimum sizes of septic tanks for residential plots shall as follows:

Plot Size	Depth	Length	Width
Less than 1 Kanal	4 feet-3 inches (1.29 meter)	8 feet (2.44 meter)	4 feet (1.22 meter)
1-Kanal to 2 Kanal	4 feet-3 inches (1.29 meter)	9 feet (2.74 meter)	4 feet-6 inches (1.37 meter)
Above 2-Kanal	4 feet-3 inches (1.29 meter)	10 feet (3.05 meter)	5 feet (1.52 meter);

- (vii) size of septic tanks for commercial and public buildings shall as per requirements of Water and Sanitary Authority or Public Health Department; and

- (viii) the roof of every building and floor of balcony abutting a street or constructed over a street shall be drained by means of down take pipes.

59. Sanitation.- (1) Every dwelling or an independent residential unit shall have at least one water closet and one bathroom.

(2) The provision of water closets and bathrooms shall, for houses and apartments with more than three bed rooms, be appropriately increased according to building code of Pakistan or National Reference Manual on Planning and Infrastructure Standards, 1986.

(3) The sanitary facilities appropriate to use and occupancy for buildings, other than houses and apartments according to National Reference Manual on Planning and Infrastructure Standards, 1986 or building code of Pakistan shall be provided.

60. Solid waste management.- (1) The refuse chutes shall be provided in building more than two stories for disposal of solid waste.

(2) All buildings other than houses shall provide adequate storage space for storing of solid waste equal to at least twenty four hours generation.

61. Electricity.- A appropriate space, location and access for the transformer room or substation shall, if load of electricity is required the installation of independent transformer or sub-station, be provided within the premises as may be determined by WAPDA or other electrical or power companies.

CHAPTER-XVI

STRUCTURAL DESIGN OF BUILDINGS WITH REINFORCE CEMENT CONCRETE FRAME STRUCTURE AND BASEMENT AND BASE TRANSCIEVER STATION, TOWER OR ANTENNAS

62. Design.- The following structural design of the building may be considered during construction:

(a) earthquake resistant design:

the structural design of buildings and its individual elements shall conform to the requirements of the applicable codes such as Uniform Building Code, 1997, USA, for resisting earthquake forces;

(b) structural or engineering design:

(i) basic Loads to be considered in design: the following loads shall be taken into account for structural or engineering design, as a minimum:

(aa) dead loads;

(bb) live loads;

(cc) earth pressure;

(dd) pressure of water and other liquids;

(ee) wind loads, where they govern the design;

(ff) seismic loads; and

- (gg) such other loads as are relevant; and
- (ii) additional loads to be included in special cases: the following loads shall additionally be taken into account for structural or engineering design, provided if reasonable probability of occurrence of following factors or applicability of codes, connected with these factors, is required to apply, they also be considered:
- (aa) explosion (use the specific risk specified);
 - (bb) impact (use the specific risk specified);
 - (cc) influence of equipment (use the specific characteristics of the equipment intended to be placed); and
 - (dd) removal of support (use the specific facts of the case and only when undertaking modification of an existing building).

63. Compliance to design codes.- (1) The structural design of buildings shall meet the requirements of the current edition of the following design codes:

- (a) Uniform Building Code, 1997 Edition, International Conference of Building Officials, United State of America;
- (b) International Building Code, 2006 Edition, International Code Council, United State of America; and
- (c) Building Code Requirements for Structural Concrete (ACI 318-99) and Commentary (ACI 318 R-99), American Concrete Institute, United State of America.

(2) The geotechnical investigations of the building shall be done in the light of the specific details of the building, the order of loads and special requirements, if any.

(3) The scope and quantum of testing, under clause (2) of this regulation, shall consistent with the applicable parameters of the project.

64. Structural drawings.- (1) The structural drawings of the building shall show the information and level of detail customarily required to be carried by design drawings.

(2) The drafting of structural drawings of the building shall follow the generally accepted conventions and practices.

(3) All drawings of the building shall be numbered and revision numbers with dates and be clearly marked.

(4) The structural drawings or documents of the building shall provide the following information:

- (a) the specific values of the various geotechnical parameters adopted;

- (b) the specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed;
- (c) the specific values of the various parameters adopted for computation of the wind loads and the code of practice followed;
- (d) the design live loads adopted for each floor;
- (e) the uniformly distributed and other dead loads adopted for each floor; and
- (f) a description of partitions at each floor and the loading adopted to account for them.

(5) The structural drawings shall bear the seal and signature of the Structural Engineer.

65. Tests for construction materials.- (1) The Authority may test any construction material to determine its quality, if quality of materials is specified.

(2) The tests of materials, if required under clause (1) of this regulation, shall be carried out by an approved agency at the cost of the builder.

(3) The tests, conducted under clause (2) of this regulation, shall be made in accordance with the prevailing standards.

(4) A complete record of tests of material and their results shall be available for inspection during progress of work.

66. Sites.- The following site of the building may be prepared for the building works:

(a) building site:

a building shall not be erected upon a site reclaimed with town sweeping or other refuse, until the whole ground surface or site of the building has been:

- (i) rendered innocuous; and
- (ii) covered with a layer of clean earth, sand, hard core, clinker or ash rammed solid at least 12 inches (0.30 m) thick; and

(b) boundary wall:

the boundary walls abutting the public streets, footways or places, as used for the public purposes, shall not have fence consisting of barbed wire or any material likely to cause injury to persons or animals.

67. Foundations.- The following factors shall be considered for construction of the foundation of the building:

(a) ground test:

- (i) the builder shall cause tests to be made to prove the nature of the soil, wherever considered necessary by the Authority; and

- (ii) the tests, as mentioned in para (i) of this sub-clause of this regulation, shall be made for all sites intended to be constructed upon with buildings having three storey and above;
- (b) foundation near to drain:

the builder shall, if a building is to be erected near a drain or an excavation at a distance less than the depth of the said drain or excavation, satisfy the Authority that the foundations of the building are safe;
- (c) structural calculations:

the builder shall submit structural calculations and a certificate from a qualified structural engineer to verify the structural stability of foundations and super structure, if required by the Authority;
- (d) damp proof course:
 - (i) the proper damp proofing shall be provided for walls and floors according to the standard specifications in Uniform Building Code, 1997 or International Building Code, 2006 of United State of America and National Reference Manual on Planning and Infrastructure Standards, 1986; and
 - (ii) if the floor, wall of the building or portion of the building, with the subject to water pressure, is below than ground level, the building shall be suitably waterproofed; and
- (e) basement:
 - (i) Reinforce Cement Concrete piling along all four sides of the plot at the property line shall be used for the construction of basement beyond 12 feet (3.66 meter) depth from road level; and
 - (ii) the design of Reinforce Cement Concrete piling shall be based on the soil investigation report and the design be submitted along with the building plans.

68. Stair case specifications.- (1) The building other than apartment building up to three storey, if exceed up to three storey, shall have stair-cases having a minimum clear width of 3 feet-6 inches (1.07 meter) and four feet (1.22 meter).

(2) The stair-cases, in apartment buildings, shall have the minimum width of four feet (1.22 meter).

(3) The riser of the stair-case step shall not be more than 7.1/2 inches (0.19 meter) and the tread not less than 10 inches (0.25 meter).

(4) There shall not be more than fifteen risers between each landing; the number of risers may be increased depending upon the situation and design.

(5) A landing shall not be less than three feet six inches (1.07 meter) in depth except in case of service stair-case.

(6) The winders may be permitted in residential building other than apartment building.

(7) All stair-cases in apartment building shall be reinforced cement concrete or other non-inflammable material.

69. Lifts.- (1) The lifts shall be provided in buildings, if climb is more than three storey.

(2) The lifts shall be installed after confirming all international standards with respect to all safety devices and specifications.

(3) The number of lifts shall be provided with keeping in view the size, height and use of the buildings in conformity with standards of Uniform Building Code, 1997 or International Building Code, 2006 of United State of America and National Reference Manual on Planning and Infrastructure Standards, 1986.

70. Design requirements for base transceiver station, towers or Antennas.- (1) The communication companies, for designing and installation of towers, shall consider the following aspects:

- (a) use those towers which occupy less space;
- (b) use eye suiting colors on the towers;
- (c) use of high rise buildings or water tanks, wherever possible;
- (d) usage of maximum monopoles wall mounts or masts in cities; and
- (e) indoor solutions in big cities shall be encouraged.

(2) The mobile companies may share the towers, if possible, keeping in view all the technical aspects.

(3) The mandatory spaces of plots shall not be violated whenever towers are installed.

(4) All towers or base transceiver station shall comply with all applicable standards laid down by federal regulatory authorities in addition to conditions as mentioned in this regulation.

(5) The noise level of the generator set shall, if base transceiver station sites on generators be kept up to 65-75 Decibel and vibration level not exceed over 1.1 meter, at one meter distance from the generator.

(6) All generators shall be housed in brick walled room or sound proof canopies to ensure the condition as mentioned in clause (5) of this regulation.

CHAPTER-XVII
BUILDER'S OBLIGATIONS

71. Air pollution.- The building works or demolition of an existing structure shall not be undertaken, unless necessary arrangements of sprinkling of water on dusty materials are made to prevent air pollution by way of emission of dust from the construction site.

72. Site hoardings.- The building works shall not be started on a site abutting on a public passage without prior provision of hoarding or barrier, as per the satisfaction of the Authority, along the whole length of such site so as to prevent danger or injury to the public or to the persons employed on the work:

Provided that this regulation may not apply in the case of building works connection with structures situated at least fifteen feet (4.57 meter) away from the edge of a public passage and being not more than 25 feet (7.62 meter) high.

73. Use of public passage.- (1) No construction material, or debris shall be deposited in any public passage without the written permission of the Authority.

(2) The restriction, imposed in clause (1) of this regulation may be relaxed if the builder undertakes submit an undertaking as follow:

"I shall be responsible for clearing the public passage as and when required by the Authority or immediately after completion of the work, whichever is earlier."

74. Excavation of in public passage.- (1) The excavation shall not be made in any public passage without getting the written permission of the Authority.

(2) The applicant, under clause (1) of this regulation, shall inform to all concerned departments or agencies, who have authority to deal any hurdle if created from such excavation, the date to start excavation along with a copy of the sanctioned plan or the permission granted clause (1).

75. Utility services not to be obstructed.- All materials, hoardings, fences or other obstructions in any public passage shall:

- (a) be kept clear of hydrants and other utility services installations or alternative arrangements to the satisfaction of the Authority; and
- (b) be taken to divert obstruction of any roadside or drain during the period of obstruction.

76. Obstructions to be lit and marked.- A person, causing any building material or other things to be deposited, or any excavation to be made or any fence to be erected in any public passage, shall at his own expense:

- (a) cause sufficient and adequate red lights to be fixed upon or near the such deposit, excavation or fence;
- (b) continuously provide red light every night from sunset to sunrise while such materials, hoardings, things or excavation remain on site; and

- (c) affix a red flag during day time around such deposit, excavation or fence.

77. Removal of obstructions.- (1) All debris, obstructions and erections in any public passage or on road shall be removed within seven days of the completion of the work

(2) The public passage or road, all drains and public utility installations shall be left in a clean, tidy and serviceable condition after removing the obstructions under clause (1) of this regulation.

78. Timbering.- An adequate timbering shall necessarily be provided and used to protect any person employed from a fall from a height exceeding four feet (1.22 meter) of earth, rock or other material forming the side of, or adjacent to, any excavation or earth works.

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

80. Scaffolds and shuttering.- (1) The appropriate scaffolds shall be provided for all works, if it is not safely be done from the ground, part of the building, a ladder or other available means of support.

Explanation: The sufficient safe means an access shall be provided to every place at which any person may use at any time to work.

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

(3) All shuttering of buildings with Reinforce Cement Concrete frame structure and basement shall be in accordance with the design codes as specified herein

81. Work on sloping roofs.- The suitable precautions shall, if work is done on the sloping surface or a roof, be taken to prevent building materials and persons employed from falling off.

82. Precautions for raising or lowering loads.- (1) No chain, rope or lifting gear shall be used unless it is of good construction, sound material, adequate strength, suitable quality and free from any defect.

(2) The area, if a vertical hoist is used, shall be enclosed by a proper barrier.

83. Security of loads.- (1) Every part of a load shall be:

- (a) securely fixed or supported while being, raised lowered or suspended; and
- (b) adequately secured to prevent danger from slipping, or displacement.

(2) Every receptacle used for raising, lowering and suspending blocks, bricks, tiles or other objects shall be designed and constructed to prevent the accidental fall of such objects.

CHAPTER-XVIII POWERS OF THE AUTHORITY

84. Cancellation of permission.- (1) The Authority may give a notice in writing after completing the codal formalities for canceling any permission issued for breach of any condition or for any other reason, it may think fit.

(2) The builder within seven days shall comply with the instructions given in the notice.

85. Power to seal.- The Authority, after completing the codal formalities, may seal the building or part thereof on any of the following grounds:

- (a) if the building has become structurally dangerous;
- (b) if the building is in the process of illegal construction or has been illegally constructed;
- (c) if adequate firefighting arrangements have not been provided to the satisfaction of the fire-fighting department;
- (d) if the electricity network has become dangerous; and
- (e) if the facade of the building has deteriorated.

86. Maintenance of building.- (1) The Authority may, for improvement of facade and management of the common utility areas, issue instructions to the builders or occupants of the building.

(2) The Authority may, if the builder or occupier fails to comply with the instructions, undertake the work at the risk and cost of the occupier or builder.

(3) The builder or occupants shall be responsible to maintain the building including all common utility areas as per requirements of any regulations enforced.

87. Dangerous obstructions.- The Authority may, if any material, hoarding, excavation or any other thing in or near any public passage or road is dangerous to the passersby, properties and utility services and the builder or occupier fails to improve the same, undertake the work at the risk and cost of the occupier or builder.

CHAPTER-XIX ROLES AND RESPONSIBILITIES

88. General.- (1) The various activities from design to construction of all buildings shall be taken by builder or occupier, as defined in the regulations.

(2) A builder or occupier shall be responsible for the discharge of his duties as per the following prescribed role:

- (a) Builder:

The builder shall be responsible for:

- (i) obtaining approval of building plans from the Authority;
- (ii) ensuring compliance with the provisions of regulation;
- (iii) instructions issued during or after the construction; and
- (iv) hire or engage the services of qualified building professionals for the various stages of the project.

(b) Consultant:

The consultant shall be responsible for designing and supervision of construction activities in accordance with the approved building plans, the regulations and other instructions.

(c) Contractor:

The contractor shall be responsible for constructing the building as per provisions of approved building plan, the regulations and other instructions.

89. Responsibilities of builder regarding hiring the professionals.- (1) The builder shall engage the services of following qualified building professionals for the various stages of the project:

(a) Consultants:

- (i) Architect;
- (ii) Geotechnical Engineer (for building having Reinforce Cement Concrete frame structure and basement, and public utility);
- (iii) Structural Engineer or Vetting Structure Engineer (for building having Reinforce Cement Concrete frame structure and basement, and public utility);
- (iv) Electrical Engineer (for building having Reinforce Cement Concrete frame structure and basement and public utility);
- (v) Public Health Engineer (only for building having Reinforce Cement Concrete frame structure and basement, and public utility buildings); and
- (vi) Consultant for Heating, Ventilation and Air Conditioning and Mechanical Engineer (for building having Reinforce Cement Concrete frame structure and basement, and public utility);

(b) Resident Engineer:

for building having Reinforce Cement Concrete frame structure and basement, and public utility; and

(c) Contractor:

for building having Reinforce Cement Concrete frame structure and basement, and public utility.

(2) The builder shall enter into a contract with professionals mentioned in clause (1), if required.

(3) The builder shall, before starting the services, submit to the Authority a written document signed by the builder and the respective professional showing the agreed scope of the services for record.

(4) The builder shall ensure that the construction contract duly allocate the required role to the consultant and Resident Engineer with all the attendant powers envisaged in the agreed documents as mentioned in clauses (2) and (3) of this regulation.

(5) The builder shall, if changes the name or role of any Professional Engaged by the builder or professionals pursuant to the regulations, promptly inform in writing to the Authority on prescribed performa.

(6) The work assigned to that particular professional, if replaced by the builder as mentioned in clause (5) of this regulation, shall remain suspended till the name of a substitute is provided along with a copy of the contract.

(7) The builder shall display on a reasonable hoarding board showing approved building and site plan, visible to the general public and monitoring team of the Authority at the construction site.

(8) The builder shall be responsible for the disposal of debris or waste from construction site to the waste disposal site, as prescribed by the District Government.

(9) The builder shall be responsible to restore the area in front of his plot after construction.

(10) The builder shall be responsible to display the sanctioned plan at the site.

90. Builders responsibility for base transceiver station, towers or antennas.- (1) The area approved for installation of base transceiver station towers shall be maintained or beautified by the concerned company to create environmental friendly atmosphere.

(2) The mobile company shall be responsible for repairing and maintenance of the premises on or in which the base transceiver station sites are to be constructed as per the requirement.

(3) The security of base transceiver station towers in all respects shall be the absolute responsibility of the concerned cellular company.

(4) The removable structure shall, if the site is acquired by any Government for development activity in public interest, be removed by the cellular company at its own risk and cost.

(5) The compensation for land and permanent structures on the land, required by the Government, shall be regulated according to relevant provisions of law.

(6) Any future change in approved specifications (tower base, height, building structure) shall require fresh sanction from the concerned authorities.

91. Responsibilities of the Authority. - (1) The field staff may:

- (a) visit the site as prescribed under the regulations; and
- (b) ensure that the building is constructed as per approved plans.

(2) The structural engineering staff shall ensure that the construction is taking place as per approved structural designs and specifications and as per good engineering construction practices to ensure quality of construction.

(3) The Authority may, if any violation of approved plans and designs is accrued, take action as per the regulations.

(4) All structures or towers may be inspected by the respective Authority after every two years to ensure safety and environmental standards.

92. Qualification and responsibilities of consultants. - (1) The consultant, hired by the builder, shall be responsible for designing and supervision of construction activities to the extent of designs, drawings and specifications approved by the Authority.

(2) The consultant, hired by the builder, shall have the following qualifications and the responsibilities:

(a) Architect:

- (i) the Architect shall be registered with the Pakistan Council of Architects and Town Planners and having a registration with the Authority to prepare building plans;
- (ii) the Architect shall produce architectural designs, drawings and the technical specifications; and
- (iii) the Architect shall ensure that all architectural designs are in accordance with the regulations.

(b) Structural Engineer:

- (i) the Structural Engineer shall be a consulting engineer registered with Pakistan Engineering Council with five years of professional experience as structural engineer;
- (ii) the Structural Engineer shall produce structural design drawings and, where so required by contract also technical specifications; and

- (iii) the structural designs shall comply with requirements of the code specified under the regulations.
- (c) Vetting Structural Engineer:
- (i) the Vetting Structural Engineer shall be a consulting engineer registered with Pakistan Engineering Council with five years of professional experience as structural engineer; and
- (ii) the review of structural drawings and designs, required under the regulations, shall be undertaken by a Vetting Structural Engineer.
- (d) Electrical Engineer:
- (i) the Electrical Engineer shall be a consulting engineer and registered with Pakistan Engineering Council as professional Electrical Engineer having experience of five years in the consulting engineering;
- (ii) the Electrical Engineer shall be responsible for producing electrical design drawings and, where so required by his contract, also for technical specifications; and
- (iii) the Electrical Engineer shall be responsible for ensuring conformity with designs and drawings on the site.
- (e) Consultant for Heating, Ventilation and Air Conditioning and Mechanical Engineer:
- (i) the Consultant for Heating, Ventilation and Air Conditioning and Mechanical Engineer shall be a consulting engineer and registered with Pakistan Engineering Council professional Mechanical Engineer having experience of five years in consulting engineering;
- (ii) the Consultant for Heating, Ventilation and Air Conditioning and Mechanical Engineer shall produce Heating, Ventilation and Air Conditioning and mechanical designs and drawings and; if so required by his contract also for technical specifications for various equipment, lifts and materials to be used; and
- (iii) the Consultant for Heating, Ventilation and Air Conditioning and Mechanical Engineer shall be responsible for ensuring conformity with designs and drawings on the site.
- (f) Public Health Engineer:
- (i) the Public Health Engineer shall be a consulting engineer and registered with

Pakistan Engineering Council as professional Public Health Engineer having experience of five years in the consulting engineering;

- (ii) the Public Health Engineer shall produce public health designs drawings and, where so required by his contract also for technical specifications; and
- (iii) the Public Health Engineer shall be responsible for ensuring conformity with designs and drawings on the site.

(3) The consultant, mentioned in the clause (2) of this regulation, shall:

- (a) visit the site at regular intervals but at least once in a fortnight during the construction period when work related to his services is in progress; and
- (b) record the date and time of his visit and his findings during the visit and send a copy to the Resident Engineer for record.

(4) A consultant, if construction is not taking place according to approved designs, drawings and specifications, shall immediately inform the builder, Resident Engineer and the Authority on prescribed performa.

(5) The case shall be, if the consultant does not inform the Authority, referred to the competent forum for blacklisting of the consultant.

93. Qualification and responsibilities of the Resident Engineer. (1) The construction activity shall be supervised by a Resident Engineer registered as a professional civil engineer with Pakistan Engineering Council and having ten years' experience in construction projects.

(2) The Resident Engineer shall:

- (a) render fulltime onsite supervision of the project;
- (b) develop and implement a construction site safety program;
- (c) take all reasonable measures to adhere to all good engineering construction practices;
- (d) cause to employ reasonably trained staff, in respective fields, as and when required, for undertaking the supervision;
- (e) cause such testing and inspections to be carried out as are required, in his opinion; but such testing shall in no case be less than that prescribed by the Uniform Building Code, 1997, United State. of America;

- (f) hold conferences with the contractor, builder and concerned consultants at suitable intervals, reviewing progress, quality and safety;
- (g) to maintain a complete set of all approved plans, designs, drawings and specifications at site;
- (h) promptly inform the Authority on prescribed performa, if construction or works is taking place by the builder in violation of the approved designs, drawings and specifications; and
- (i) maintain all the construction or works records as follow at site during construction and handover the same to the builder after completion of construction:
 - (i) progress record of construction activities;
 - (ii) event report including weather condition, seismic tremors, wind, temperature and rain fall data;
 - (iii) record of the site presence of the key staff members of the resident engineer, contractor and subcontractor, on a daily basis;
 - (iv) record of contractors and sub-contractors working on the site;
 - (v) copies of all change orders;
 - (vi) copies of as-built drawings, for only such elements where the construction has significantly deviated from the design drawings;
 - (vii) record of all tests including a description of samples, storage, transportation, test results and acceptance notes, with dates;
 - (viii) records of all formal inspections made by him, on a day-to-day basis, of the individual elements, with a checklist of parameters inspected and approved;
 - (ix) record of the minutes of periodic conferences made with the contractor or builder and consultants;
 - (x) record of all correspondence made;
 - (xi) record of visits of the Authority officials and the consultants and copies of written instructions issued by them;
 - (xii) reports of all failures if any including a technical evaluation of the facts and the action taken; and
 - (xiii) reports of all accidents including a technical evaluation of the causes of accidents and the action taken.

94. Qualification and responsibilities of contractor. A contractor, hired by the builder, shall:

- (a) be registered with Pakistan Engineering Council having valid license for undertaking the particular category of work;
- (b) carry out his duties in a professional manner ensuring safety at the construction site and conformity to with designs, drawings, specifications in accordance with regulations and good engineering construction practices;
- (c) ensure that all his workers or staff working at construction site are fully insured against any injury or death due to mishap;
- (d) employ reasonably skilled staff at the site, headed by a licensed professional as per requirements of Pakistan Engineering Council; and
- (e) promptly inform the Authority on prescribed performa and builder, if construction or works is taking place in violation of the approved designs, drawings and specifications.

95. General obligations or responsibilities. - The general obligations or responsibilities as follow shall perform by the relevant persons:

- (a) Soil or material testing:
 - (i) all geotechnical investigation and material testing services shall be ensured by all respective professionals;
 - (ii) the geotechnical investigation and material testing services tests, as mentioned under para (i), shall be carried out in approved laboratories for respective tests; and
 - (iii) if a particular laboratory does not possess the facility of undertaking a particular test, that particular laboratory may get that test executed by another laboratory possessing such facility and approved for executing that test or a class of tests; and
- (b) Substitution of building professional:
 - (i) if a consultant, Resident Engineer, contractor is substituted by the builder, they shall immediately inform the Authority in writing on prescribed performa along with the details of substitute provided;
 - (ii) if a professional is substituted by another consultant, Resident Engineer and contractor, each shall be responsible to the extent of works under taken by them;

- (iii) the Resident Engineer shall maintain a record of magnitude of construction works done by each professional and hand over the record, of the period of his incumbency, to the Resident Engineer taking over from him;
- (iv) if substitution of a professional happen, the respective work shall remain suspended till the hiring of a substitute against that professional; and
- (v) if the building professionals as required under the law abandon the contract with the builder, the builder shall suspend the work of the respective professional till such time that a substitute is hired by the builder and the Authority has been informed of the substitution.

CHAPTER-XX BUILDING WORKS VIOLATIONS

96. Violation of approved plan.- (1) A officer duly authorized by the Authority may by written notice, if on inspection under regulations finds that the building works contravene any of the provisions of regulations, require the person carrying out building works within a period to be specified in such notice with:

- (a) make such alteration as shall be specified in such notice, with the objective of bringing the work in conformity with the approved plans or provisions of the regulations; or
- (b) get amended plans approved after complying with the requirements of the regulations.

(2) An officer authorized by the Authority, if compliance of the direction passed under clause (1) of this regulation is not made, may pass following order in writing:

- (a) cessation of work; or
- (b) order of demolition of such construction contravening the provisions of the regulations.

(3) The expenses incurred for performance of the compliance of order passed under clause (2) of this regulation shall be paid by the builder.

(4) The officer authorized by the Authority may initiate proceedings under the provisions of the Act, if direction passed under clause (2) of this regulation has not been followed.

CHAPTER-XXI FEES

97. Processing fee.- The fee for processing of application for building plan may be charged by the Authority from the applicant.

98. Scrutiny fee.- (1) The Authority may charge fee for:

- (a) The scrutiny of building plans required to be submitted under the regulations; and
- (b) The scrutiny of other matters arising during the scrutiny of plans or in course of its construction.

(2) The fee charge for the scrutiny of building plans, as mentioned under clause (1) of this regulation, shall be called as the scrutiny fee and be charged at rates fixed by the Authority from time to time.

(3) the Authority may exempt the payment of scrutiny fee of building plan for premises, if the premises shall be used for a religious, charitable or educational purpose.

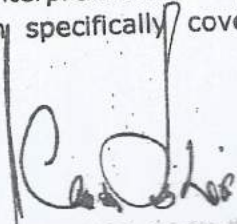
99. Fee for no objection certificates:- The fee for no objection certificates may be charged by the Authority once in addition to prescribed building approval fee.

CHAPTER-XXII MISCELLANEOUS

100. Safety and stability of buildings:- Every builder who carries out building works shall use sound building material of good quality and properly put together so as to ensure safety and stability of the building and in accordance with Uniform Building Code, 1997, United State America and International Building Code, 2006 or Building Code of Pakistan, 1986.

101. Building works for unoccupied buildings: - The Authority may, if the heritage conservation of a building for maintaining the heritage value of unoccupied building or adjacent building is required, take necessary action as it may deem appropriate for protection of the heritage value.

102. Interpretation: - The Authority may take suitable decisions on any matter arising as a result of doubtful interpretation of regulations or such matters which may not have been specifically covered in the regulations.


**DIRECTOR GENERAL
WALLED CITY OF LAHORE
AUTHORITY**