

Development
SP/22

EXTRAORDINARY

GOVERNMENT



REGISTERED NO. P. 111

GAZETTE

North-West Frontier Province

Published by Authority

PESHAWAR, THURSDAY 20TH APRIL, 1989.

PROVINCIAL URBAN DEVELOPMENT BOARD,
NORTH-WEST FRONTIER PROVINCE, PESHAWAR.

NOTIFICATION

20th February, 1989.

No. 5.03.01/1581.—In exercise of the powers conferred by clause (c) of sub-section (2) of Section 14 of the North-West Frontier Province Urban Planning Ordinance, 1978 (N.-W.F.P. Ord. No. IV of 1978), the Provincial Urban Development Board, North-West Frontier Province, is pleased to direct that in the North-West Frontier Province Building Regulations, 1985, the following further amendments shall be made, namely:—

AMENDMENT.

1. In regulation 2, in clause (1),—
 - (a) after sub-clause (14), the following sub-clause shall be inserted, namely:
"(14-a) 'building line' means the line established by the Authority, including the authorities under the West Pakistan Highway Ordinance, 1959 beyond which a building shall not extend," and
 - (b) After sub-clause (59), the following new sub-clause shall be inserted, namely:
("(59-a) 'Schedule' means a Schedule appended to these regulations;"
2. In regulation 20,—
 - (a) in clause (1), the full-stop appearing at the end shall be replaced by a colon and thereafter the following proviso shall be added, namely:

Price: RS. 1482

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27. Parking of Vehicles.—

- (1) In the Central Area, every prospective building shall be required to provide parking space within the premises at the rate of—
- one motor-car space for every 128 sq. meters (1400 sq. ft) of floor area;
 - One motor-cycle/scooter space for every 28 sq. meters (300 sq. ft) of floor area;
 - One cycle space for every 23.25 sq. meters (250 sq. ft) of floor area.
- (2) Provision of parking under requirement regulations 27 (1) shall conform to the following standard:

	<u>Motor car</u>	<u>Motor cycle</u>	<u>Bicycle</u>
(a) By width	243 cm	76 cm	60 cm
(b) By length	548 cm	183 cm	183 cm
(c) Turning circle	610 cm	183 cm	183 cm
(d) Width of single driving lane	27 cm	91 cm	91 cm
(e) Gradient of ramp	1:10	1:10	1:10

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

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

Note:—

- (a) For the purposes of calculating parking requirement the gross floor area shall not include the area of mechanical plant rooms, such as air conditioning plants, electric sub-section, lifts, etc. and the area provided for use of parking and circulation of vehicles. It shall however include area under passages, lobbies, and walls, etc.
- (b) In calculating the number of vehicle fractions of less than one may be ignored.

SECTION V. — OFFICE, IN OFFICE ENCLAVE.

28. Building Line.—

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

29. Space at the Rear side of the building.—

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

30. Exception of Boundary Fence at the Front of plot.—

A boundary wall/fence in front of plot shall be erected in any of the following manner:—

- (a) a green hedge not exceeding 1.5 meters in height, or
- (b) a wrought iron grill not exceeding 2.5 meters when measured from the adjoining road, or
- (c) a combination of brick wall wrought iron grill not exceeding 2.5 meters when measured from the adjoining road.

Note:—

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

31. Basement.—

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

- (a) the engineering instructions are give full regard, and that the foundations of the basement do not intrude in the adjoining plot;

- (b) independent entrance as well as an emergency exit is provided;
- (c) proper sanitary arrangements are made;
- (d) the drainage passing under the basements is gas tight; and
- (e) the minimum height is not less than 3.1 meters.

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

32. Projection of building into mandatory open spaces.—

Roof slab and/or a sun shade project of 1.0 meter length shall be permissible on all sides of the office building.

33. Proportion which may be occupied by building and plot floor ratio.—

The area covered on the ground floor of the plot shall not be more than 50 percent of the plot area and that plot floor area ratio shall not exceed 1:3 (one to three).

34. Height of individual storey.—

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

35. Car parking facility.—

Car parking facility shall be provided for each building within the plot at the minimum ratio of one car parking space for every 90 sq. meters of floor area of the building.

SECTION IV. — MEANS OF ESCAPE IN CASE OF EMERGENCY.

36. Emergency Exit.—

- (1) An exit may be a door way or a corridor, passage ways to an internal stair case or external stair-case or to a verandah or terraces which will have access to the adjoining street. An exit may also include a horizontal exit leading to an adjoining building of the same level but lifts and escalators shall not considered 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 exits shall comply with the minimum requirements of this part, except the building not assessable for the general public use;

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

SECTION VI.— STAIR-CASES AND LIMITS.

Pitch of Stair-cases.—

- (1) The rise of the stair-case step shall not be more than 0.9 meter (7¹/₂ inches) and the tread not less than 0.25 meter (10 inches).

MAXIMUM HEIGHT.

- (2) There shall not be more than 15 risers between each landing. A landing shall not be less than 1.6 meters (3¹/₂ ft) in depth except in case of service stair-case where the number of the risers may be increased depending upon the situation and design.

WINDERS.

- (3) Winder may only be permitted in residential building other than apartment houses.
- (4) All stair-cases in apartment houses shall be of reinforced cement concrete or other non-inflamable material.

Lifts.—

Lifts shall be provided in building, where the climb is more than 4 storeys.

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Managing Director,
Provincial Urban Development Board,
N.-W.F.P., Peshawar.

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

37. Means of escape in case of emergency.—

- (1) All means of escape from a building including extra corridors, stairs shall permit un-obstructed access to a street or to an open space or adjoining building or roof and of from where access to the street shall be obtained.
- (2) All buildings shall have windows on the street elevation within convenient reach and of adequate size of enable persons to escape in case of emergency.

38. Stair cases passages, corridors.—

- (1) Every building other than apartment houses upto three storeys shall have stairs-cases having a clear width of 1.06 meters (3 ft. 6 inches), and 1.37 meters (4 ft.) where it exceeds three storeys:
- (2) In apartment houses, stair-cases shall have the following minimum width for all the storeys:-

Upto 5 storeys	...	1.22 meters (4 ft) clear.
Above 5 storeys	...	1.37 meters (4 ft. 6 inches).
- (3) Every block of apartment houses having more than 6 units at each floor shall be provided with an additional stair-case.
- (4) In a block of apartment houses, emergency stair-cases shall be provided in addition to the main stair-case/stair-cases.

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GAZETTE

North-West Frontier Province

Published by Authority

FESHAWAR MONDAY, 13th MAY, 1985.

SEE NEXT PAGE

Price Rs. 94.00

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PROVINCIAL URBAN DEVELOPMENT BOARD, N.-W.F.P.

NOTIFICATIONS.

7th April, 1985.

No. 1404/PUDB/3-10.— In exercise of the powers conferred by clause (c) of the sub-section(2) of section-14 of the North-West Frontier Province Urban Planning Ordinance, 1978 (N.W.F.P. Ord.IV of 1978), the Provincial Urban Development Board, North-West Frontier Province, is pleased to make the following regulations for the urban areas of the North-West Frontier Province.

N.W.F.P. BUILDING REGULATIONS, 1985.

CHAPTER—I

PRELIMINARY.

1. **Short title and commencement.**— (1) These Regulation shall be called the North-West Frontier Province, Building Regulations, 1985.

(2) They shall come into force at once.

2. **Definitions.**—(1) In these regulations, unless there is anything repugnant in the subject or context.—

- (1) "Agency" means Building Control Agency having Jurisdiction in an urban area;
- (2) "Apartment buildings" means a building having independent units meant to provide habitation for more than one family;
- (3) "approved" means approved by the Agency concerned;
- (4) "arcade" means a covered walk way or a varandah along one way row of shops;
- (5) "Architect" means an Architect registered with the Council of Architects and Town Planners and who has been granted a licence to practice as Architect under these regulations;
- (6) "assembly" means a building used, either ordinarily or occasionally as place of worship, theatre, auditorium, public hall, public concert room, public lecture room, public exhibition and hostel;

(7) "Authority" means Local Area Authority established under section-15;

(8) "Aviary" means a structure for keeping or breeding birds;

(9) "balcony" means any platform or other similar structure projecting outwards from the wall of any building and supported by brackets, arcantilevered and not used as Pass ge;

(10) "basement" means a storey which is below the ground-storey or, if there is no ground storey, means a storey the floor of which is situated at such a level or levels that some points on its perimeter are below the level of the finished surface of the ground adjoining the building is the vicinity of the point;

(11) "bath room" means a room containing a water tap or a shower or a bath tub or a bath tray and/or water closet;

(12) "Board" means the Provincial Urban Development Board created under section-3 of the Urban Planning Ordinance, 1978;

(13) "Builder" means a person or body of persons, including a society or a statutory body, engaged in construction of buildings on contract or, as owner or agent of the owner, for the purpose of transferring such building on-hire or by sale or on the basis of ownership 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;

(14) "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, plainth, walls, floors, roofs, Chimneys, plumbing and building services fixed platforms, varandah, 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. Tens, Shamianahs and tarpauline shelters shall not be considered as building;

(15) "Building works" means erection of re-erection of a building or part thereof or making additions and alterations to an existing building;

(16) "Canopy" means a projection at roof level from the face of a building;

(17) "Cardinal points" means a diagram showing North, South, East and West;

- (18) "Car Park" means a shelter or open area reserved for parking of motor vehicle;
- (19) "central area" means the central business area serving the city and the township having commercial function in general. The central area also embodies commercial offices and institutional functions of highest order;
- (20) "Chairman" means the Chairman of the Urban Development Board appointed under section-4 (i);
- (21) "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;
- (22) "Civil Engineer" means a person who is registered as Professional Engineer (Civil) with Pakistan Engineering Council and who has been granted a licence to practice as Civil Engineer, under these regulations;
- (23) "Clinical buildings" means the building specified for the purposes of hospitals, maternity homes, nursing homes, clinics, laboratories and institutions for treating out patients for medical advice and or treatment;
- (24) "Commercial building" means a building having shops or show-rooms, Offices, Doctor Offices, hotel, restaurant, etc. on any floor and may also have apartments in it.
- (25) "Covered area" means horizontal area of a building covered under its roofs as out lines by the outer surface of the exterior walls including Varandah;
- (26) "damp proof course" means a layer of material impervious to moisture;
- (27) "dangerous buildings" means all buildings wall or structure which are structurally unsafe;
- (28) "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 developer be a society or to the other persons on the basis of ownership or by sale;
- (29) "Director" means incharge of a particular section in the Board of a Local Area Authority;
- (30) "Director General" means Director General of the Local Area Authority;

- (31) "educational building" means any building where more than 20 students gather for purposes of learning;
- (32) "external wall" means any outer wall, of a building abutting on an external or internal open space;
- (33) "Factory" means a building or part thereof used for manufacture production or repair of any article;
- (34) "Flat" means any separate dwelling 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 in a building comprising three or more such dwelling joined vertically;
- (35) "Floor" means and includes any horizontal platform forming the surface of any storey and joist, board, timber, stones concrete, steel or other substance connected with or forming part of such platform;
- (36) "Floor area" the total sum of covered area on all floors of a building;
- (37) "Form" means a form appended to these Regulations;
- (38) "Foundation" means a structure entirely below the level of the ground which carries and distributes the load from footing of column or walls on the ground;
- (39) "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 of arts and underground passage;
- (40) "Garage" means a building or part thereof designed, adopted or used for the housing of a motor vehicle;
- (41) "Godown" means any building or part thereof designed as godown adopted or used for storage purpose but does not include any garage ancillary to a residential building;
- (42) "habitable room" means a room to be used primarily for human habitation;
- (43) "height of a room" means the vertical distance measured between 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;

"Provided that where a plan is not approved, fifty percent of the scrutiny fee shall be refund.";

(b) for clause (5), the following clause shall be substituted, namely;

"(5) Additional fee shall be charged for renewal of any building permit rate of Rs. 100 per year or a part thereof for extension in construction period".

(c) after clause (7), the following new clause shall be added, namely;

"(8) At the time of submission of plans for approval every prospective builder shall be deposited with the Agency a sum of Rupees one thousand (Rs. 1000.00) as security for removing debris from the site after completion of the building. The security shall be refunded on production of a completion certificate issued by the Agency; provided that if the builder/owner fails to remove the debris, the same shall be removed by the Authority the removal charges shall be met out of the security deposited by the builder/owner and the balance if any, shall be refunded to him".

3. For regulation 26, the following shall be substituted, namely:

"26. Residential — (1) Not more than 55 percent of the plot area shall be allowed to be covered in case of apartment building. Allowable plot to floor area ratio is 1:2.

(2) In case of plots of one kanal and above, other than plots meant for apartment buildings the minimum compulsory open spaces shall be as follows with plot to floor area ratio (1:1.25).

In rear	...	1.5 meter.
In front	...	3.0 meter
On one side	...	1.5 meter.

(3) Plots below one kanal shall have open space at any location within the boundaries of the plot and also the plot area coverage (site coverage) and plot to floor area ratio (plot ratio-PR) shall conform to the following:—

	<u>Plot size</u>	<u>Site coverage</u>	<u>P.R.</u>
(1)	1 Kanal or greater	... 62.5%	1.25
(2)	10 Marlas—1 Kanal	... 65.0%	1.3
(3)	7 Marlas—10 Marlas	... 70.0%	1.4
(4)	Less than 7 Marlas	... 75.0%	1.5".

4. In regulation 28, for clause (6), the following shall be substituted, namely:

- (44) "housing unit" means a part or whole of the residential building capable or being used independently for human habitation;
- (45) "impervious material" means any material which prevents the passage of dampness;
- (46) "industrial building" means a building designed for use as 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 of minerals including brick earth or warehouse, depository or stores;
- (47) "Kitchen" means any room, balcony or verandah intended to be used wholly or partly for preparing or cooking food for human consumption;
- (48) "masonry" means stone, bricks or cement concrete, blocks laid in lime, cement or mud mortar;
- (49) "occupier" means an owner in actual occupation of his own land or building or liable to pay to the owner the rent or any portion of the rent of the land or building in respect of which the work is used;
- (50) "Ordinance" means the North-West Frontier Province Urban Planning Ordinance, 1978;
- (51) "Owner" includes a person for the time being receiving the rent of the land or structure on his own account or as agent or trustee, or who would so receive the same if the land or structure were let to a tenant;
- (52) "Parphet" means a dwarf wall whether plain, perforated or paneled along the edge of a roof, balcony, verandah or terrace;
- (53) "plans" means the building plans showing the proposed details of the arrangement of intended building works;
- (54) "partition" means an internal vertical structure which sub-divides a storey of a building into section and which supports no load other than its own weight;
- (55) "Plinth" means the portion of the building between the crown or the highest point of the street and the level of the ground floor;
- (56) "plot area ratio" means the ratio between the plot area and the covered area of a building;

- (57) "Project Director" means the Project Director of Local Area Authority;
- (58) "Public building" means a building designed for public use and includes an educational building, Post Office, Police Station, Townhall, Library and Cultural Centre;
- (59) "residential building" means a building or part thereof designed or adopted for use of human habitation;
- (60) "Section" means a section of the Ordinance;
- (61) "Set back" means the distance between the edge of the street and outer surface of exterior wall of the building;
- (62) "Sewerage" means waste water containing human, industrial or any other chemical or organic waste;
- (63) "Shop" includes any room or part of a building used wholly or mainly for the purpose of retail trade or business;
- (64) "Soak pit" means a pit filled with boulders/ brick bats used for disposal of waste water;
- (65) "Society" means a society which directly or indirectly deals with providing plot to its members for housing, commercial or industrial purposes;
- (66) "Special building" means a building such as cinema, theatre, auditorium and office building;
- (67) "Structural calculations" means detailed calculations showing sufficiency of the strength of every load bearing part of the proposed structure;
- (68) "sun shade" means an outside projection from a building over a minimum height of 2.15 meters from the plinth level meant to provide protection from weather;
- (69) "toilet" means a space for washing up and for dressing purpose and may include urinals and water closets;
- (70) "Verandah" means a roofed gallery, terrace or open portion along any side of a building;
- (71) "water closet (W.C.)" means a fixture which is connected to a water supply system so that the excreta may be carried away by flushing and may also refer to an enclosure containing such a fixture; and

(72) "Zone" means an area earmarked for a particular use.

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

3. **Coverage of Provincial Building Regulations**—(1) Every prospective builder intending to carry out building works within an Urban Area shall comply with the requirements of these regulations.

(2) The building plan shall be approved only for the specified use of land.

4. **Exemptions and relaxations**.—(1) Nothing in these regulations shall apply to the following structures:-

(a) any structure erected or used or intended to be erected or used exclusively for the purpose of a plan house or aviary having maximum height of one meter; and

(b) any structure intended to stand for a period not exceeding six months; provided that previous permission of the Agency has been obtained in writing and an undertaking to remove the structure within the said period is given.

(2) Any of the conditions or restrictions imposed by these regulations may under special circumstances, be relaxed by the Special Power Committee constituted under clause 62.

5. **Effect of provisions inconsistent with other laws**.— The provisions of these regulations and orders made thereunder shall have effect notwithstanding anything to the contrary contained in any other law, rules, regulations, bye-laws, or orders for the time being in force or any contract or instrument having force by virtue of such law.

CHAPTER—2

SUBMISSION OF PLANS FOR APPROVAL.

6. **Submission**.— All applications for approval of building plans shall be submitted on Form No. 1.

7. **Engagement of Professionals**.—(1) Every person who intends to erect or re-erect a building with covered area exceeding 150 sq meter but not exceeding 500 sq meter or height more than 13 meters shall engage an architect of the category as specified in Chapter 12 of these regulations for the design of the building

(2) Every person who intends to erect or re-erect a commercial, industrial or public building with covered area exceeding 500 sq meter or height more than 13 meter shall engage a Civil Engineer and an architect as specified in Chapter- 12 of these regulations for the supervision of the buildings.

(3) A Civil Engineer/Architect so engaged shall inform in Form No 2 in writing to the Agency concerned of his having undertaken building works. Where the Civil Engineer/Architect so engaged ceases to incharge of building works before the same is completed, further execution of building works shall forth will be suspended until a fresh appointment of a Civil Engineer/Architect is made and intimated to the Agency concerned in the prescribed manner.

A certificate in Form No.3 duly signed by the out going Civil Engineer/Architect shall be obtained by the owner and submitted to the Agency concerned for that part of the building works which was executed under his supervision.

(4) The out going Civil Engineer/Architect shall also immediately inform in writing the Agency concerned of his dis-continuance from the building works on Form No. 4.

3. Submission for approval of new buildings.— The owner shall submit to the Agency concerned the following alongwith Form No. 1, —

- (a) A block or concept plan of the site drawn to a scale not less than 1:500 showing the positions of the proposed buildings and existing building, if any, the width and levels if necessary of the street on which the plot and the survey number or numbers of the adjoining plot or plots, if any, together with the cardinal points;
- (b) plans, sections and elevations of every floor including basement, if any, of the building intended to be erected, which shall be drawn to a scale of not less than 1:100, or if the buildings is so extensive as to make a smaller scale necessary, it may be drawn to a smaller scale but not less than 1:200, showing, the purpose for which the building or parts thereof intended to be used, the access to and from the several parts of the building and its appurtenances, the positions form dimensions, means of ventilation the proposed height and the dimensions and descriptions of all the wall, floors, roofs, stair-cases and elevators, if any;
- (c) a plan showing the intended line of or drainage of such building and the size, depth and slope of each drain and the details of the arrangement proposed for the ventilation of the drains, alongwith description each item of work propose to be executed and of materials to be used and details of the proposed method of the drainage of the building intended to be erected and the sanitary fitting to be used and also of the means of water supply;

(d) detailed drawing and structural calculations duly signed by the Civil Engineer for Commercial, Industrial and public building of covered area exc eding 500 sq meter or height exceeding 13 meter shall be submitted to the Agency. However, the responsibility of ensuring structural and constructional safety shall be that of the appointed Architect/Civil Engineer; and

(e) any other information or document, if required by the Agency concerned, to deal satisfactorily with the plan.

9. Addition and alteration. —(1) Every person who intends to make any addition or alteration to a building involving the removal or re- rection of any roof or any outerwall or of any wall which supports the roof thereof or change the size of any existing room or passage thus effecting the light and ventilation of the building shall submit an application to the Agency concerned in writing on form No. 1 for permission to execute the works.

(2) In case where the engagement of a Civil Engineer/Architect is necessary, the name of the Civil Engineer/Architect who are engaged to supervise its execution shall also be submitted to the Agency concerned with a certificate on Form No. 2 alongwith information and documents required under these regulations.

10. Period of approval. — After the receipt of an application for permission to carryout building works, the Agency concerned shall within sixty days—

(a) Pass order granting or refusing permission to carry out such building works, and in the case of refusal, specify the reason for such refusal; or

(b) require further details, in the plans, documents, specifications and any other particulars to be submitted to it, if necessary.

11. Cancellation of permission. — If at any time after permission to carry out building works has been granted, the Agency concerned, is satisfied that such permission was granted in consequence of any defective title of the applicant, misrepresentation or fraudulent statement contained in the application made for the purpose or in the plan, elevations or specifications and documents submitted therewith, in respect of such buildings such permission may be cancelled and any work done thereunder shall be deemed to have been done without permission.

12. Power of the concerned Agency. —(1) If the building works are commenced or carried out contrary to the provisions of these regulations, the Agency concerned or any officer authorised by it shall, by written notice—

(a) require the person who is carrying out such building works to forthwith stop all work;

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(b) require the person who is carrying out or has carried out such building works on or before such day as shall be specified in such notice to show sufficient cause as to why such building works or such part thereof should not be removed or altered to comply with these regulations;

(c) required the said person on such day at such time and place as shall be specified in such notice to attend personally or through a agent duly authorised by him and show sufficient cause why such building work or part thereof should not be removed or altered.

(2) If such persons fail to show sufficient cause to the satisfaction of the Agency concerned, the Agency concerned may take all or any of the following actions:—

(a) required the persons who has carried out the works against the provisions of these regulations or any other statute, to demolish the whole building or part thereof;

(b) to alter the works so as to bring it in conformity with these regulations, and

(c) compound the offence after realizations of composition fee on the merits of the case, provided that no offence shall be compounded, if,

(i) the building works or part thereof violated any requirements or the provisions of any approval development schemes;

(ii) the buildings works obstruct any future road widening scheme of any concerned authority;

(iii) the building works or part thereof exceeds the maximum permissible height and number of storeys allowed under these;

(iv) the building works extends beyond the property limits on ground floor; or

(v) the buildings works or part thereof violates fire or any other safety requirements.

13. Compliance of conditions of approval.— Every person who carries out building works shall comply with the directions and conditions accompanying the approval.

14. **Inspection of buildings.**—The Agency concerned may inspect the premises with out giving previous notice.—

- (a) at any time, before the approval of an application received under these regulations;
- (b) at any time during the progress of the building works; and
- (c) within 30 days from the receipt of the notice of completion requesting for issuance of the certificate of completion with respect to any such buildings.

15. **Building works to conform approved plans.**—(1) If on making any inspection under regulation 14, the Agency concerned finds that the building works—

- (a) are not in accordance with the plans that have been approved; or
- (b) contravene any of the provisions of these regulations;

it may be written notice require the person and the Civil Engineer/Architect to carrying out building works, within a period to be specified in the notice, to bring the works in conformity with the approved plans or provisions of these regulations as, the case may be.

(2) In the event of non-compliance with the requisition made under clause (1) above, the Agency concerned shall have power to order cessation of work or order demolition of that construction which contravenes any of the provisions of these regulations and the expenses thereof shall be realized from the owner.

16. **Notice of completion.**— (1) Every person who carries out and completes buildings works approved under these regulations shall within one month of the completion of the works deliver to the Agency concerned at its office in writing on Form No.5, a notice of completion of works.

(2) After the receipt of the notice of completion under clause (1), the Agency concerned shall depute an officer to inspect such work and after such inspection, either approve or disapprove the building for occupancy or make such further order as at may deem fit.

(3) No person shall occupy or permit to occupy and such land, building or use or permit to use any part affected by the erection or re-erection of such building untill the permission referred to in clause (2) has been granted.

17. **Notice for submission of building plans.**— Where a person erected or re-erected on commenced to erect or re-erect a building without submitting to the Agency concerned building plan for sanction then notwithstanding to any other action that the Agency concerned may take under the relevant statute and these regulations, may give notice in writing directing such person to submit to the Agency within such time as specified in the notice, building plan in accordance with these regulations, showing the buildings so erected or re-erected.

18. **Submission of completion plan in case of deviation.**—Where a person has erected or re-erected a building which is not in conformity with the building plan sanctioned by the Agency concerned in any manner whatsoever, such person shall, together with the report of completion of the buildings, submit a completion plan in form No. 6, showing the building exactly as completed and the deviations made in the building from the sanctioned building plan, through the Civil Engineer/Architect under whom supervision of the building was completed for consideration of the Agency concerned.

19. **Rejection of Plans.**— The Agency concerned may refuse to sanction a completion plan to the extent the building is constructed in deviation of its sanctioned building plan. The Agency concerned may also refuse permission to erect or re-erect building or refuse to sanction a building plan, if it contravenes, or in any manner is inconsistent with, any building or zoning regulations, or any order or direction made under these regulations or any other rules or bye-laws for the time being in force, or any terms and conditions or covenant of lease, whether expressed or implied, or any building custom or practice having the force of law, in respect of any building operation or any particulars areas.

20. **Scrutiny Fee.**—(1) The Agency concerned shall charge for the scrutiny of building plans required to be submitted under these regulations, a fee to be known as 'Scrutiny Fee,' at the rates specified in Schedule 'A' to these regulations.

(2) No Scrutiny Fee shall be charged in respect of plans for building used exclusively for places of religious, worship and charitable purposes.

(3) If the buildings plans previously approved are amended fresh approval of Agency concerned as per regulation, 9 will be required for which the Agency concerned shall charge 10% of the fee for scrutiny at the rates specified in clause (1) above.

(4) If plans of actual building submitted after completion of such building shows substantial deviations from the plans previously approved, the Agency concerned shall charge full fee for scrutiny of such plans in addition to other fee and charges prescribed under these regulations.

(5) Additional fee shall be charged for renewal of any building permit, at the rate of Rs.100/- for extension in construction period as prescribed.

(6) For plans submitted for approval of alterations to existing buildings, 50% of the prescribed fee shall be charged which shall be computed on the basis of actual area altered.

(7) In all cases where works has been commenced before plans have been approved and a notice to that effect has been served upon, a fees equal to five time of specified fee shall be charge. The payment of this enhanced fee shall not exempt any person from being prosecuted, by the Agency concerned, if deemed necessary.

CHAPTER—3

SPACE REQUIREMENT IN AND ABOUT BUILDINGS.

21. Method of measuring minimum clear space.—The minimum clear space prescribed between a building and the boundaries of its plot shall be measured between the outer surface of exterior wall of the covered building and the plot boundaries at right angles thereto.

22. Separate approach for every building.—Every building not abutting on a street shall have an access or a right of way for an approach from the street open to sky and at least 2.75 meters wide if the length of such access or right of way does not exceed 15 meters from the street. If the length exceeds 15 meter then the width shall be at least 5 meters in order to facilitate access by the Fire Brigade to the building. In case where conditions do not permit the application of this clause the case may be considered for relaxation on merits by the Agency concerned.

23. Projection over public streets and building line.—(1) Chujjas a similar projection over a public street at roof level but not less than 3.5 meter high when measured from the crown of adjacent street or over a public street are permissible on payment of fee as per Schedule -A annexed.

The width of projections/ chujjas shall be as follows.—

<i>WIDTH OF STREET</i>	<i>MAXIMUM PROJECTION</i>
5 meters to 6.5 meters.	0.4 meters
above 6.5. meters to 10 meters	0.75 meters
more than 10 meters.	1.00 meter

(2) Chujjas and projections upto 1.5 meters over a public street measuring more than 20 meters wide, beyond what has been prescribed in sub-section (1) above may be permitted by the concerned Agency on such conditions as may be specified by the Agency and on such payment of fee as may be specified by the Agency from time to time.

24. Allowable projections.—Maximum allowable projections of canopy and sun shades in compulsory open spaces shall be half of that space but shall not exceed 1.5 meters.

25. Parking of Vehicles.—(1) Every prospective builder shall be required to provide parking space within the premises of buildings in the Central Areas, Public Buildings, Clinical Buildings and Apartment Buildings.

- (a) One motor Car space for every 1400 square feet. (128 Sq.m) of floor area.
- (b) One Motor Cycle/Scooter space for every 300 Square Feet (27.Sq.m) of floor area.
- (c) One Cycle space for every 250 square feet (23.Sq.m) of floor area.

(2) Provision of parking requirement under regulations 25 (1) shall conform to the following standards:-

	Motor Car	Motor Cycle	Bicycle.
(a) Bay width	8 ft (2.45m)	2 ft. 6 inches(75 cm)	2 ft. (60 cm)
(b) Bay length	18 ft. (5.50m)	6 ft. (1.82 m)	6 ft.(1.82 m)
(c) Turning circle	20 ft (6.1 m)	6 ft.(1.82 m)	6 ft (1.82.m)
(d) Width of single driving lane.	9 ft (2.75 m)	3 ft (91 cm)	3 ft (91 cm)
(e) Gradient of ramp.	1:10	1:10	1:10

The ramps slope may be increased to maximum 1:5 provided that for slopes over 1:10 a transition at least 8 feet (2.45 cm) long should be provided at each end of the ramp at one half the slope of the ramp itself.

- (3) Wherever parking is provided under a permanent roof or floor:
- (a) No partition walls, windows other than security grills, railing or necessary fire barrier shall be constructed.
- (b) Adequate means of ventilation and fire protection shall be provided.

26. **Residential:—**(1) Not more than 65% of the plot area shall be allowed to be covered in all sizes of plots. Allowable plot to floor area ratio is (1:25).

(2) Not more than 55% of the plot area shall be allowed to be covered in case of apartment building. Allowable plot to floor area ratio is (1:2).

"(6) An Arcade, 7 feet wide on radial roads and 5 feet wide on other roads, where commercial activities are allowed, shall be provided."

5. After regulation 28, the following new regulation 28-A, shall be inserted, namely:—

"28-A. Exception: — Nothing contained in regulations 21 to 28 shall apply to any scheme approved by the Board and the space requirements in all such schemes shall be such as specified in Schedule "B".

6. In regulation 43, after clause (3), the following new clause (4) shall be added, namely:

"(4) In case of addition of a storey or part thereof on an existing building, the owner shall produce a certificate from a qualified engineer to the effect that the foundation of the building in question is safe to carry the additional load."

7. In regulation 45, in clause (2), after sub-clause (b), the following new sub-clause (c) shall be added, namely:

"(c) not be constructed in a public street or space where the public has a right of access".

8. In regulation 62, after clause (4), the following new clause shall be added, namely:

"(5) Not with standing the provisions of sub-clause (3), where there is no Building Control Agency for a Local Area Authority, the Special Power Committee for the purposes of granting relaxation under this regulation shall consist of the Project Director alone."

9. In regulation 68, table under the heading CATEGORY 'C' ARCHITECT for the figure "300m2" the figure "250m2" and for the figure "13m" the figure "9m" shall be substituted.

10. In the table under regulation 69, for the figure "3" appearing under the heading Category "B" against item (ii), the figure "2" shall be substituted.

11. In Schedule "A", after the entries under the heading "Commercial", the following new entries shall be inserted, namely:

"Government Offices, etc. — In respect of plans of the office buildings of Government or autonomous bodies, the security fee shall be charged as under:

<u>Proposed build up area (in sq. meter)</u>	<u>Scrutiny fee</u>
(1) upto 500 M2	Rs. 3,000.00
(2) Above 500 M2	Rs. 7.50 M2 for each additional sq. meter"

12. After Schedule "A" the following Schedule "B" shall be added, namely:

(3) Minimum Compulsory open spaces shall be as follows:--

- (a) Plots below one Kanal shall be open space upto a minimum of 35% at any location within the boundaries of the plot.
- (b) Plot one Kanal and above.
- | | |
|---------------|-------------|
| In rear | 1.5 meters. |
| In front | 6.0 meters. |
| On both sides | 1.5 meters. |

(4) Maximum number of storeys shall be three excluding basements except University Town, where the number of storeys shall be two.

(5) Maximum height of building including parapet but, excluding water tank and stair case head shall not exceed 11 meter or three storeys, whichever is less and the minimum height of each storey shall not be less than 2.8 meters except University Town where only two storeys not exceeding 8 meters in height shall be allowed.

(6) The minimum clear height of rooms shall be:--

- | | |
|------------------------------------|--------------|
| (a) Habitable rooms | 2.8 meters. |
| (b) Kitchens. | 2.3 meters. |
| (c) Bath room W.C.s Laterine. | 2.3 meters. |
| (d) Garages and Carporch | 2.3 meters. |
| (e) Passages, galleries corridors. | 2.3 meters. |
| (f) Basement clear height. | 2.3. meters. |

(7) Apartment Building shall be permissible in specially earmarked zones.

(a) The Total No. of storey permissible in an apartment building/flats excluding basement may be 10 storeys, each storey having a minimum height of 2.8 meters other than basement. Total height of apartment building /flat shall not exceed 1.5 times the width of the street plus the set back in front of the building.

(b) An apartment building above four storey shall be equiped with mechanized lift services.

(c) No Godown shall be allowed in residential area.

27. **Public Building.**—(1) The plot to floor area ratio shall be 1:1.

(2) Compulsory open space shall be 5.0 meters all round the building.

28. **Commercial and Offices.**—(1) In the case of plots reserved for commercial/Office use not more than 7/8th of the area of each plot shall be covered on the ground floor including arcade and not more than 3/4th on the subsequent floor's subject to the condition that plot floor area ratio would not exceed 1:5.

(2) The total number of storeys in any commercial/office building shall be ten and the height shall not be more than 1.5 times the width of street plus the set-back in front of the building.

(3) Minimum effective height of any shop shall not be less than 2.8 meters with out any gallery, storage space or 4.75 meters with gallery (storage space).

(4) Minimum effective height of parking floors shall not be less than 2.45 meters.

(5) No open space on either side of the building shall be required.

(6) Arcade (where specified to be used as footpath for pedestrians shall be constructed in front of shops throughout and no building obstruction of any kind shall be allowed within the arcade.

29. **Advertisement:**— Display of noon signs, advertisements, etc. shall be permissible at suitable places subject to the approval of the Agency. The Agency shall charge necessary fee for each sign/ advertisement board at the rate and in a manner as fixed from time to time.

30. **Clinical Building.**—(1) Clinical Building shall be permissible in specially earmarked zones.

(2) Not more than 65% of the plot area shall be allowed to be covered in all sizes of plots. Allowable lot to floor area ratio is (1:2).

(3) Minimum compulsory open spaces shall be as follows:—

In rear ..	1.5 meters.
In front	7.0 meters.
on both sides.	1.5 meters.

(4) Maximum height of building excluding water tank and stair case shall not exceed 11 meters or three storeys whichever is less and the minimum height of each storey shall not be less than 2.8 meters.

31. **Industrial Building.**—(1) Industrial building shall be permissible in specially earmarked zones.

(2) No residential use of the factory plots or part thereof and the building raised thereon shall be allowed inside the industrial block except for watchmen and others persons ancillary to the proper functioning of the factory.

(3) Not more than 65% of the plots area shall be allowed to be covered all sizes of plots. Allowable plot to floor area ratio (1:2).

(4) Minimum compulsory open spaces shall be as follows:-

(a) **Single Storey Buildings.**

In front . . . 6 meters.
In rear . . . 3 meters.
On both sides . . . 3 meters.

(b) **Double Storey Buildings:**

In front . . . 6 meters.
In rear . . . 4.7 meters.
On both sides . . . 4.7 meters

(c) **Multi Storey Building:**

In front . . . 6 meters.
In rear . . . 6 meters.
On both sides . . . 6 meters.

(5) The total number of storey permissible in an industrial building excluding basement may be 5 storeys, each storey having a minimum height of 3.7 meter other than basement total height of building shall be exceed 1.5 times the width of street plus the set back in front of the building.

32. **Construction on Radial Roads**— On all the Radial Roads notified by the Board under these regulations.

No person shall,

- (a) erect, re-erect, any commercial building,
- (b) make any material alteration or addition to any existing building.
- (c) construct or re-construct any projecting portion of any building; however buildings shall be allowed to be constructed on the back land only, subject to the approval of the Agency.

CHAPTER—4

INTERNAL LIGHTING AND VENTILATION INCLUDING MECHANICAL VENTILATION.

33. Size of external openings.— Every room other than rooms used predominantly for the storage of goods shall, except where mechanical arrangement is provided having a combined glazed area of not less than 8% of the floor space of such room, and 50% of such opening shall be capable of allowing free un-interrupted passage of air.

34. Latrine water closet and bath rooms.— Every toilet water closet, urinal stall and bath room shall be provided with natural lighting and ventilation by means of one or more opening in external walls having a combined area of not less than 2 sq.ft. (0.18 Sq-m) per water closet, urinal stall or bath room and such opening shall be Capable of allowing free un-interrupted passage of air.

35. Internal air wells.— (1) Kitchens, lavatories, water closets and bath rooms may have source of daylight and natural ventilation from internal air wells. In such cases an wells shall conform to the following minimum sizes.—

- | | | |
|-----|---|--|
| (a) | area of air well for building up to 2 storeys in height minimum width air well. | 50 Sq. ft. (4.6 Sq.m)
6. ft (1.82 m). |
| (b) | area of air well for building higher than 2 storeys minimum width of air well. | 200 Sq.ft(18.4sm)
8. ft (2.45 m) |

(2) The floor of each air well shall have impervious paving and shall be adequately drained.

(3) Reasonable access shall be provided at the bottom of each air well.

(4) Not internal air well or portion thereof shall be roofed over.

36. Mechanical Ventilation.—permanent mechanical airconditioning is intended to be provided, the Building Regulations dealing with the internal lighting of rooms may be waived at the discretion of the Agency

CHAPTER—5

BUILDING STRUCTURES—CONSTRUCTIONAL REQUIREMENTS

37. Building sites.— (1) No. building shall be erected upon a site reclaimed with town sweeping or other refuse, until the whole ground surface or site of such building has been rendered or become innocuous and has been covered with a layer of clean earth sand, hard core, clinker or ash rammed solid at least 12 inches (30 cm) thick.

(2) No building plans shall be approved on open nullahs khawaf/public sewers and the like.

38. **Plinth Level.**—(1) In the absence of an effective public storm water drainage system the building Plinth level of every building shall not be less than 30 cm. above the level of the road at the centre.

(2) In case of shops, the ground floor abutting a street shall not be less than 30 cm above the level of the road at the centre.

39. **Boundary Walls.**—Boundary walls which abut on public street, footways, or places which the public are allowed to use shall not have fencing consisting of barbed wire or any material likely to cause injury to persons or animals.

40. **Damp Proof Course.**—(1) Proper damp-proofing shall be provided for walls and floors according to standard specifications.

(2) Where the floor or wall of a building is, in the opinion of the Competent Agency, subject to water pressure, that portion of the building below ground level shall be suitably waterproofed.

41. **Ground to be tested.**—(1) For every building having a height of 13 m and over the owner shall submit complete investigations and soil test report at his own cost to concerned Agency to prove the nature of the ground.

(2) For buildings less than 13 m and of other special type of public assembly buildings/halls, the owner shall cause tests at his own cost if required by the concerned Agency to prove the nature of the ground.

42. **Foundation near drains.**— Where a building is to be erected near a drain or an excavation at a distance less than the depth of the said drain or excavation, the owner shall satisfy the concerned Agency that the foundations of the buildings, have been carried down to a level safeguarding its stability.

43. **Foundations.**— The foundations of a building shall—

(1) Safely sustain and transmit to the ground the combined dead load, imposed load and wind load in such a manner as not to cause any settlement beyond the limits designed for or other movement which would impair the stability of or cause damage to, the whole or any part of the building or any adjoining building or work,

(2) be taken down to such a depth, or be so constructed, as to safeguard the building against damage by swelling and shrinking of the subsoil, and

(3) be capable of adequately resisting any attack by sulphates or any other corrosive matter present in the subsoil.

CHAPTER—6

DRAINAGE AND SANITATION.

44. Connection to public sewer.—Where there is a public sewer, all sullage, sewerage water shall be connected thereto.

45. Septic tanks and soak pits.—(1) Where no public sewer is in existence all sullage water shall be connected to septic tank and then to soak pit.

(2) Septic tanks and soak pits shall—

(a) be so constructed as to be impervious to liquid.

(b) be so sited as not to render pollution to any spring, stream or water course or any well, the water of which is used for drinking or domestic purposes.

46. Drainage of roofs.—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.

47. House and Flats.—(1) Every dwelling/housing unit of an independent residential unit shall have at least one water closet (WC) and one bath.

(2) For houses and flats with more than 3 bed rooms the provisions of W.C. and bath shall need to be appropriately.

48. Building other than houses and flats.—All buildings shall be provided with sanitary facilities appropriate to their use and occupancy and to the satisfaction of the Agency concerned.

CHAPTER—7

FIRE RESISTANCE AND FIRE PRECAUTIONS.

49. General.—A building or any structural part of a building other than single storey building shall be deemed to have an adequate standard of fire resistance if the external walls, all partition wall and the enclosing walls of staircases shall be minimum of 23 cms solid brick work or 9 cm re-inforced concrete or 10 cm solid concrete block. In case of partition wall, bearing no load the thickness of wall shall be 11.5 cms brick masonry.

50. Special Provisions.—Special provisions shall apply to places of public assembly, stages in theatres and cinema projection rooms as determined by the Agency.

51. Fire precautions in air-conditioning system.— (1) All air-conditioning or ventilation ducts including framing except in residential buildings, shall be constructed entirely of Non-inflammable material and shall be adequately supported through out their length.

(2) Where ducts pass through floors or walls, the space around the duct shall be sealed with inflammable material to prevent the passage of flames and smoke.

(3) The air-in-take or any air conditioning apparatus shall be so situated that air shall not be recirculated from any space in which objectionable quantities of inflammable vapours or dust are given off and shall be situated as to minimise the drawing of inflammable material other fire hazards.

(4) Where the duct systems serve two or more floors of a building or pass through wall, approved fire dampers with fusible links and access doors shall be located at the duct opening and such dampers shall be so arranged that the disruption of the duct will not cause failure to protect the opening.

52. Extinguishment of fire.— Every new building (except residential building upto 3 storeys in height) shall, if required by the Agency be provided with sufficient means for extinguish fire in the shape of;

(1) Fire extinguishers.

(2) Fire fighting buckets.

(3) An independent water supply system in pipes of steels of cast iron with adequate hydrants, pumps and hose reels.

CHAPTER—8.

THE ACTIVITIES OF BUILDERS AND DEVELOPERS.

33. Approval of Schemes.— (1) No persons/Society shall launch any Housing Development Scheme within the Urban Areas, without the prior approval of the Agency.

(2) No building shall be constructed before the Agency has in the prescribed manner approved the plan of such building, thereof on payment of such fee as may be prescribe in Schedule 'A'

34. Sale of Plots.— (1) No developer shall transfer any plot or plots on the basis of ownership or by sale or advertise such transfer, without obtaining a no objection certificate from the Agency in the manner and on payment of such fee as may be prescribed.

(2) Where the Agency is satisfied that the development of the plots made or proposed to be made is below the standard laid down by the Agency, it shall refuse to give the no objection certificate under sub-section (1).

(3) Where the developer has failed to deliver the possession of the plot mentioned in sub-section(1) by the date specified in the agreement with the transferee, he shall, unless the date has, on his application, been extended by the Agency, pay such penalties to the Buyer/Allottees to be determined by the Agency.

55. Information for its objection Certificate. — A builder or developer shall for the purpose of obtaining no objection certificate under section (53) or as the case may be, under section (54) furnish full and true information as to the following duly attested in the manner as may be prescribed.

- (a) His own title and title or interested of any other person or any encumbrance such as mortgage or lease or licence in respect of the land on which a building is to be constructed or which is to be developed into plots.
- (b) Plans, specifications, design and materials to be used, as approved by the Agency.
- (c) all money payable under any law for the time being in force in respect of the building or plot as the case may be which may include taxes, ground, rent, revenues assesment, electricity and water charges.
- (d) such other information and documents as may be specified by the Agency.

36. Violation of certain provisions. — Where the provisions of sub-section (2) of section-53 are violated the building may without prejudice to any other action including sealing of the building or ejection of the occupants be ordered by the Agency or any officer of the agency authorised in this behalf and to be demolished, at the cost of the builder in the case of public buildings and the owner in other cases.

57. Grant of Licence to builders or developers:— No. builder or developer shall engaged in construction or transfer of a building or, as the case may be, development or transfer of a plot or plots except with a licence granted by the Agency in the manner and on the terms and conditions including fees as may prescribed.

58. Sale of Buildings.— (1) No builder shall sell, or advertise for sale any buildings, through any audiovisual aids or any other means before he has obtained approval in writing of the Agency and he shall mention such fact in the advertisement which will further specify all such details about the building as may be prescribed.

(2) The approval granted by the Agency under sub-section (1) shall be displayed at conspicuous place in the office of the builders, if any and at the site of the buildings.

(3) The builder shall not entertain and register any application in response to the advertisement under sub-section (1), if it is in excess of the number of housing units provided in the buildings.

(4) Where any application is made in response to the advertisement an agreement shall be entered between the builder and the applicant for construction and transfer of the building and the agreement shall, *inter alia*, specify the date by which the construction shall be completed and possession of the building shall be delivered and the total price to be paid in lump sum or in instalments and also the penalty payable by party in the event of default.

(5) Notwithstanding the agreement mentioned in sub-section (4) no builder shall cancel the transfer by sale or otherwise without observing the prescribed procedure.

(6) No builder shall without approval of the Agency, make any alterations in the structure described in the plans, design and specifications approved by the Agency.

(7) The builder shall take out a contractors "All Risk Insurance Policy" in respect of the building which shall also cover losses arising out defects in design and earthquake.

(8) The builders shall maintain a list of buildings already constructed or transferred by him with full particulars as may be specified by the Agency, including the names and addresses of the transferees, and the terms and conditions on which the buildings were transferred and shall, on demand of the Agency furnish a copy of such list or part thereof.

(9) Where any structural defect in the building or the material used in construction thereof or any unauthorised change therein is brought to the notice of the builder with a period of one year in respect of structure and six months in respect of the fixtures from the date of offering physical possession to the transferee such defect or unauthorised change shall be removed without any additional cost from the transferee or appropriate compensation be paid to him, and in the case of disputes as to the defect or change or quantum of compensation the decision of the Agency shall be final.

59. Increase of sale price.—(1) The sale price of a building advertised under section (58) or agreed upon between the parties for sale before the commencement of these Regulations shall not, after the advertisement or agreement, be increased except with the approval of the Agency when, after taking into consideration and rise in the cost of building material and wages of the labour and such other expenditure allow such increase as the Agency deems fit.

(2) Where a building cannot be completed by the date mentioned in the advertisement or offer the Agency may on application made in this behalf, extend the period for completion of the building.

(3) Where a building has not been completed by the date mentioned in the advertisement or offer and the applications under sub-section (2) has been rejected, the builder shall be liable to pay penalty at such rate not exceeding the rate charged by any Scheduled Bank and in as may be prescribed, to the buyer.

CHAPTER—9

DEMOLITIONS.

60. Demolitions.— (1) The Agency shall cause every building which has been completed to be inspected and if it has been constructed in violation of the approved plan, the Agency may require the alteration of the building so as to be in compliance with the buildings Regulations and if such alterations is not possible, the Agency may require the buildings or any part thereof to be demolished.

(2) If any building or any thing fixed thereon be deemed by the Agency to be in a ruinous state or likely to fall or in any way dangerous to any inhabitant of such building or of any neighbouring building or to any occupier thereof or to passers by, the Agency, may by notice require the owner or occupier of such building as may be specified and actions in regard to the building as may be specified and if there is defaults the Agency may take necessary steps itself and the cost incurred thereon by the Agency shall be recovered from the owner/occupier.

(3) If the building is in dangerous condition or otherwise unfit for human habitation, the Agency may prohibit the occupation of such building till it has been suitably repaired to the satisfaction of the Agency.

(4) If the building is in dangerous condition and declared unfit by the Agency for human habitation, the Agency, may for the purpose of demolition eject owner or occupier from such building within the stipulated time.

(5) It shall be unlawful for any person to demolish alter or extend any structure of special architectural or historical interest, without obtaining the prior approval of the Agency.

(6) Encroachment / illegal occupations is punishable Offence. All encroachments and illegal occupations shall be demolished/ Vacated.

61. Dangerous obstructions.— If any materials, hoarding, excavation or any other thing, in or near any street, be in the opinion of the Agency concerned dangerous to the passer-by along such street, the Agency shall cause the same to be removed, protected or enclosed so 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.

SCHEDULE— 'B'**BUILDING REGULATIONS FOR PUDB/LAA APPROVED SCHEMES****SECTION—1. GENERAL.****1. Use of Land for Building.—**

- (1) No building shall be used in a manner inconsistent with the prescribed use in any PUDB/LAA approved scheme.
- (2) No land in any PUDB/LAA approved scheme shall be used for any purpose, (even through no involving the erection of building), inconsistent with the prescribed use.

2. Determination of Frontage and Rear of Corner Plot.—

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

SECTION—II — RESIDENTIAL**3. House Line/Building Line.—**

- (1) In case of plots in zone of two kanals and above the minimum house line shall be 6.09 meters (20 ft).
- (2) In case of plots in zone of above 6^{1/2} marlas but less than 2 kanals, the house line shall be 3.05 meters (10 ft).
- (3) In case of plots in the zone of 6 percent marlas or less than shall be no house line.

4. Space at the Rear of the Building.—

- (1) In case of plots in zone of two kanals and above a space of not less than 4.57 meters (15 ft.) extending throughout the width of the plot shall be kept clear at the rear of building except for the boundary wall not exceeding 2.13 meters (7 ft) in height measured from the plinth level.
- (2) In case of plots in zone of less than two kanals space of not less than 3.05 meters (10 ft) extending throughout the width of the plot within the limits of plot shall be kept clear at the rear of the building except for the boundary wall not exceeding 2.13 meters (7 ft) in height measured from the plinth level.

5. Space at the side of building.—

- (1) In case of plots in zone of two kanals and above, a space of not less than 3.05 meters (10 ft) extending throughout the length of the plot shall be kept

CHAPTER 10

RELAXATION.

62. Relaxation in the provisions of the Building Regulations.—(1) The Special Power Committee constituted hereunder may, in special circumstances, relax any conditions of restrictions imposed under these regulations where it is satisfied that strict application of such conditions or restrictions are likely to cause undue hardship.

(2) The special Power Committee shall also have power to take appropriate decisions on all matters arising out of or incidental to these regulations, including the power to interpret these regulations in doubtful cases and to decide matters not specifically covered by them.

(3) The Special Power Committee shall consist of the following:—

- | | | |
|--|----|-----------|
| (i) Director, Building Control. | .. | Chairman. |
| (ii) Director, Town Planning. | .. | Member, |
| (iii) Deputy Director, Building Control Agency | .. | Member |

(4) Decisions of the Special Committee shall be taken by Majority of votes.

CHAPTER—11.

PENALTIES AND APPEALS.

63. Penalties.— Any person who violates any of the provisions of these Regulations or of a rule relating thereto or of the conditions of approval, or who obstructs entry as provided in section-16 shall be punished.—

- (a) With a fine which may extend to one thousand rupees or, in default of payment, with simple imprisonment which may extend to six months, and.
- (b) in case of continuing violation with a further fine which may extend to one hundred rupees for each day after the first day during which the violation continues.

64. Appeals.—(1) Any person aggrieved by any decision of the Special Committee, Licensing Authority or Director, Building Control under these regulations may, within thirty days from the date of decision, prefer an appeal in the prescribed manner to such Appeal Board as constituted by Government for the purpose.

(2) The decision in appeal shall be final

CHAPTER--12

LICENSING OF PROFESSIONAL ARCHITECTS/CIVIL ENGINEERS/STRUCTURAL ENGINEERS AND TOWN PLANNERS.

65. (1) Licensing shall be done by a Committee consisting of Licensing Committee Meetings.

- (a) Director, Building Control Agency .. Chairman.
- (b) Director, Town Planning .. Member
- (c) Deputy Director, Building Control Agency. .. Member

(2) The Committee shall preferably hold its meetings once a month.

66. (1) The Committee, before issuing a licence shall also take into consideration, besides prescribed qualifications and experience, the capability of supervision of construction work by the applicant. Powers of the Committee.

(2) The Committee may interview the applicants before issuing the licence.

(3) (a) The committee after receiving the applications for license shall scrutinize and inspect the documents submitted and may;

(i) Sanction the grant of a licence, or

(ii) reject the application, specifying the reasons thereof.

(b) The Appeals Board shall hear the appeals against the suspension of licence order issued by Director, Building Control Agency.

67. No person shall practice as an Architect of Civil Engineer, and Town Planner for the purposes of these regulations except under a licence granted or deemed to have been granted under these regulations. Bar to practice without a licence

68. For purposes of these regulations, there shall be the following categories:- Categorisation of Architects, Engineers and Town Planners

CATEGORY 'A' ARCHITECT.

An Architect of this category shall be entitled to undertake Architectural design and with the association of Civil Engineer, shall be entitled to undertake the supervision of building projects of all categories and types in accordance with the provisions of these Regulations.

CATEGORY 'B' ARCHITECT.

An Architect of this category shall be entitled to undertake Architectural designing of Commercial/Office Building, Flats/Apartments and other building projects having maximum covered area of 500 m² or climbing height upto 13 m, and residential houses of all categories in accordance with the provision of these Regulations.

CATEGORY 'C' ARCHITECT.

An Architect of this category shall be entitled to undertake Architectural designing of buildings having maximum covered area of 300 m² or climbing height upto 13m, in accordance with the provision of these Regulations. 9m

250 M
Eligibility of Engineer and Town Planner.

69. Any person desirous of applying for registration must hold the following qualification and/or experience for the categories laid down as under:-

Serial No.	Qualification/ Experience	Category 'A'	Category 'B'	Category 'C'
------------	---------------------------	--------------	--------------	--------------

LICENCE ARCHITECT.

(i) Fellow or Associate member of any international recognised Institution of Architects.	Eligible after 3 years practical experience in planning, design & building construction including 6 months practical experience in Pakistan.	Eligible after one year experience in Building Design & Planning.	Eligible
---	--	---	----------

Serial No.	Qualification/experience	Category 'A'	Category 'B'	Category 'C'
(ii)	Degree or 5 years diploma in Architecture from any recognised Institution of Pakistan.	Eligible with 7 years total registration & practical experience as category 'B' Architect.	Eligible with 3 years total registration & practical experience as category 'C' Architect.	Eligible. 2/2
(iii)	4 years Diploma in Architecture from Institution of Pakistan.	Eligible with 10 years total registration & practical experience as Category 'B' Architect.	Eligible with 4 years total registration & practical experience as Category 'C' Architect.	Eligible.
(iv)	Established practitioners who do not possess prescribed qualifications but have 15 years practical experience in the field.	Not eligible.	Not eligible.	Eligible.

CATEGORY 'A' ENGINEER.

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

CATEGORY 'B' ENGINEER.

The Civil Engineer/Structural Engineer of this category shall be entitled to undertake supervision and Design of building having a maximum covered area of 1000 m² climbing height upto 13 meters.

Serial No.	Qualification/Experience.	Category 'A'	Category 'B'
1.	Licensed Structural Engineers M.Sc. Structure Engineering, or any other recognised post-graduate, equivalent qualifications in Structural Engineering and registered with Pakistan Engineering Council.	Eligible with 3 years practical structural design experience in Category 'B'	Eligible

Serial No.	Qualification/Experience	Category 'A'	Category 'B'
2.	Licensed Civil Engineer, B.E./B.Sc Civil Engineering from any recognised institution of Pakistan registered with Pakistan Engineering Council.	Eligible with 7 years total registration & practical experience as Category 'B' Civil Engineer,	Eligible

70. The following are the categories of Town Planners for registration purposes.

CATEGORY 'A'

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

CATEGORY "B.

A Town Planner of this category shall be entitled to under take Planning Designing and Supervision of Town Planning Project upto 20 Hectares within the area for which an outline has been set out by the Agency and in accordance with the provisions of the Land Development Regulations and rules framed thereunder.

CATEGORY 'C'

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

Serial No.	Qualifications/experience	Category 'A'	Category 'B'	Category 'C'
1.	Fellow of any recognised Institute of City and Regional Planning.	Eligible	Eligible	Eligible
2.	Degree in City and Regional Planning from any recognised institution of Pakistan.	Eligible after 7 years total experience in Town Planning as Category 'B' licence holder	Eligible after 3 years total practical experience in Town Planning as Category 'C' licence holder.	Eligible

71. (1) Any persons who fulfils the qualifications laid down in Application for these regulations may apply on prescribed form to the Director, Building Control Agency for the purpose of the grant of licence.

(2) Every such application for licence shall be accompanied by a non-refundable fresh licence fee of Rs. 100/- for all categories.

(3) When an application for the grant of licence has been approved by the Committee, the applicant will be informed accordingly and he will be required to pay a licence fee of Rs. 1,000/- for 'A' Category, Rs.750/- for 'B' Category of Rs. 500/- for 'C' Category or may be prescribed from time to time.

72. (1) When an application for licence has been approved by the committee a licence on prescribed form shall be issued to the applicant.

(2) When an application for a licence has been rejected by the Committee, the Director, Building Control Agency will inform the applicant with reasons thereof on the prescribed forms.

73. (1) The licence granted under these regulations shall be valid till the 30th June, of each calendar year.

(2) Architect's/Engineer's/Town Planner's Licences granted by any local authority under the respective licencing regulations in force immediately before the Commencement of these regulations, shall remain valid until the date of expiry thereof. After expiry, the application for licence shall be consider under these regulations.

74. (1) The application for renewal of licence granted or deemed to have been granted under these regulations shall accompany a fee of Rs. 1,000/- for 'A' Category, Rs. 750/- for 'B' Category, Rs. 500/- for Category 'C' or as prescribed from time to time.

(2) The application for renewal of licence granted or deemed to have been granted under these regulations accompanied by such fee as may be prescribed shall be made to the Director, Building Control Agency not later than thirty days after the date on which the current licence is due to expire.

75. Any licenced Architect/Civil Engineer/Town Planner/Structural Engineer, who possess or attains the qualifications laid down in these regulations for promotion to a higher category may apply for promotion to the Category.

Revocation of
Licence.

76. Without prejudice to any other action that may be authorised under these regulations or any other statute, the licencing committee on the recommendation of the Director of Building Controling may or on its own description may revoke or suspend the licence if the licensee:-

- (1) Executes or supervises carelessly or negligently any work for which has been engaged;
- (2) executes or supervises any un-authroised work which is not in accordance with the provisions of these regulations.
- (3) wilfully mis-represents or conceals and fact or make false statement to any local authority or supresses the informations of any material fact in obtaining the licence or in having plans approved by the concerned Agency.
- (4) disturbs, defies or breaks the discipline of any office of the local authority.
- (5) Proves to be incompetent or frequently prepares plans which are liable to rectifications by the local Agency or prepare plans in disregard to the provisions of these regulations or any other statute and the rules and schemes framed there under
- (6) contravenes any condition of licence, provided that a reasonable opportunity of showing cause shall be given to the licensee before any adverse order is passed against him under these regulations.

SCHEDULE-4

RATES OF SCRUTINY FEE.

The Scrutiny fee shall be charged at the following rates:-

Proposed built up area in sq. meter).	Scrutiny Fee.	Residential
	Rs.	
(1) Upto 150 M ²	300/-	
(2) 151 M ² to 250 M ²	600/-	
(3) 251 M ² to 500 M ²	1000/-	
(4) Above 500 M ²	1,500/-	

(5) Chajja. Fee for projection beyond the boundary of the plot for Residential Building shall be charged at the rate of Rs. 100/- M².

	Rs.	
(1) Upto 150-M ²	1000/-	Commercial.
(2) 151 M ² to 250 M ²	2000/-	
(3) 251 M ² to 500 M ²	3,000/-	

(4) For covered area above 500 M² Rs. 3,000/- shall be charged for the first 500 M² and 15/- M² for each additional square meter.

(5) Chajja Fee for projection beyond the boundary of the plot for Commercial Building shall be charged at Rs. 300/- M².

The scrutiny fee of all types of Apartments/Flat Building having a covered area upto 500 M² shall be charged at Residential rates and above 500 M² shall be charged at commercial rate.

Disproportionate Charges.

Serial No.	Nature of Deviations.	Penalty.
1.	Unauthorised and illegal construction that forms an integral part of the autorised building but violates mandatory open spaces.	
	(a) On the ground floor.	Rs. 50/- per sft. (Rs. 544/- per sq.m)
	(b) On the first and subsequent floors.	Rs. 75/per sft. (Rs. 815 /-per sq.m)
2.	unauthorised construction that does not violate mandatory open spaces but is in excess of the limits prescribed for covered area.	(Rs. 30/-per sft. (Rs. 326/-per sq.m).
		on the ground floor @Rs. 45/- per sft. (Rs.489/-per sq.m)
		on first and subsequent floors.
3.	Unauthorised construction of a projection sunshade, cantiliver or porch in excess of the prescribed limit. of 3 ft. for such projections.	Rs. 20/p r sft. (Rs.218/-per sq.m).

Fee for Various NOC's

Following are the fees schedule charged by the Agency from the builders/ developers for issuance of various NOC's.

BUILDERS.

1. Scrutiny fees for fresh NOC.—

(a)	From 1 sq meter to 1000 sq meter.	Rs. 2,000/-
(b)	From 1001 to 2000 sq. meter.	3,000/-
(c)	From 2001 to 3000 Sq.m eter.	4,000/-
(d)	From 3001 to 4000 sq. meter.	5,000/-
	More than one Acre.	10,000/-
2. Scrutiny fee for issuance of extension NOC in date of completion Rs. 2,000/- (Irrespective of area).
3. Scrutiny fee for revised NOC Rs. 5,000 (irrespective of area).
4. Scrutiny fee for Additional floors Rs. 5,000(irrespective of area)
5. Scrutiny fee for issuance of attested duplicate NOC Rs. 5 per Page.

DEVELOPERS

1. Scrutiny fee for NOC's shall be charged at the rate of Rs. 100 per sq. meter but not exceeding Rs. 20,000.
2. Scrutiny fee for issuance of Extension NOC in rate of completion Rs. 2000/- (Irrespective of Area).
3. Scrutiny fee for revised NOC Rs. 5,000 (Irrespective of Area).
4. Scrutiny fee for issuance of attested duplicate NOC Rs. 5/- per page.

CONVERSION FACTORS.

Kanal	..	500 square meter.
Centimeter	..	0.393 inch.
Foot	..	0.3048 meter.
Inch	..	2.54 centimeter.
Kilometer	..	0.621 mile
Meter	..	1.093 yards.
Mile	..	1.609 Kilometer.
Square Centimeter.	..	0.155 square inch.
Square Feet	..	0.093 square meter.
Square inch	..	645.16 square millimeter.
Square meter	..	10.764. square feet.
Square yards.	..	0.836 square meter.
Yard	..	0.914 meter.
Meter.	..	3.28 feet
Hectare	..	2.471 acres.

clear on both sides of the building except for a car porch covering an area of 18.60 sq. meters (200 sq. ft).

- (2) In case of plots in the zone of 10 marlas and above but less than 2 kanals, a clear space of not less than 1.5 meters (5 ft) on one of its sides throughout the length of the plot shall be kept clear except for a car porch covering an area of 9.30 sq. meters (100 sq. ft.).
- (3) In case of plots in zone of less than 10 marlas, the provision of side space in the plot shall not be compulsory except in those categories of plots as mentioned in Regulation 5 part (4) below wherein a clear space of 1.5 meters (5 ft) shall be kept clear on that side of the plot as prescribed by the concerned department of the Local Area Authority.
- (4) In the housing block where a row of plots is situated at a fairly low level than its adjoining service road, the house service line viz., drains, sewer, water supply or any other structure connected with the proper sanitation of those plots shall be provided through mandatory side open space of the adjoining back plot/plots. No compensation whatsoever shall be paid to the allottees for the area occupied by any service line or any structure connected with the development/construction of Area Development Schemes.

6. Boundary Walls.—

Where a house line has been prescribed, no building other than a boundary wall not exceeding 2.13 meters (7 ft) in height measured from the centre 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.

7. Inter Floor.—

- (1) Inter floor shall only be permitted in rooms other than those meant for habitation purpose, such as bath rooms, stores, kitchens, pantries, passages, garages if combined with the main building verandahs or rooms meant for similar ancillary uses.
- (2) A minimum clear height of all the rooms referred to in clause 7 (1) above shall be 2.28 meters (7 ft 6 inches) except that the inter floor may have a clear height of 1.67 meters (5 ft. 6 inches), when used as storage space.

8. Basement.—

Where-ever basement is permissible, it shall be subject to the fulfillment of the following conditions:—

- (a) a basement shall be served with an independent entrance and in addition it shall have an emergency exit.
- (b) no difficulty should be felt for the proper sanitary arrangements of the basement and it can directly be connected to sewer, or if this may not be possible pumping arrangement shall be installed.

FORM No. 1.
BUILDING CONTROL AGENCY

Place.....

Date.....

Application for approval of plans.

The Director, Building Control Agency.

I/We hereby apply for permission to erect/ re-erect/make additions to and/
or alteration in building on plot/mutation/Khasra No.....situated at.....
..... in accordance with the Building Plans submitted herewith for
approval.

Necessary particulars are given below and certified to be true:

1. Mutation/ Owner Ship Documents.
2. Intended use of proposed buildings.
3. Descriptions of the proposed buildings works.

I/We undertake that I/we shall be personally held responsible for any
violation of the North-West Frontier Province Buildings Regulations, 1985/condi-
tion if any accompanying the approval of the plan/ plans.

Signature Owner/Attorney.....

Address.....

Particulars/ Enclosures:--

1. Three copies of proposed plan.
2. Receipt of payment of Scrutiny fee.
3. Copy of ownership documents.
4. Copy of site plan.
5. Copy of power Attorney in case the owner is not submitted the plans himself.
6. Copy of previous approved plan if any, with No. and date.....

FORM No. 2

LICENCED ARCHITECT/CIVIL ENGINEER'S CERTIFICATE.

(To be accompanied with Form No. 1, in case of Commercial, Industrial and Public Building of covered area exceeding 5 Square meter or height more than 13 meter)

This is to certify that the buildings plans submitted by for plot/mutation/Khasra No.....situated at..... have been prepared by me/us and that/I we undertake to supervise the proposed construction as per specifications submitted herewith in triplicate as required under North-West Frontier Province' Building Regulations.

I/We further undertake that if I/we discontinue supervision of the work I/We shall give immediate intimation thereof, as required under the above regulations.

Place.....

Dated.....

Licensed Architect/Civil Engineer/
Structural Engineer/Building Technologist.

Licence No.....

With Category

Specifications.—

1. Nature of Soil below foundations.
2. Specifications of Foundation.
3. Specification of plinth.
4. Specifications of superstructure.
5. Specification of floor.
6. Specifications of roof.
7. Method of drainage and Sewerage.
8. Kind of Slab.

FORM No. 3.

CERTIFICATE.

The Director,
Building Control Agency.

Place

It is certified that the following building work on plot/mutation/Khasra
No. situated at
has been carried out under my supervision and to my entire satisfactions.

Description of the work.

Name and Signature

1.

2.

3.

4.

License No.

Copy to:—

Owner.

FORM No. 4.

NOTICE OF DISCONTINUANON.

The Director,
Building Control Agency.

Place.

I hereby give notice of my discontinuance from the building work as
the Licensed Architect/Civil Engineer/Town Planner from the date mentioned
above from plot/ mutation/Khasra No..... situated as.....

Name and Signature:.....

Licence No

FORM No. 5.

NOTICE OF COMPLETION

N.-W.F.P. Building Regulations, 1985.

Place

(Date of Delivery) at

The Director,
Building Control Agency

I/We hereby give notice of completion of Building/Additions and Alterations in the building on plot/mutation /Khasra Nos.....situated at and of drainage and water arrangements therein, and apply for permission for occupation of the said building.

The said work has been carried out in accordance with the Building Plans approved vide No Dated

Owner/s

Address

Place.....

Date.....

ARCHITECT'S CERTIFICATE.

I hereby certify that the Building / Additions and Alterations in the building on plot/mutation/Khasra No. situated at completed/partly completed under my supervision and to my satisfaction in accordance with the building plans approved vide No.

Date.....

Licensed Architect/Civil Engineer/
Structural Engineer.

Licence No

Address

FORM No. 6.

N.W.F.P. BUILDING REGULATION, 1985.

The Director,
Building Control Agency.

1. WHEREAS, I/we have constructed.....
.....
on plot/mutation/Khasra No.....
situated at
as shown on the plans attached herewith without your prior permission.
2. WHEREAS, I/we have made deviations from the Buildings plans
approved under No.....dated.....
in the course of construction of the Buildings/alterations and additions
to the Buildings as shown on the plans attached herewith.
3. WHEREAS, I/we are willing to make any alteration required to be
made in the said structure so as to make it consistant with the
provision of the said Regulations, 1985.

It is, therefore, requested that plans may be regularised as per rules
and permission to occupy the said Building may be granted.

Owner's.....

Address

Place.....

Dated.....

ARCHITECT CERTIFICATE.

I/We hereby certify that the existing structure on plot/mutation/Khasra
No.....situated.....at.....
is consistant with the provisions of the North-West Frontier Province Building
Regulations, 1985.

I/We further certify that the said existing structure has been fully and
correctly shown on the plan submitted by me.

And I/We further certify that the Building is structrullay stable.
Necessary structural calcultions and details are attached herewith.

Licensed Architect/Civil Engineer,

Licensed Structural Engineer:

License No.

Place

Dated

FORM No. 7.

OFFICE OF THE DIRECTOR OF BUILDING CONTROL AGENCY

No.....

Dated.....1985.

Notice under section 69 of N.W.F.P. Building Regulation, 1985.

TO,

Mr.....

Ref: Building on plot/mutation/ Khastra Nos.....

Situated at.....

WHEREAS, in the considered opinion of.....the buildings or part thereof situated on the plot above and described and detailed hereunder is in ruinous state and is dangerous for neighbouring building the occupiers thereof or to passers by.--

NOW, THEREFORE, you are hereby required to demolish the dangerous/ruinous building/structure described above as per rules and regulation within 14 days from the date of receipt of this notice. Unless sufficient cause to the satisfaction of the Agency issuing this notice is shown why this notice be not implemented within 3 days from the service of this notice and if compliance of this notice is not done within the specified period the said structure shall be demolished by the Agency through its own source at your risk and a costs.

Director, Building Control Agency.

SEAL

Copy pasted on site for information of all concerned and copy forwarded to occupants

Note:-- Action as above would be without prejudice to prosecution under any relevant statute.

FORM No. 3.

BUILDING CONTROL AGENCY.

APPLICATIONS FOR ENLISTMENT AS

LICENCED ARCHITECT.

LICENCED CIVIL ENGINEER.

LICENCED STRUCTURAL ENGINEER.

LICENCED TOWN PLANNER.

The Director, Building Control Agency

Place.....

I,son/daughter/wife of

.....hereby apply for the grant of a licence for
participating as.. ..

under the N.W.F.P. Building Regulations, 1985.

My particulars are given below:—

1. National Identity Card No.....
2. Mailing Address.....
3. Telephone No.....
4. Name of the Firm (if applicable)
5. Category of Registration applied for.....
6. Technical Education and Qualifications including particulars of ~~examinations~~ examinations passed (please attach attested copies of certificates/degrees).....
7. Membership of any other professional institutions.....

- 8. Status: Parting independently of serving in any Architectural/Town Planning firm with any other Organization, etc.....
- 9. Practical experience (please attach attested copies of certificates. etc)..... years.
- 10. Date and No. of previous licence, if any.....
- 11. If licence in a higher category is required:-
 - 1. Date of original licence and category.....
 - 2. Reasons for promotion to higher category.....
- 12. Sample of the Seal and Signature to be used on all plans.....
- 13. Bank Draft and Date of the payment made towards scrutiny fee.....

Signature of the Applicant.

Dated

CERTIFICATES OF THE EMPLOYER IN CASE THE APPLICANT IS SERVING IN ANY GOVERNMENT ORGANIZATIONS OR PRIVATE FIRM

..... This organization has no objection if a licence to practice as.....
..... is granted to the applicant who is employed as.....
..... in our organization.

(SEAL)

Signature of Employer or Head of the Department.

For Official use only.	Approved	Refused	Licence No.
------------------------	----------	---------	-------------

- (1) Applications received on.....
- (2) Submitted on.....
- (3) Approved on.....

FORM No. 9.

BUILDING CONTROL AGENCY

No.....

Date.....

LICENSED ARCHITECT

LICENSED CIVIL ENGINEER

LICENSED STRUCTURAL ENGINEER.

LICENSED TOWN PLANNER

LICENCE

LICENCE No.....

Mr.

S/O..... is hereby

licensed to act as:
in category under the N. W. F.P, Building
Regulations, 1985 and rules, framed thereunder from time to time, in.....
Building Control Agency.

This licence is subject to terms and conditions annexed hereto and will
remain valid for the period ending 30th June, 198

Director,
Building Control Agency

Seal

- (c) drainage passing under the basement is gas tight.
- (d) minimum height of any basement from shall be 2.43 meters (8 ft), and maximum 3.05 meters (10 ft).
- (e) minimum area of the basement shall be 9.3 sq. meters (100 sq. ft).

9. **Size of Rooms.—**

Minimum area of a room meant for human habitation shall be 9.30 sq. meters (100 sq. ft).

10. **Projection from the Face of Building.—**

No bay-window, porch or any other projection shall be constructed beyond the building line; provided that nothing contained in clause 10 (1) shall prevent the projection of—

- (a) a window-sill at a distance of not more than 64 millimeters (2¹/₂ inches) at a height of not less than 750 millimeters (2 ft. 6 inches) above the plinth; and
- (b) a sun-shade and/or roof slab extension not projecting more than 0.19 meters (3 ft.) in a building within the compound.

Note.—

The requirements of clauses 3, 4, 5, 6, 7, 8, 9 and this clause shall also apply to plots reserved industrial or other uses in addition to other special requirements.

11. **Housing Units.—**

- (1) In the case of plots in the zone of 10 marlas to one kanal, two housing units shall be permissible.
- (2) In the case of plots in the zone of more than one kanal 1.5 housing units per kanal shall be permissible;

provided the more than 0.5 kanal shall be considered as one and below than this shall be ignored.

12. **Proportion of site which be occupied by building.—**

- (1) In the case of plots in the zone of two kanals and above not more than 50 percent of each plot shall be covered by building excluding area under car-porch if built in the side space as permissible under regulation 5 (1).
- (2) In the case of plots in the zone of above 6¹/₂ marlas but less than two kanals, not more than 60¹/₂ of each plot shall be covered by buildings excluding the car-porch permissible under clause 5 (2) and 5 (3).
- (3) In the case of plots in the zone of 6¹/₂ marlas or less not more than 70 percent of each plot shall be covered by buildings inclusive of car-porch.

FORM No. 10

DIRECTOR, BUILDING CONTROL AGENCY
APPLICATIONS FOR RENEWAL OF THE LICENCE FOR---

ARCHITECT
CIVIL ENGINEER
STRUCTURAL ENGINEER
TOWN PLANNER.

The Director,
Building Control Agency,

I, Son of

do hereby apply for the renewal of the licence for practicing as a
..... in

My particulars are given below.--

1. Residential Address.
2. Office Address.
3. Date and Number of previous Licence.
4. Challan No. and date of payment lastly made for renewal of licence..
5. Charges in professional background since the date on which the previous licence was granted, if any:
 - (a) Technical Education.....
 - (b) Membership of Professional Institutions.....
6. Practical experience since the previous licence.
7. Has any adverse notice been issued by any concerned Agency.

If so, please attach a copy allongwith the decision/status.

Dated..... Signature of the applicant.

FORM No. 11

BUILDING CONTROL AGENCY
RENEWAL OF LICENCE.

Dated.....

- LICENSED ARCHITECT.
- LICENSED CIVIL ENGINEER
- LICENSED STRUCTURAL ENGINEER,
- LICENSED TOWN PLANNER.

The.....
.....
.....

Ref : your application for renewal of licence dated licence No.....
issued in your name is hereby renewed for a period of one year ending June, 1985.

This renewal is subject to the terms and conditions already conveyed to
at the time of the grant of licence.

Director,
Building Control Agency.

SEAL

13. Plot Floor Area Ratio.—

- (1) In the case of plots meant for residential buildings, plot floor area ratio shall not exceed 1:1.25.
- (2) In the case of Apartment Houses upto 5 storeys, plot/floor area ratio shall not exceed 1:1.75.

14. Apartment Houses.—

Apartment houses shall only be permissible in areas earmarked for the purpose. In case of Apartment houses upto 4 storeys, not more than 35 percent of each site shall be covered by main building and 10 percent by out houses.

15. Space to be Left Around the Apartment House.—

In the case of Apartment houses a minimum space of 12.19 meters (40 ft.) shall be provided at the front, 6.09 meters (20 ft.) at both the sides and 15.24 meters (50 ft.) at the rear.

EXCEPTION.—

Notwithstanding the provisions of 15 (1) a space of 15.24 meter (50 ft.) open space shall be provided at the rear in Apartment House, out houses may be constructed in that space subject to keeping a 4.57 meters (15 ft.) clear space at the rear.

16. Out Houses in plots reserved for Apartment Houses.—

Out houses in the plot reserved for apartment houses may be constructed in double storey subject to the condition that opening in the rooms will be so placed that overlooking of the adjoining compounds is completely avoided and that the top level of the servant quarters is not accessible for use as terrace.

17. Height of Building.—

- (1) The top of the plinth of the building shall not be less than 0.3 meters (1 ft.) above the highest finished level of the adjoining road.
- (2) The height of any building measured from the centre of the adjoining road (except chimney stacks, life heads and water tower) shall not exceed 9.5 meters (30 ft.).
- (3) No building shall contain more than two storeys and the minimum effective height of each storey shall not be less than 2.89 meters (9 ft 6 inches).
- (4) Over all height of any apartment building measured from the adjoining street level (except chimney stacks, lift heads and water tower) shall not exceed 15.24 meters (55 ft).

- (5) The total number of storeys permissible in an apartment building excluding basement shall be 4 storeys, each storey having a minimum effective height of 2.89 meters (9 ft. 6 inches) other than the basement.

18. **Basement.—**

A basement (not to be used for habitation) may be provided in a building subject to fulfilment of condition laid down in clause 8. The maximum area of each basement shall not exceed 33.20 sq. meters (400 sq. ft) except apartment building.

SECTION—III. SPACE REQUIREMENTS INSIDE BUILDINGS.

19. **Minimum Floor Area (Residential Building).—**

- (1) No habitable room shall have a floor area less than 9.3 sq. meters (100 sq. ft) and minimum floor width of a room less than 2.43 sq. meters (8 ft).
- (2) The minimum floor area of a kitchen shall be 4.65 sq. meters (50 Sq. ft) having a minimum floor width of 1.83 meters (6 ft).

SECTION IV— COMMERCIAL

20. **Proportion of site which may be occupied by building.—**

- (1) In case of plots reserved for commercial use and commercial-cum-office use but excluding manufacturing in the central area, the total area of the plot shall be covered on the ground floor, including an arcade of not less than 2.4 meters (8 ft) and on subsequent floor subject to conditions the plot/floor area ratio shall not exceed 1:5 (one to five).
- (2) In case of plots reserved for commercial use and commercial-cum-office use, but excluding manufacturing in the areas earmarked for neighbourhood or sub-neighbourhood centres the total area of the plot shall be covered on ground floor including an arcade of 2.44 meters width (8 ft) and on subsequent floors subject to condition that plot floor area ratio does not exceed 1:2 (one to two).
- (3) In case of plots reserved for corner shop or mohallah shop, wherein daily essential goods namely, green groceries, bread and bakery products, milk and milk products, tobacco, sweets and soft drinks, frozen food, shall be sold or wherein any other use with the prior permission of the Planning Authority is allowed to continue the total area of the plot shall be covered on ground floor including an arcade of 2.4 meters width (8 ft.).
- (4) Minimum floor area of a shop in the above site reserved plots shall be 9.3 sq. meters (100 sq. ft), the minimum floor width of shop shall be 2.43 meters (8 ft.). The shopping activity shall be restricted at the ground floor and in the basement where provided.

21. **Height of Building.—**

- (1) The level between the arcade and shop floor shall not exceed 0.3 meters (1 ft.) and the level of arcade shall not exceed (0.3) meter from the centre of road or finished level of car park whichever is applicable.

- (2) The permissible height in the central area shall not exceed 25 meters (80 ft.) subject to an angle of repose of 60 from the opposite building whichever is less.
- (3) The permissible height of building in neighbourhood and sub-neighbourhood centres shall not exceed 7.6 meters (25 ft) when measured from the centre of adjoining road/car-park (whichever is applicable) to the top of the parapet wall not exceeding 0.45 meters (1 ft. 6 inches) in height, of the building except stocks, left heads, stair head, water tank, chimney, etc.
- (4) The corner shop shall be single storey building having maximum permissible height of 4.27 meters (14 ft) when measured from the top of its plinth to the top of its roof, except chimney stack and water tank, inter floor, which may have a clear height of 1.67 meters (5¹/₂ ft), shall be permissible.

22. Height of Arcade and Individual Storey.—

- (1) Minimum effective height of an arcade shall not be less than 3.20 meters (10 ft. 6 inches).
- (2) Minimum effective height of shop shall not be less than 3.20 meters (10 ft. 6 inches) with gallery (storage space).
- (3) All subsequent floors above shops shall have minimum effective height of 3.20 meters (10 ft. 6 inches).

23. Side Space.—

No open space on either side of the building shall be required.

24. Basement.—

A basement upto covering the entire site may be permissible if its provision does not affect elevation adversely all engineering instructions are given full regard and the foundations of the basement do not intrude into the adjoining plots. The construction of basement shall not be taken in plot/floor area calculation.

25. Arcade in front of shops.—

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

26. Elevation.—

In case of plots reserved from commercial use and/or commercial-cum-office use in the central area, in the neighbourhood and sub-neighbourhood centres and plots reserved for corner shops, a uniform elevation of building shall be desirable. For this purpose an outline design approved by the Planning Authority shall be enforced so that the above areas after completion of building and development works have complete uniformity in height, design and texture.