

**GOVERNMENT OF KHYBER PAKHTUNKHWA,  
SPORTS, TOURISM, ARCHAEOLOGY, YOUTH AFFAIRS  
& MUSEUMS DEPARTMENT.**

**NOTIFICATION**

*Peshawar, dated the*

No. 8120. -In exercise of the powers conferred by section 37 of the Galiyat Development Authority Act, 2016 (Khyber Pakhtunkhwa Act No. XII of 2016) the Government of Khyber Pakhtunkhwa is pleased to make the following rules, namely:

**THE GALIYAT DEVELOPMENT AUTHORITY  
BUILDING CONTROL REGULATIONS, 2020.**

**CHAPTER I  
PRELIMINARY**

1. **Short title, extent and commencement.** —These rules may be called the Galiyat Development Authority Building Control (regulations), 2020.
  - (2) These rules shall extend to such areas of Galiyat and other regions of Hazara division as government may from time to time, by notification the official Gazette as notified by Government, under sub-section (2) of section 1 of the Act.
  - (3) These rules shall come in to force at once.
2. **Definitions.**
  - (a) "Act" means the Galiyat Development Authority Act, 2016 (Act No. XII of 2016);
  - (b) "Appendix" means the appendix, appended to these rules;
  - (c) "arcade" means the covered foot path or verandah for pedestrians in the building, facing a road;
  - (d) "Architect" means an architect, registered under the Pakistan Council of Architects and Town Planners ordinance 1983 (Act No. IX of 1983)
  - (e) "architectural plans" means the plans and drawings showing the arrangements of proposed building works, including floor plans, elevations and sections, in accordance with the requirements of these (building control) rules;
  - (f) "Authority" means Director General of Galiyat Development Authority, Authority.
  - (g) "society" means a housing society which directly or indirectly deals with providing plot to its members for housing, commercial or industrial purposes under any relevant law for the time being in force;  
The area of society may not be less than 160 kanals
  - (h) "Town" a built up area with a name define boundaries and local government, that is larger then a village and generally smaller then a city.

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Galiyat Development Authority



- (i) "balcony" means a stage or platform projecting from the wall of the building surrounded with a railing or parapet wall;
- (j) "basement" means one or more floors of a building that are either partially (leaving not more than 4 feet above the ground) or wholly below ground level;
- (k) "building line" means a line upon which any part of a building from its lowest level, including any and all foundations, or other structure, abutting on a public street or a road planned future public street, may extend, provided always the such line is within the property line of such building or cut line as provided in these by-laws of such plots.
- (l) "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 and includes any department of the federal government or government responsible for construction of government buildings, but does not include a person or persons engaged as mason or such other artisan;
- (m) "car park" means a shelter or open area reserved for parking of motor vehicle;
- (n) "car porch" means a shelter or a shed for a car which is permanently open on at least two sides;
- (o) "chimney" means a structure enclosing one or more flues, and includes any opening therein for the function of a heat producing appliance or fireplace;
- (p) "commercial building" means a building constructed for commercial use/ purpose;
- (q) "commercial cum residential building" means the building with the provision of both the commercial purpose and residential purpose on commercial plot;
- (r) "completion plans" means as-built plan submitted to the BPAC for the purpose of obtaining approval and occupancy certificate;
- (s) "compulsory open space or setback" means that part of a plot which is to be left completely open to sky, over which no structure or any integral part of the building shall be permitted except ramp upward or downward, permissible projections, steps, septic tanks, soak pits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc;
- (t) "dangerous building" means a building or structure which is declared as structurally unsafe and or which is hazardous;
- (u) "engineer" means a person currently registered as such under Pakistan Engineering Council Act-1975;
- (v) "Structural Engineer" means a qualified professional having at least Masters or a PhD in Structure engineering design and a valid structural specialist license from Pakistan Engineering Council Act – 1975. (Act No. V of 1975)
- (w) "foundation" means a structure entirely below the level of the ground which carries and distributes the load from pillars, beams or walls on to the ground;

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- (x) "floor area" means the horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projection allowed under these building control rules;
- (y) "foot print" means the portion of a plot of land covered, at any level, by a building or part thereof other than basement;
- (z) "floor area ratio" means the total floor area of a building as permissible under these rules, divided by the area of the plot, excluding the basement;
- (aa) "hoarding" means a fence of temporary character erected around a building site on which erection, demolition or repair work is in hand;
- (bb) "industrial building" means a building constructed on a plot allotted exclusively for the purpose of industry under these Rules;
- (ac) "multi storey building" means any building above ground plus two or more storey;
- (ad) "mumty" means head room above the stair case well;
- (ae) "medical waste" means such waste or item which can, or is likely to, cause infection, and without prejudice to the generality above, includes needles, operating theatre material, surgical gloves, bandages, blood, bones and flesh etc;
- (af) "owner" means a person or persons holding title to a piece of plot or land;
- (ag) "Parapet" means a wall, whether plain, perforated or paneled, protecting the edge of a roof, balcony, verandah or terrace;
- (ah) "Plinth" means the height of the finished floor level of the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the centre of the property line of the plot along the road. In case of more than one road serving the plot, the plinth shall be measured from the road providing principal access at the higher level. The height of the plinth shall be limited to 4'-6";
- (ai) "Property line" means the part of plot boundary which separates private property from the public property or a private property from another private property as the case may be;
- (aj) "Public building" means a building designed for public use such as dispensary, post office, police station, town hall, library, recreational buildings, etc; or any building as declared public building by the authority from time to time
- (ak) "public open space" means open spaces including parks, playgrounds, waterways, streets, road and lanes and such other places as defined in these rules;
- (al) "Public sale project or building" means a project or building designed with the intention of transferring to the public on ownership basis by way of public sale and for which sale NOC is obtained from the GDA;
- (am) "residential building" means the building exclusively designed for use for human habitation together with such houses as are ordinarily ancillary to main building and used in connection therewith;

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- (an) "soakage pit means a pit filled with aggregate, boulders or broken brick and intended for the reception of waste water or effluent discharged from a septic tank;
- (ao) "Schemes mean any construction or development work, which shall also include planning, carried out within the territorial limits of the authority; at least it have 160 kanal land
- (ap) "Total floor area" means the sum of the floor areas of all the floors of all the buildings on a plot, less exemption as permitted in these rules;
- (aq) "Town Planner" means a person currently registered or enlisted as such with Pakistan Council of Architects and Town Planners;
- (ar) "Violation" means anything which is not been approved Or not permissible under these rules.
- (as) "Building Plan Approval Committee" means the Plan Approval Committee, constituted by the Authority under these rules;
- (at) "Building plan" means the architectural plan, showing the arrangements of proposed building works, including floor plans, elevations and sections, in accordance with the requirements of these rules;
- (au) "Scrutiny Committee" means the Scrutiny Committee, constituted by the Authority from time to time under these rules;
- (av) "Society" means a housing society which directly or indirectly deals with providing plot to its members for housing, commercial or industrial purposes under any relevant law for the time being in force;
- (aw) "Public property" means a building, land, place or premises, which vest in, or is in the possession or under the management or control of Government, Local council, autonomous body or such other authorities.
- (ax) "Mezzanine", an intermediate floor in a building which is partly open to the double-height ceilinged floor below,.
- (ay) "Officer" means any Officer of GALIYAT DEVELOPMENT AUTHORITY.
- (az) "Drain" includes a sewer, a house drain, a drain of any other description, a tunnel, a culvert, a ditch, a channel or any other device for carrying sullage or rain water;
- (ba) "Encroachment" means and includes movable or immovable encroachment on public place, public property, public park, open space, public road, public street, public way, right of way, market, graveyard or drain;
- (bb) "Encroacher or Wrongful Occupier" means and includes a person who has made movable or immovable encroachment on an open space, land vested in or managed, maintained or controlled by the local government, public place, public property, public road, public street, public way, right of way, market, graveyard or drain and owns the material or articles used in such encroachment exist at the time of removal of encroachment or ejection and also any person(s) in possession thereof on his behalf or with his permission or connivance;
- (bc) "Government" means Government of the Khyber Pakhtunkhwa
- (bd) "Market" means a place where persons assemble for the sale and purchase of meat, fish, fruit, vegetables or any other article of food or for the sale and purchase of livestock or animals and includes any place which may be notified as a market;
- (be) "Public park" means a park or space reserved for Public Park and maintained by the Authority.
- (bf) "Authority" means Galiyat Development Authority.
- (bg) "Public place" means any building, premises or place to which the public have access;
- (bh) "Public property" means immovable property such as land, building vested in or managed, maintained or controlled by the Galiyat Development Authority;
- (bi) "Public road" means a road maintained by the Government or by the Galiyat Development Authority;
- (bj) "Public Street" means a street maintained by. The Government or by the Galiyat Development Authority or by any other local authority;

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- (bk) "Public way" means a way maintained by the Galiyat Development Authority Government or by the Galiyat Development Authority or by any other local authority; and
- (bl) "Right of way" means the total width of a public road or public street from building line to road or street required for road or street and ancillary facilities.
- (2) The words and expressions, used but not defined under these rules, shall have the same meanings, as are assigned to them, under the Act.

## CHAPTER 2

### SUBMISSION OF APPLICATION AND PLANS, DRAWINGS AND DOCUMENTS FOR SANCTION

3. **Submission of application.**—(1) Every person intending to erect, re-erect, or alter a building shall apply to the Director General for sanction through an application as specified in Appendix-I which shall be accompanied with certificates regarding building plans and its structure soundness as specified in "Appendix-II and III" respectively along with other necessary documents specified therein.
- (2) No building shall be erected, modified or amended without the plan being approved by the BPAC.
- (3) Any construction, carried out without prior permission of the BPAC shall be liable to be demolished at the risk and cost of the owner either completely or partially.
4. **Plans, drawings and documents**—Following plans, drawings and documents shall be submitted for approval of building plan.
- (1) Appendix-I shall be accompanied by ownership documents or proof, duly updated by the concerned revenue authorities / GDA, or the in charge of an approved housing Scheme and a site plans drawn to a scale, not less than thirty two feet to an inch. The scale used shall be indicated on the plan which shall clearly show:
- direction of north point;
  - boundaries of the site on which it is proposed to erect, re-erect or add to or alter in the building(s);
  - position of all adjacent streets, vacant lands and drains;
  - fixed distance from the center of road(s);
  - names and width of streets on which the site abuts, together with the numbers, of adjoining houses or premises, if any;
  - proposed building line and existing line of the buildings on either side; and
  - Alignment of drains showing the manner in which the roof or house surface drainage shall be disposed off.
- (2) Five copies of the plans, duly signed by an Architect, to a scale of not less than eight feet to an inch on ammonia sheet or white paper of A0 size. The scale used, shall be indicated on the plans and drawings. Building plans shall include the following drawings:
- basements (if any), ground floor, first floor and upper floors (if any) and the roof plan;
  - external and internal dimensions of the building;
  - position and dimensions of all projections beyond the walls of the building;

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- (d) dimensions of all rooms and position of doors, windows and ventilators in each room;
  - (e) key plan;
  - (f) purpose for which it is intended to use the building;
  - (g) method of ventilation to all the rooms;
  - (h) sections and elevations;
  - (i) ramp detail or stairs detail;
  - (j) block plans of each floor with shaded covered area showing dimensions and covered area;
  - (k) drainage and sewerage plan showing septic tank and sludge pit;
  - (l) two dimensional (2d) view;
  - (m) position of all the proposed and existing drains, urinals, privies, fireplaces, kitchens, gutters and down pipes; and
  - (n) schedule of open or covered areas and door or windows.
- (3) Five copies of the structural drawings, duly signed by a standard qualified structural engineer as mentioned in the definitions, to a scale of not less than 8 feet to an inch on ammonia sheet or white paper of A0 size. the scale used shall be indicated on the drawings. structural drawings shall include the following drawings and specifications:
- (a) thickness and composition of all the beams, and rafter supports;
  - (b) materials to be used in the foundations, walls, floors and roofs;
  - (c) level and width of the foundation and the ground floor with reference to the level of the center of the street on which the front of the proposed building is to abut;
  - (d) roof slab reinforcement plan or any other structural system;
  - (e) foundation plan;
  - (f) foundation and footing details;
  - (g) columns, beams and retaining walls detail; and
  - (h) Complete soil investigation report in case of multi-storey building(s).
- (i) No Objection Certificate from the concerned authorities or departments shall be required wherever applicable.
  - (j) Attested copy of owner's or builder's CNIC.
  - (k) Attested copy of plot's original Fard/ title documents.
  - (l) Undertaking of the owner/ title holder or builder on a judicial stamp paper of rupees fifty to the effect that he shall abide by the rules, regulations and instructions issued by the Authority during and after construction.
  - (m) Projects which may require Environmental Impact Assessment under section 13 of the Khyber Pakhtunkhwa Environmental protection Act, 2014 shall be submitted to the Environment Protection Agency by the Authority before submission of case to the committee. "Initial Environmental Examination" has to be obtained by the builder or owner as the case may be.
  - (n) Receipt of scrutiny fee or charges or fine (if any).
  - (o) Title documents relating to the plot showing his right to erect or re-erect a building.
  - (p) Any other information or document required by the Authority.
5. **Other Conditions.** — (1) the boundary wall corners on roadside shall be rounded off by a 5'-0" arc properly and there shall be no blind corners.
2. New works shall be indicated on the building plans in a distinct color code as under:
- (a) proposed work – RED;

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- (b) existing work – BLUE;  
 (c) demolished work or proposed to be demolished- YELLOW; and  
 (d) unauthorized or deviated work – GREEN;
3. Two copies of the sanctioned plan duly signed by the head of the plan approval committee shall be returned to the owner.
  4. Authenticated or original copies of all documents relied upon by the owner or builder shall, when required, be produced for inspection.
  5. Return of defective plan where the plan are unintelligible or ambiguous or are in contravention of these building control rules, the head of the building plans approval committee shall return such plan to the owner with reasons in writing until a rectified plan or required documents are re-submitted.
  6. No corrections or overwriting shall be permitted on plan submitted for approval or on plan finally approved by the BPAC.
  7. No application for erection or re-election shall be considered by the Committee; unless a fee of Rupees ten and twenty per square feet of the covered area of the residential and commercial buildings is respectively accompanied. Such fee shall be submitted in the form of a bank draft or pay order in favor of the Director General.
  8. *For areas within jurisdiction, outside the jurisdiction of town, The Housing schemes, estates or any kind of developmental works that is within the geographical jurisdiction and area limitation of Galiyat Development Authority whether outside the towns as well, it shall be approved as a scheme from GDA and then every infrastructural development and residential or commercial segment to be incorporated shall all be approved by the GDA authorities. The scrutiny fee shall be charged at the rate of Rs10/- per sft for residential and 20/- sft for commercial area.*
  9. Any residential construction outside the GDA towns. The local domicile holders shall be exempted from taxation, building plan approval or any other charges.
  10. For area within 250 feet, both side from right of way, i.e. presently
    - (b) Abbottabad Barrian road
    - (c) Thandiani road
    - (d) kohala road
    - (e) Nathiagali Bakot road
  6. **Reference to building experts.** —In case of a building other than an ordinary residential / commercial building, the Authority may refer the plan to a building expert for opinion from Architectural, Town Planer and structural on payment of fee to be paid by the owner or builder as determined by the BPAC from time to time. The Authority shall send the plan to building expert and return the same to the owner within one month of its receipt along with technical clearance or comments if any.
  7. **Engagement of professional.**—(1)Any person who intends to erect, re erect, alter or modify the building, carry out building or land development works, as the case may be shall engage respective professional to prepare architectural or town planning or engineering design and drawings including specifications, and to supervise their respective works at site.
    - (2) The responsibility of every professional signing the plan and documents shall be limited to his respective discipline.

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- (3) The professional, so engaged, shall submit to the BPAC, in writing, on prescribed form of his having undertaken to supervise such work.
8. **Building plan Approval Committee.**---For the purpose of approval of building plans, the Authority shall, under section 8 of the Act, constitute a Committee to be called the Building Plan Approval Committee and comprising of the following:
- |     |                                                              |                                |
|-----|--------------------------------------------------------------|--------------------------------|
| (a) | Director General                                             | Chairman                       |
| (b) | Director (BCA)                                               | Member                         |
| (c) | Assistant Director (BCA);                                    | Secretary                      |
| (d) | Assistant Director (Admn);                                   | Member for scrutiny of record. |
| (e) | Draftsman;                                                   | Member                         |
| (f) | Any other member/ members / expert nominated by the Chairman |                                |
9. **Alteration of design / renovation of the approved building.**---(1) If the owner or professional intends to alter the design after grant of approval and there occurs no increase in floor area, change of open space or increase in height of buildings, no further submission or permission shall be required provided that the proposed changes do not violate any of the provisions of these rules.
- (2) In the event that proposed alteration or after grant of approval, involves increase in floor area and or change in open space or increase in height of building, provided that the proposed changes do not violate any of the provisions of these rules. The owner or professional shall be required to submit a revised submission drawing, along with all respective fees and any other fee imposed by the BPAC. However during the period of processing of revised plan the construction work shall be stop.
10. **Height of room and minimum floor height.**---(1) The minimum clear height of a room shall be as follows:

S.No	Particular of building work	Feet
i	Habitable room	9.5
ii	Kitchen - pantry	8
iii	Bathroom , W.C's latrine verandah, porch carriage	7 ½
iv	Place of instruction, assembly	12
v	Shop	10

Explanation: Height of a room shall be taken to be the vertical measurement from the upper surface of the floor to the underside of the highest part of ceiling less one-half of the vertical measurement between the lowest and highest parts of the ceiling. Where there is no ceiling, the measurement shall be to the underside of the rafters.

S.NO	FLOOR AREA	SQ.FE ET
(i)	Habitable room	100
(ii)	Kitchen	50
(iii)	Shop	100
(iv)	Latrine /W.C	15
(v)	Bathroom	20
(vi)	Combined W.C Wash- basin and bathroom	45

11. **Period of approval.**---(1) After the receipt of an application (complete in all respect) for approval of building plans or revised plan the BPAC shall examine and shall approve or reject within Forty five days.

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Anbottissari





Appropriate action shall be taken against the concerned officer under E and D rules if the case is not finalised within the period specified above.

- 2) In the case of refusal or rejection explicit objection shall be communicated, in writing, quoting provision of the rules. If the owner or builder complies with the specific objections communicated earlier within a period of one year no further scrutiny fee shall be charged.
  - 3) Upon approval of the submission drawings, construction shall be commenced immediately within a period of twelve months failing which renewal of permission to construct shall be obtained from the Director General, where as the construction period for completion will be dealt within two years failing upon which all the GDA taxes will be applicable from date of approval.
  - 4) On expiry the applicant may apply for the extension which may be extended six month to twelve month on case to case basis / requirement of construction to Director General,
12. **Cancellation of permission and right of appeal.**—If, at any, time after permission to carry out building works has been granted and the BPAC is satisfied that such permission was granted in consequence of any defective title of the owner or builder, material misrepresentation, or fraudulent statement contained in the application made under these rules, or in any change in the approved drawings not consistent with these rules in respect of such building, such permission may be cancelled if the builder, professional, owner fails to satisfy the Authority within fifteen days having being served a show cause notice by the BPAC and any work done there under shall be deemed to have been done without permission abinitio provided that the owner or builder shall have a right of appeal to the Technical committee.
  13. **Compliance of conditions of approval.**—Any person, who carries out building works or demolition works shall comply with the directions and conditions accompanying the sanction given by the Authority from time to time in furtherance of these rules.
  14. **Notice of verification of building lines (plinth verification).**—Any person, who commences any building work under these rules, upon completion of plinth and in the case of basements, upon the completion of foundations and shall give notice to the GDA, as specified in Appendix-iv, and shall not proceed further with the work for a period of fifteen days from the date of receipt by the GDA of such notice, to enable the Authority to verify the building lines. The Authority shall intimate within the aforesaid period, to the owner or his representative, approval of verification of building line or of any error which may be found in the building line, as specified in Appendix-iv. Verification of the buildings lines by the Authority in no way implies the acceptance of the title, location of the land, which is the sole responsibility of the owner or builder. If no such intimation is received from Authority, the owner shall be entitled to proceed with the building works after giving notice to the GDA provided the construction is in accordance with the approved building Plans.

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Abotkhayat



15. **Inspection of buildings.**—(1) The Director General Or any person authorised by Director General may inspect the premises without giving prior notice:
- at any time, before the approval of an application received under these rules;
  - at any time during the progress of the building works;
  - within Twenty days from the receipt of the notice of completion or the occupancy certificate with respect to any such building; or
  - if no notice of completion or occupancy certificate has been received, at any time after the building has been erected, added to or altered.
2. The authorized officer shall have the right to inspect that proper record of pouring of all the structural system is maintained at site along with the test results of seven days and twenty eight days of cube or cylinder test of concrete and yield strength of steel.
3. The structural consultant and his resident engineer, Site engineer and contractor or builder to the extent of their responsibilities shall ensure the quality of structure system as per approved specification at site and shall be fully responsible for strength, stability and sustainability of building. In the event the authorized officer shall observe non compliance shall notify in writing to the concerned title holder, builder, site engineer, giving full details specifying the deviations, where these occur with identification.
16. **Building works to conform to approved plan.**—(1) If on making any inspection under these rules by the Director General or authorised by the Director General finds that the building works are:
- not in accordance with the plan that have been approved, other than alterations as are allowable under these rules; or
  - contravene any of the provisions of these rules, it may, by written notice, require the owner or representative and the professional carrying out building works within the period to be specified in such notice, with the object of bringing the works in conformity with said Plan, approved specifications, or provision of these rules, to get revised submission plan approved after complying with the requirements of these rules.
  - In the event of non-compliance with the rules made, the Authority shall have power to order cessation of work or sealing of the premises or order immediate demolition of that much of the construction which contravenes any of the provisions of these rules and the expenses thereof shall be recovered from the owner or by sale of recovered items or materials after demolition or both.
17. **Rectification of works after inspection and appeal.**—If there is evidence that in carrying out of building works any construction has been done contrary to the provision of these rules, or that anything required under these rules is omitted and if, on inspection of such building, it is found that the building work has been completed or has advanced to for and which could not be permitted or allowed under the provision of these rules, the Authority, may, by written notice require the owner or person who has or have carried out the building works to

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Barrack Street



drill out, to cut into, or pull down so much of such building as is beyond the permissible limits as provided in these rules.

18. **Notice of completion.**—(1) Any person who carries out and completes building works fully or partially approved under these rules shall within one month of the completion of the works deliver to the Authority at its office, in writing, the following documents:
- notice of completion or occupancy on as specified in Appendix-V signed by the relevant professional together with certificate or certificates as the case may be;
  - a completion plan showing the building exactly as completed; and
  - in case the formalities noted at clauses (a) and (b), are fulfilled by the owner or builder, the occupancy certificate may be issued by the Authority within forty five days of submission of completion plan with application.
  - No person shall occupy or permit to occupy any such land or building, or use, or permit to use, any part affected by the erection or re-erection of such building, until the completion certificate has been granted.
19. **Refusal to issue completion certificate.**—The Authority may refuse an application to issue an completion certificate, if the proposed or completed building is not in accordance to the approved building plan, furthermore till issuance of completion certificate residential plot will be charged as commercial for recovery of taxes etc and commercial plot will be charged 150% for taxes or any other charges may deem fit by the competent authority.
20. **Permit to demolish buildings.**—(1) No building shall be demolished without written permission from the Authority. No permission to demolish shall be issued unless the Authority is assured by the owner or builder through an undertaking that the electricity, gas, water, sewerage or other utility services connections to the building or portion to be demolished shall be effectively cut off or relocated and such connections shall remain cut off or relocated during the period of the work in case of any adverse eventuality the owner, builder or contractor shall be fully responsible.
- The Authority shall either reject or approve the application for demolition within thirty days from the date of submission. In case of refusal by the Authority the rejection letter shall specifically cite the relevant clauses etc.]The builder or owner shall be responsible for the disposal of construction and demolition materials. Dumping ground shall not be used for the said purpose.
  - The builder or owner shall deposit the debris security as per notified by the Authority from time to time (refundable). In case the builder or owner does not remove the debris after the completion of construction work, the Authority shall arrange to clear the debris from the site and the costs shall be paid out of the said security money.
21. **Public Notice.**—(1) Public notice, whenever required under these rules, shall be given in the following manner:

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New Delhi

- a) by publishing in the leading newspapers of wide circulation minimum one each Urdu and English as a display advertisement and not a classified advertisement; or
- b) by affixing copies thereof display on the site and at notice board of the Authority respectively.
- (2).The notice shall state the place and the Officer with whom replies or objections may be filed within a specified time.
- (3) The officer, so designated, shall consider the suggestions or objections filed or testimony given and submit a report to the relevant department of the Authority, as the case may be, as defined under these rules.
- (4) A copy of the notice shall be submitted to the concerned authority which may have referred the matter or under whose jurisdiction the land falls.
22. **Rounding of boundary wall.**---Boundary wall of corners of end plots abutting two-roads or street will be chamfered as under,-
- (a) road width up to twenty (20) to thirty (30) feet: By minimum six (6) feet; and
- (b) road width above thirty (30) feet: By minimum ten (10) feet.
23. **Width of roads in townships.**---The width of roads in the township shall be determine by the authority from time to time.

### CHAPTER 3 COMMERCIAL BUILDINGS

24. **Set back or Compulsory Open Space(arcade, rear, side), foot print and Floor Area Ratio.**---The following minimum set back or Compulsory Open Space, foot print and Floor Area Ratio shall be considered against the mentioned plot sizes:

**Note:-** (1). *No commercial building shall be auctioned less than two kanal. Those already done / share transfer before the promulgation of BCR 2012 any building which was either divided / bifurcated can be entitle as separate plot irrespective of size of the plot, the table below may not be applicable regarding covered area on already constructed building before 2012. Builder / owner needs to submit their building plan for regularization, taxation and record purposes. In case the owner intend to demolish the old building the permissible limits is as per tabulated below.*

- (2) *those plots wherein the share are transferred and building are constructed before promulgation of these by laws can be entitled as separate plot subject to submission of building plan of existing structure and verification by the authority.*
- (3) *Share in plot will not be entitled as separate plot. The construction will be permissible as per detail given in the table.*

Plot area	Up to 5 Marlas	Up to 15 Marlas	Up to 2 Kanals	2 Kanal and above
Percentage Allowed (Footprint)	85%	80%	75%	75%
COS (Compulsory open space)	5'-0" Front 3'-0" Rear	8'-0" Front 3'-0" Rear 3'-0" One side	12'-0" Front 5'-0" Rear 5'-0" both side	12'-0" Front 5'-0" Rear 5'-0" Left side 5'-0" Right side

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<b>The road level and topographic positioning of the site to be investigated is of prime consideration</b>	
<b>UPSIDE HILL</b>	
Floors Allowed	Max. Ground+3 or according to site topographical conditions amendments may be allowed w.r.t. terraces or no. or floors
Basement	Max. 1 (if Feasible as per site) or decision may vary according to site and land condition without excavation.
<b>DOWNSIDE HILL</b>	
Floors Allowed	Max. Ground+2 or according to site topographical conditions amendments may be allowed w.r.t. terraces or no. or floors
Basement	Allowed as per site condition without excavation, below 40' feet the structure shall not be allowed for human habitation.

**Attic floor.**

1. Attics will be considered as the separate floor.
2. Minimum clear height should be 8' on sides.
3. 60% Slope shall be provided for roofing structure

Attic should not be included in number of stories, but shall be subject to levy of taxes and the covered area.

**NOTE:** For public building OR any mega project of the Department;

1. If both sides of the land is open, then Max.Ground+3 with basements upto 40'.
  2. For any public service buildings, such as Rescue station, educational institutes, medical facility, bank or parking plazas etc, the basements are allowed as per topographical conditions irrespective of the depth of the land ( in those cases depth will not be limited to 40').
  3. If land is approached by two sideways or road, the BPAC will decide the main approach road from wherein the ground level shall be considered.
  4. Leveling can be allowed based on topographical conditions.
  5. Cutting is not allowed. But it can only be utilized if that is not disturbing the original strata and land character of the hilly topography in all senses.
  6. For downside hill area basement area can be used as habitable area only if they used the existing slopes with proper ventilation and lighting.
  7. Bedrock is the limit for the excavation of foundations. Beneath bedrock excavation will be prohibited. Bedrock provides the stable foundation base.
  8. The typology of foundation that is most viable in accordance to the soil bearing capacity and also conforming to the land character and its topographical sequence that needs to be designed by an experienced structural engineer having specified qualifications and experience.
25. **Commercial building and its height.**---For plots abutting on public streets at rear, the rear compulsory open space may be condoned.
1. In case of corner plot, the compulsory open space on side abutting the lane or road may be condoned and an arcade shall be provided.
  2. Ramp leading to the parking area upward or downward is allowed only within the compulsory open space.
  3. Projected balconies maximum three feet wide within the compulsory open space shall only be allowed at sixteen feet height from the finished floor level. Balconies shall always remain open from three sides.
- ii. **Following are the conditions of commercial buildings:**
- (a) Maximum height shall not exceed fifty feet from center of the adjacent road excluding stair tower, machine room and hip or gable roof;
  - (b) attic floor is allowed if total height of the building does not exceed fifty feet;
  - (c) plinth level shall be four feet if basement is constructed, otherwise two feet;

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- (d) arcade from crown of the road shall be 1.33 feet;
- (e) parapet wall shall be five feet;
- (f) minimum clear ceiling height shall be 9-feet;
- (g) minimum height of stair tower shall be 8-feet;
- (h) minimum height of basement shall be 9- feet without obstruction;
- (i) height of arcade and individual storey shall be;
- i. width 8 feet;
  - ii. maximum height of arcade from adjacent road level 10'-6";
  - iii. minimum height from floor level 10'-6" feet and
- (j) no mezzanine in a commercial building shall be permitted in any room or garages having clear height less than sixteen feet above the plinth level and the total mezzanine in any room shall not exceed one third (1/3) of the total floor area of room.
26. **Ramp for disabled persons.**—In all commercial buildings, public buildings and apartments a ramp of minimum six feet width and having maximum gradient of 1:12 shall be provided. In case of non-provisions of lifts, each floor shall be accessible through this ramp.
27. **Projections.**—No bay window, porch or any other projection shall be constructed beyond the building line provided that the projection of:
- (a) a window sill at a distance of not more than 64 mm (2.5 inches) at a height of not less than 750mm (2feet 6 inches) above plinth; and
  - (b) a sun shade or roof slab extension not projecting more than (3feet) in a building within the compound
    - i. **Office building.** —Roof slab or a sun shade project of 1-meter (3.28') length shall be permissible on all sides of the office building into mandatory open spaces.
28. **Basement.**—Basement shall be permitted or allowed in all the cases provided that:
1. the engineering instructions are given full regard, and that the foundations of the basement do not intrude in the adjoining plot;
  2. independent entrance as well as an emergency exit is provided;
  3. proper sanitary arrangements are made;
  4. the drainage passing under the basement is gas tight and;
  5. the minimum height is not less than 3.1 meters;
  6. minimum area of basement shall be 9.3 square meter (100 square feet.);
  7. basement can be provided on max. 100% of the ground coverage area; and
  8. Construction of basement may be allowed under the ground floor, in case the ground level so permit and it is not carved out by way of any excavation below ground level. Such basement may be used for human habitation, and shall not be taken in to consideration for the purpose of determining number of storey's and building height. Number of basements is permissible depending upon the availability of natural gradient and minimum cut fill. However in such cases the basement area shall be subject to levy of taxes and the covered area of any basement level shall not exceed / extend beyond the foot print of ground floor area and roof of the basement is below ground level or street level on any side.
    - Structure stability Drawing/Calculations are mandatory
    - In case of amalgamation, Building Regulations of the resultant plot size shall be applicable.
    - Applied only on New Proposed and Rebuild Plans

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- For Parking Provision a floor/storey must contain at least a habitable room, a latrine, bath room and a kitchen.

29. **Shops.**—Minimum area and width of shops shall be 100 square feet and 8 feet respectively.
- Height of ceiling of each floor of a shop shall not be less than ten feet except mezzanine which shall not exceed eight feet from finished floor level.
30. **Arcades.**—(1) The minimum width of arcade in main civic and commercial centers and division or district centers shall be ten feet in case of neighborhood shops or centre the minimum width of arcade shall not be less than five feet. The provision of this sub rule shall also be applicable in all approved private commercial centers.
- (2) The level between arcade and shopping floor shall not exceed 1'-6" whereas the level of arcade from the center of road crest shall not exceed 6 inches.
- (3) Arcade to be used as foot path for pedestrians shall be constructed in front of shops throughout and no building obstruction of any kind shall be allowed within arcade.
31. **Doors, windows and ventilators.**—All doors, windows and ventilators provided for rooms in the proposed building shall not be less than the following:
- ventilators – 2sq feet;
  - doors – 2'6" x 6'6"; and
  - windows – 6sq feet.
32. **Vehicle workshops.**—The maximum allowable covered area of vehicle workshop shall be 25% of plot area, which shall not be used for residential purpose with the following conditions:
- height shall not exceed thirty feet including parapet walls;
  - no basement is allowed to be constructed;
  - premises shall not be used for residential purposes; and
  - proper toilet facilities shall be provided.
33. **Means of escape in case of emergency.**—All means of escape from a building including windows and extra corridors shall permit unobstructed access to a street or to an open space or adjoining building or roof and from where access to the street is obtained.
34. **Fire resistance and fire precautions.**—(1) No building shall be roofed with straw or other easily inflammable material.
- (2) No fireplace, to be used as such, shall be constructed unless the floor beneath it and around it for a width of three feet has been rendered fireproof by being covered with earthenware tiles or concrete or some other fireproof substance.
- (3) Every fire place shall, before use as such, be provided with chimney with an iron, brick, or stone flue to afford free means of exit for smoke
35. **Stairs.**—(1) Open stairs in setback, spiral or straight, shall be allowed provided that:
- these fall in the rear setbacks having a width of 10'-0" and above, and in side set back towards road or open space in case of corner plots;

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- (b) the width of spiral stairs shall not be less than 5'-0" and not more than 6'-0" and in the straight stairs, not more than 3'-3" and not less than 2'-9" including railing;
- (c) these stairs are provided for servant room located at first floor;
- (d) in no case, open stairs in the setback shall be used as main stairs for approach to first floor; and
- (e) suitable visual barrier of a height, not more than 6'-0", shall be erected in front of servant rooms for the privacy of neighboring houses.
- (f) There shall not be more than 15 risers between each landing. A landing shall not be less than 1.6 meters (3.5 feet.) in depth except in case of service stair case where the number of risers may be increased depending upon the situation and design.
- (g) Winders may only be permitted in residential building other than apartment houses.
- (h) All stair cases in apartment houses shall be of RCC or other non-inflammable material.
36. **Stair cases, passages and corridors.**—(1) Every building other than apartments, houses up to three storeys shall have stair cases having a clear width of 1.06 meters (3 feet. 6 inch) and four feet. where it exceeds three storey:
- (2) In apartment houses, stair cases shall have the following minimum width for all the storey:
- Up to five storey: 1.22 meters (4 feet.) clear; and
  - Above five storey: 1.37 meters (4 feet 6 inches)
- (3) Every block of apartment houses having more than six units shall be provided with an additional stair case.
- (4) In a block of apartment houses emergency stair cases shall be provided in addition to main stair case or stair cases
- (5) An emergency stair-case shall be sited at such a position that it shall be accessible to all the units without any hindrance or obstruction.
37. **Emergency exit.** — (1) an exit may be a door way or corridor, passageways to an internal stair case or external stair case or to a verandah or terraces which shall have access to the adjoining street. An exit may also include a horizontal exit leading to an adjoining of the same level but lift and escalators shall not consider as exists.
- (2) The emergency escape shall conform to the following requirements:
- (a) every building meant for human habitation shall be provided with exit sufficient to permit safe escape of occupants, in case of fire or other emergency;
- (b) in every building exit shall comply with the minimum requirements of this part except the building not assessable for the general public use;
- (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 requirement as by the approved architect or town planner;
- (e) where necessary, adequate and reliable illumination shall be provided for exits;
- (f) exits shall be clearly visible and routes to reach exits clearly marked and sign posted to guide the inhabitants of the concerned;
- (g) firefighting equipment shall be suitably located and clearly marked;

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- (h) alarm devices shall be installed to ensure prompt evacuation of inhabitants concerned; and
- (i) Fire resisting doors or roller shutters of approved specification shall be provided at appropriate places along the escapes routes to stop the spreading of fire and smoke and particularly at the entrances and stairs where a final effect may be created including upward spread of fire.
38. **Structures on roofs.**—Only the following structures of permanent nature may be constructed on roofs provided these are designed and built as per architecture and engineering design and to the satisfaction of the Authority:
- chimneys, air conditioning and other ducts, vents and wind catchers;
  - water tanks suitably designed or not visible from the road;
  - parapet walls of five feet high. in case of accessible roof, the provision of railing or parapet wall shall be compulsory;
  - stair tower;
  - lift rooms skylights, etc; and
  - other structure which the Authority may, by general or special order, permit.
39. **Chimneys and flues.**—Wherever deemed required, a compatible sized chimney shall be included in a building with construction of non-combustion materials of such a nature, quality and thickness as not to be unduly affected by heat condensation or the products of combustion.
40. **Dangerous buildings.**—For the purposes of this chapter all such buildings, walls or structures which are declared by the Authority as dangerous shall lie in the following two categories, namely:
- building or structure whose strength, stability, serviceability, robustness or durability has been impaired due to any reason such as improper structural design and detailing, faulty or poor construction, decay, dilapidation, obsolescence, natural disasters or leading to abandonment due to all these reasons to a level, where it cannot be restored to its original status shall be classified as dangerous building category-1 by the authorized structural engineer of the Authority or a structural engineer as appointed by the Authority for said purpose and shall liable to be demolished; and
  - any building or structure or part thereof whose strength, stability, robustness, serviceability or durability has been impaired due to all such reasons as cited in clause (a) to a level where it could by way of strengthening, appraisal and restoration be brought partially or wholly near to its original status shall be classified as dangerous building category-2 by the authorized structural engineer of the Authority, or as appointed by the Authority, for the said purpose and shall be governed by rule 41 of these rules.
41. **Buildings unfit for human habitation and notice of prohibition.**—If for any reason it shall appear to the Authority that any building or part thereof intended or used for human habitation or human occupation for any purpose whatsoever is unfit for such use, it shall signify its intention to prohibit the further use of such building or part of a building and call upon the owner or occupiers or tenants to state in writing their objections, if any, to such prohibition within fifteen days after the receipt of such notice. If no objection is raised by such owner or occupier or tenant, as

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the case may be, within the prescribed period or if any objection which is raised appears to the Authority to be invalid or insufficient, the Authority may prohibit by an order in writing the further use of such building or part thereof. The owner, occupier or tenant of the building shall be given an opportunity of appearing before the Authority in person or by an agent in support of the objection, if so desired.

42. **Alteration, modification, uplifts and repairs of dangerous buildings of category-2.**—(1) At any time if the Authority considers that it can be rendered fit for human habitation by the structural alterations, repairs, modifications or uplifts, it may by notice, in writing, call upon the owner or occupier, as the case may be, to commence the specified works within such time as may be specified in the notice, but not less than thirty days which shall be completed within the period as specified in the notice but not more than ninety days from the date of receipt of such notice, at the expiration of the aforesaid period such alterations, modification, uplifts or repairs have not been commenced or completed to the satisfaction of the Authority, it shall issue to the said owner or occupier, as the case may be, a notice in writing ordering the demolition of the subject building within thirty days from the date of receipt of such notice.
- (2) If the Authority considers it impracticable to render such building or part thereof fit for human habitation, it may send a notice in writing, call upon the owner or occupier to demolish it in a period specified by the Authority.
43. **Demolition of dangerous building on expiration of notice period.**—(1) If at the expiration of the period specified in the notice and order to demolish a building or part of a building issued under sub-rule(2) of rule-43 has not been complied with, the Authority may direct, by an order in writing, the demolition thereof through a contractor, who has on his roll at least one Authority qualified engineers responsible for undertaking all necessary safety measures during the process of demolition as per procedure laid down by the Authority.
- (2) All expenses incurred by the Authority under sub-rule (1) shall be paid by the owner or occupier, as the case may be, of the building.
- (3) The Authority may extend, in case of genuine reason, the prescribed time for repair works, so specified in the notice.
44. **Evacuation of dangerous buildings.**—(1) If in the opinion of the Authority, any building wall or structure or anything affixed thereto is in a hazardous or dangerous state, the Authority may, by notice, in writing, require the owner or occupier thereof either to remove the same or to cause such, as the case may be, repairs to be made thereto forthwith as the Authority may deem fit to avert such danger, including the evacuation without notice from such building of all the occupiers thereof.
- (2) Any expense incurred, by the Authority, under sub rule (1) shall be paid by the owner or occupier, as the case may be, of the building.
45. **Installation of antenna tower.**—(1) Certification regarding protection against lightening and proper earthing as applicable the following documents to be submitted by the owner or builder to the Authority along with request for installation of antenna tower:
- (a) foundation design for tower to ensure safety of structure or tower;
- (b) undertaking of architect or structural engineer that design is safe and he or she shall supervise the installation of tower;

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- (c) detail of equipment to be installed;
- (d) a drawing of front view of tower showing height of tower (maximum permissible height is above roof top);
- (e) No Objection Certificate from all occupants (subleases or tenants) and builders shall be attached; and
- (f) Proposed agreement to be executed, between the cellular company installing the tower and the owner.
- (2) No construction work except tower is allowed on roof top, provided it is approved by a qualified structural engineer.
- (3) Generator, if fixed for backup support, shall be placed in shop on ground floor or basement, with proper canopy for sound proofing and shocks for minimizing vibration.
- (4) Maintenance staff shall be issued with proper cards to ensure security of building.
- (5) Building light shall be fixed on top of the tower.
- (6) Permission shall be valid for one year, which may be renewed every year with prescribed fee.

## CHAPTER 4 RESIDENTIAL BUILDINGS

46. Set back or compulsory open space, foot print, floor area ratio, voids and inumty.---

**Note:-** (1). No residential building shall be auctioned less than two kanal. Those already done / share transfer before the promulgation of BCR 2012 (any building) which was either divided / bifurcated can be entitle as separate plot irrespective of size of the plot, the table below may not be applicable regarding covered area on already constructed building before 2012. Builder / owner needs to submit their building plan for regularization, taxation and record purposes. In case the owner intend to demolish the old building the permissible limits is as per tabulated below.

- (2) those plots where in the share are transferred and building are constructed before promulgation of these by laws can be entitled as separate plot subject to submission of building plan of existing structure and verification by the authority.
- (3) Share in plot will not be entitled as separate plot. The construction will be permissible as per detail given in the table.

### *For Pre-Existing building*

Plot area	Up to 5 Marlas	Up to 15 Marlas	Upto to 1.5 Kanal	2 Kanal and above
Percentage Allowed (Footprint)	80%	75%	70%	60%
COS (Compulsory open space)	5'-0 Front 3'-0 Rear 0'-0 Left side 0'-0 Right side	7'-0 Front 3'-0 Rear 3'-0 one side	12'-01 Front 7'-01 Rear 4'-01 Left side 4'-01 Right side	15'-0 Front 7'-0 Rear 5'-0 Left side 5'-0 Right side

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<b>UPSIDE HILL</b>	
Floors Allowed	Ground+1
<b>DOWNSIDE HILL</b>	
Floors Allowed	Max. Ground+1
Basement	Basement as per clause 39 of amended BCR 2020

The covered area of the top storey of residential building shall not exceed the covered area of ground floor

Note: For public building only according to site topographical conditions amendments may be allowed w.r.t. terraces or no. of floors.

**Attic floor.**

4. Attics will be considered as the separate floor.
5. Minimum clear height should be 8' on sides.
6. 60% Slope shall be provided for roofing structure

Attic should not be included in number of stories, but shall be subject to levy of taxes and the covered area.

47. **Ramp, stairs, basement and projections.**—(1) No ramp or stairs on the road or green belt is allowed.
- (2) Basement can be provided on maximum hundred percent (100%) of the ground coverage area.
- (3) Maximum allowable projection of chajjas and sunshades in compulsory open spaces shall be 2.5feet. (0.75m) or half the width of compulsory open space whichever is less.
- (4) No construction shall be allowed in the chamfered portion upto 17feet (5.17m) measured from the adjacent road.
- (5) Open balconies projecting on to public streets from buildings abutting such streets shall be permitted by the Authority only for residences or apartments. Such projection shall not be used as a room as per conditions stated in the table below:

Width of Street	Max-length of balconies	Max. Projection of balconies	Balconies and sunshades
30feet.(9.13m) and less than 40feet (12.18m)	23feet(7m)	2feet(60cm)	17feet(5.17m)
40feet.(12.18m) and less than 50feet (15.2m)	23feet(7m)	3feet(90cm)	17feet( 5.17m)
50feet(15.2m) and above	23feet(7m)	4feet(120cm)	17feet( 5.17m)

- (6) Plots abutting a public street, lane and permanent open space on the rear shall be exempted from the provision of rear compulsory open space.
- (7) One basement at residential plots shall be permissible maintaining the compulsory open space which shall not be included in permissible floor area ratio.
- (8) In case of corner plots no balcony shall be allowed at the corner of the plot below 17feet (5.17m).
- (9) Boundary wall of a plot from crown of the road shall be 6 to 8 feet.

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## CHAPTER 5

### LIGHTING AND VENTILATION

48. **Size of external and internal openings.**—(1) Every room, other than rooms used predominantly for the storage of goods, shall be provided with natural light and natural ventilation by means of one or more openings in external walls. These openings shall have a combined area of not less than 10% for habitable rooms and 7.5% for other rooms of the floor space of such opening, and the whole of such openings shall be capable of allowing free and uninterrupted passage of air.
- (2) Area for openings in case of warehouse, godown, storage places etc. shall not be less than five percent of the floor space unless the space is mechanically ventilated.
- (3) Unless the light and ventilation requirements are met by an air well or ventilation duct, all internal habitable rooms must have openings in internal air wells in addition to door openings not less than 7.5% of the floor area of such room. Access for maintenance of shaft be provided at level for where the shaft is commenced.
- (4) Habitable rooms may receive daylight and natural ventilation from internal air wells which shall conform to the following minimum sizes:
- a. for buildings up to two storeys, fifty square feet (4.6 square m) with minimum width of well five feet (1.5m);
  - b. for buildings with three to five storeys, hundred square feet (9.3 square m) with minimum width of well eight feet (2.44m);
  - c. for buildings higher than five storeys, hundred square feet (9.3 square m) plus 10 square feet (0.93 square m) for each additional floor over five storeys and minimum width of well 10 feet (3.0m); and
  - d. where only kitchens, water closets and bathrooms receive daylight and ventilation from air-wells, their sizes shall conform with the following as minimum:
    - (i) for buildings up to two storeys, twenty five square feet (2.3 square m) with minimum width of well three feet (0.9m).
    - (ii) for buildings with three to five storeys, fifty square feet (4.6 square m) with minimum width of well five feet (1.5m). and
    - (iii) for buildings higher than five storeys, fifty square feet (4.64 square m) plus five square feet (0.46 square m) for each additional floor with minimum width of well five feet (1.5m).
- (5) Access for maintenance of each such shaft shall be provided at lowest level of the shaft.
49. **Permanent openings in kitchen.**—Every kitchen shall have openings for permanent ventilation into the external air space not less than 15% of its floor area.
50. **Water closet, bath room and ablution places.**—Every water closet, urinal stall, and bath room and ablution area shall be provided with natural lighting and ventilation by means of one or more openings in external walls having a combined area of not less than two square feet (0.2 square m) per water closet, urinal or bathroom except where

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adequate and permanent mechanical ventilation is provided and which discharges into an open space.

51. **Garages and staircases.**—Every garage shall be provided with opening of not less than 5 percents well as the enclosed stair case not less than 7.5 percent of the floor area for ventilation and lighting incorporated in a wall or in the door.
52. **Mechanical ventilation and central air-conditioning waiver and minimum requirement.**—Where undertaking for central air-conditioning and permanent mechanical ventilation is provided in respect of lavatories, water closets, bathrooms, corridors, basement, underground car parking, cinema or other projection rooms, where photographic film is being used processed or stored and in respect of which no such external walls overlooking verandas, pavements or walkways are present, conditions relating to natural ventilation and natural lighting under these rules shall not apply to such areas and spaces.

## CHAPTER 6

### APARTMENT BUILDINGS (APARTMENTS AND FLATS)

53. The following setbacks and basic provisions in the apartments shall be considered:
- (1) **Setbacks:**
- a. **Front:**  
40 feet in case of row of flats with front open from front line.  
60 feet in case of row of flats facing each other.
- b. **Side:**  
20 feet in between end of blocks of apartment or flats either facing each other or Placed as single row from front line.
- c. **Rear:**  
20 feet at rear as service road for garbage collection and as privacy buffer for apartment or flats placed back to back.
- (2) Minimum of one car per apartment shall be provided along the road either in open or under sheds or in the basement of the building.
- (3) Apartments not exceeding eight in numbers shall be provided with minimum of one stair case with a minimum width of four feet.
- (4) An overhead water tank of minimum twenty five hundred gallons for a group of eight flats. In addition, underground water tank for minimum of twenty five hundred gallons of water also be provided.
- (5) Garbage disposal chute accessible to eight number flats and a receptor shall be provided at ground or basement level.
- (6) In case of unavailability of sewerage a septic tank and a soakage pit shall be provided.
- (7) Minimum of two numbers of firefighting extinguishers shall be provided at each floor landing area.
- (8) Lighting conductor for a group of eight apartments needs to be provided.
- (9) Provision of emergency exit is mandatory.

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- (10) In apartments a ramp of minimum six feet width and having maximum gradient of 1:12 shall be provided. In case of non-provisions of lifts, each floor shall be accessible through this ramp.

## CHAPTER 7 PARKING REQUIREMENT

54. **Parking and its general conditions.**—(1) The general conditions relating to Parking, so specified under sub rule (2), in respect of new buildings is constructed or a change of use of existing building is made or there is an increase in the floor area of the building, as the case may be, shall be strictly followed.

i. The following are the general conditions which are applicable to the parking in the building.

(a) adequate car parking to be provided for all commercial buildings, residential buildings, residential-cum-commercial and high-rise buildings designed on plots above three hundred and ninety-nine square yards and having front more than sixty feet;

(b) the parking space, including ramps, shall be exempted from floor area ratio;

(c) total parking space requirements of every building shall be determined as a sum of parking requirements for each type of use to which the building is subjected;

(d) minimum clear height of parking structure without obstruction shall be seven feet six inches;

(e) detailed plan clearly showing entry, exit, gradient of ramp, turning radius, circulations and movement of vehicles etc. shall be submitted;

(f) parking may be provided on any floor with ramps or lifts as a means of access;

(g) electrical or mechanical ventilators to be provided for parking in the basement;

(h) multiple basements for parking may be permitted; and

(i) sixteen percent of the total car parking space shall be utilized to provide space for motorcycle parking at the rate of six motorcycle and eight bicycles for every one car.

ii. When units of measurement used in computing the number of parking spaces result in the requirements of a fractional space, the nearest whole number to next higher side of parking spaces shall be taken;

iii. Where car lifts are provided there shall be a minimum of two car lifts with facilities of standby generators wherever so required.

(5) Minimum one car lift, wherever so required with standby generator, shall be provided for every forty cars, if parking level is at more than forty feet (12m) in height from road level.

(6) One car lift with standby generator shall be provided for every fifty cars. If parking level is up to forty feet in height.

(7) The standards for parking spaces are specified in the table below.

DESCRIPTION---	FOR CAR,	FOR MOTORCYCLES,
Bay width---	8 feet---	2.5 feet---
Bay length---	16 feet---	6.0 feet---

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Gradient of ramp---	1:7.5---	1:8.5---
Straight turning radius (outer) ---	24 feet---	-
Helical ramp turning radius---	32 feet---	-
Lot turning radius---	17.5 feet---	-
<b>Minimum ramp and driveway width:</b>		
Two-way traffic---	18 feet---	-
One-way traffic---	10 feet---	-
Minimum space for parking one car---	8 feet x 16 feet---	-

55. **Minimum space for parking under special conditions.**—Minimum space for parking under special conditions are as follows:

- (a) sufficient car parking space shall be provided within the plot area for faculty staff and visitors according to the standards;
- (b) one car space for every 1000 sq feet of floor area;
- (c) 40% of parking space shall be reserved for cycles and motorcycles;
- (d) one motor car space for every eight hundred square of floor area for retail shopping areas, business offices, hotels, restaurants, conference rooms, indoor recreational areas and retail outlets shall be provided;
- (e) one motor car space for every one thousand square of floor area for apartment or flat site building or residential-cum-commercial building shall be provided; and
- (f) minimum one out of every fifty car parking stalls shall be dedicated for the special persons at the most convenient location. Exemption from provision of parking space. In all places of worship and all buildings on plots of odd shapes and dimensions, where there is no physical possibility of designing car parking space within the premises, necessary exemption may be given by the Authority.

56. **Ramp, parking and ventilation.**—The lower ground floor or basement if used for car parking purposes may be constructed after leaving four feet (1.22 m) space all around within the plot. This would apply in the case where only one basement is provided with a maximum excavation of twelve feet (3.66 m) Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level.

- i. For the construction of basement beyond twelve feet (3.66 m) depth from road level, the entire plot area can be covered subject to the provision of RCC piling or adequate structural system along all four sides of the plot.
- ii. The lower ground floor or basement if used for purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these Rules.
- iii. No ramp shall start within ten feet clear space from the plot line for entry and exit purpose such ramp shall have a minimum slope of 1:7.5 with transition slopes minimum eight feet long and maximum 1:10 gradient at both ends.
- iv. In the parking basement non-usable areas such as generator room or water tanks or pumping stations or engineering services or transformer may be permitted subject to the condition that the area does not exceed 10% of the particular floor area with proper enclosure.

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- v. The rooms for security or emergency staff may also be permitted in parking basement which shall not create any hindrance in parking.
- vi. In case of provision of parking in basement, the parking space shall be provided for both motor bikes and motor cars. Parking basement only for motor bikes shall not be approved.
- vii. Gradient of ramp or access to the building shall be included with in the property line.

## CHAPTER 8

### TEMPORARY WORKS IN CONNECTION WITH BUILDING OPERATIONS (SAFETY AND SECURITY MEASURES)

57. Use of public streets and Site hoardings.—(1) No person shall start building works on a site abutting on a street without having first provided hoarding or barriers to the satisfaction of the Authority along the whole length of such site so as to prevent danger or injury to the public or the persons employed in the work.
- i. No part of any street shall be used in connection with the construction, repair or demolition of any building except with the written permission of the Authority. Where such separation is not possible he shall make arrangement for the security of public to the satisfaction of the Authority. The materials shall not hinder with any public services, including but not limited to storm water drains, water supply lines, fire hydrants, electric poles or lines or piped gas lines etc.
  - ii. Any person duly authorized by the Authority to commence construction and in the process causes any building material or other things to be deposited, any excavation to be made or any hoarding to be erected, shall at his own expense provide sufficient and adequate warning lights to be fixed upon or near the same where such materials, hoardings, things or excavation remain. In addition to above, red flags of reflective material shall also be installed.
  - iii. All materials, hoarding, fences or other obstructions on any street shall be kept clear of any fire hydrants of any and other utility services installation; or alternative arrangements shall be made and precautions shall be taken according to the laid down procedure of the utility agencies and to the satisfaction of the Authority to divert to keep clear of obstruction of any roadside or other drain during the period of temporary obstruction.
  - iv. All obstructions shall be removed within seven days of the completion of the work and the area including the street, all drains and public utility installation shall be left in clean, tidy and in serviceable conditions.
  - v. If any material, hoarding, excavation or any other thing near or on any street shall be in the opinion of the Authority dangerous to the passers-by along such street the Authority shall cause the same to be removed, protected or enclosed as to prevent danger there from and shall be entitled to recover the expenses thereof from the owner of such materials or from the person who made such hoarding, excavation or other thing to become dangerous.
  - vi. No excavation or dewatering or earthwork or demolition of a building which is likely to affect the stability of adjacent building shall be started or continued unless adequate steps are taken before, during and after the work to prevent the collapse or damage of any adjacent building.

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- vii. A site once excavated shall not be kept open and idle for a period beyond the validity period of construction failing which the Authority shall not revalidate the building Plans and in case of any mishaps the owner shall be responsible for life and property of the affectee.
- viii. Adequate safety measures shall where necessary be provided and used to protect any persons from falling on earth, rock or other material of or adjacent to any excavation or earth work. Material shall not be placed or stocked near the edge of any excavation so as to endanger persons working below. No load shall be placed or moved near the edge or any excavation where it is likely to cause a collapse of the side of the excavation and or endanger any person.
- ix. Where vehicles or machineries are used in close proximity to any excavation there shall be measures to prevent the vehicles or machineries from over-running and falling into the excavation or causing collapse of any side of the excavation.
- x. In all buildings of greater than twenty feet (6m) height temporary rails or scaffolding or barriers, as the case may be, shall be installed during construction at the edge of slabs and around all openings such as lift, stairwell etc.
58. **Other precautionary measures.**—In addition to the safety measures taken under rule 54 of these rules, the following precautionary measures shall also be taken by the owner or builder during construction of a building.
- a. the demolition of a building and the operations incidental thereto shall only be carried out under the direct supervision of a professional;
  - b. no roof, floor or other part of the building shall be so overloaded during construction or demolition with materials or debris so as to render it unsafe;
  - c. suitable and sufficient scaffolds shall be provided for all work that cannot safely be done from the ground or from part of the building or from a ladder or other available means support and sufficient safe means of access shall be provided to every place at which any person has to work at any time;
  - d. every scaffold and means of access and every part thereof shall be adequately fabricated with suitable and sound material and of required strength to ensure stability. All scaffolds, working platforms gangways, runs and stairs shall be maintained to ensure safety and security;
  - e. all vertical members of scaffolds on ground level facing road side shall be adequately wrapped with material upto a height of at least seven feet (2.13m) and for any horizontal member if used, upto a height of seven feet (2.13m) from ground, shall be wrapped all along its length with such material;
  - f. the contractor and owner of the building shall be liable for any injury caused by the failure of such scaffolding;
  - g. to ensure adequate safety of the pedestrian and other road users, all building shall have adequate arrangement by way of providing protective covering of suitable material. Adequate provision of safe passage for pedestrian shall be provided, in case the scaffolding covers part of the road or footpath;
  - h. every working platform from which a person is liable to fall which is more than 7feet. (2.13m) height shall be at least 2feet. (0.6m) wide provided the platform is used as a working platform only and not for the deposit of any material;

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- i. a clear passage-way at least 1.5feet. (0.45m) wide shall be left between one side of any working platform and any fixed obstruction or deposited materials;
- j. every side of a working platform, gangway and stair shall be provided with a suitable guard-rail of adequate strength, to a height of at least 3'-3" (1m) above the platform, gangway or steps;
- k. every ladder shall be of good construction, sound material and adequate strength for the purpose for which it is used which shall be securely fixed when in use and shall not have any missing or defective rungs;
- l. where work is to be done on the sloping surface of a roof or where persons are employed in a position below the edge of sloping roof and where they are in position of being endangered by work done on the roof, suitable precaution shall be taken to prevent persons employed from falling off or tools or materials falling from such roofs so as to endanger such persons or passer-by;
- m. suitable and sufficient ladders or boards, which shall be securely supported, shall be provided and used to avoid concentration of loads leading to unsafe conditions;
- n. no damaged wire rope shall be used. Similarly No chain shall be used which has been shortened or jointed to another chain except by means of bolts and nuts of ample strength or which has tied in any part which is under direct tension;
- o. all debris and waste material, during construction, shall be disposed off through well designed chutes from each level of under construction building;
- p. the vertical hoist platform used shall be enclosed or protected by proper barrier. Every opening of lift, shaft or other such vertical voids or openings in slab etc. where a person is likely to fall, shall be protected by safety barrier and properly lit. Any area e.g. basement, where natural light is not available or which is dark shall be so illuminated as to eliminate any risk of life or hazard to users;
- q. during the making of an excavation in connection with a building works or services, adequate precautions shall be taken to secure the exiting utility services; and
- r. to take any other precautionary measures as the Authority may deem fit.

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## CHAPTER 9

### BUILDING STRUCTURE DESIGN AND CONSTRUCTION REQUIREMENTS

59. **Loads and design.**—(1) Structure analysis, design, and detailing (for both vertical and horizontal load) shall be in accordance with the requirements of the provisions of the Building Code of Pakistan (Seismic Provisions-2007) and its future updates
  - i. In view of the structural design in Seismic hazard zone, type of Sub-Soil for foundation shall be thoroughly ascertained by geo-technical investigation under the direct supervision of qualified and experienced geo-technical engineers. The soil report shall correlate the sub-soil type with UBC-97 (or current) sub-soil list.

- ii. Wind load shall be based on the velocity and gust factors data from local Meteorological Department.
  - iii. No building foundation shall be erected upon a site reclaimed by town sweepings or other refuse, except on recommendation of geo-technical and structural engineer. No building Plans shall be approved on open nullah, water courses, public sewers and the like.
  - iv. Where a building is to erected adjacent to existing building, or near a drain or nullah, or an excavation at a distance less than depth of the said drain or nullah or such as to effect the stability of drains or nullah, the owner through a structural engineer, shall satisfy the Authority that the foundation of the building have been carried down to a level safeguarding its stability
60. **Building structure design, material specifications and supervision.**—
- (1)The building structure design shall be carried out by a structural engineer. The structural engineer shall ensure that the design meets the seismic codes defined in the Pakistan Building Codes.
- i. Specifications of material quality control and workmanship shall be of high quality and in accordance with the requirements of American Concrete Institute building codes, Uniform Building Code and American Society for Testing and Materials Standards.
  - ii. Regular testing shall be carried out of materials such as aggregates. Cement, concrete and reinforcing steel and all architectural materials the quality control and quality assurance criteria laid down in the project specification or the quality assurance program of the Architect or Engineer.
  - iii. Construction supervision and quality assurance shall be carried out by full time or top supervision by the designer or supervision engineers or architects or inspectors etc. as required in these rules. Contractor or builders or developers full time supervisory staff for the category of building in these rules shall carry out supervision and quality control.

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## CHAPTER 10

### STANDARDS FOR PETROL PUMP AND CNG STATION

61. **Standards for petrol pump and CNG station.**—(1)The standards for petrol pump and CNG stations shall be as follows:
- (a) plot size for establishing petrol pump or petrol pump cum CNG station shall be minimum 1000 square yards;
  - (b) plot size for establishing CNG station shall be minimum 600 Square yards;
  - (c) right-of-way of road on which petrol pump or CNG Station can be established shall be minimum 80 feet;
  - (d) frontage of petrol pump or CNG stations shall be min 80 feet;

- (e) compulsory open space on sides and rear of the petrol pump or CNG stations shall be minimum ten feet or according to standards specified by the inspectorate of explosives, Khyber Pakhtunkhwa;
- (f) distance between two dispensers shall be minimum 24 feet;
- (g) distance between dispenser and road edge shall be minimum 18 feet;
- (h) minimum area of offices, bathrooms and tuck shop etc. (single storey only) shall be five % of plot area;
- (i) provision of ladies and gents toilets as well as minimum one toilet for disabled are compulsory; and
- (j) rules of Oil and Gas Regulatory Authority shall be followed.
- (2) 2 ½ % of permissible floor area ratio or proposed covered area shall be provided for recreational facility or prayer area which shall not be regularized, if converted into any other purpose;

## CHAPTER 11

### WATER SUPPLY, DRAINAGE AND SANITATION

62. **Water service pipe, storage capacity for buildings and Distribution of water.**—(1) Except as permitted in the following rule, underground water service piping and the building sewer line shall be not less than seven feet. (2.13m) apart horizontally and shall be separated by undisturbed or compacted earth.
- (2) The water service pipe may be placed within seven feet (2.13m) of sewerage line provided that the bottom of the water service pipe is at least 12 inch (300mm) above the top of the sewer line.
- (3) Minimum capacity of water storage tanks in buildings except residential bungalows shall be:
- Overhead tank = 1 day+ 25% reserved for fire fighting; and
  - Underground tank = 2<sup>1/2</sup> days out of the reserved capacity 25% shall be kept reserved for fire fighting purposes by making suitable arrangements.
- (4) The design of water supply pipe work, underground and overhead tanks shall be in accordance with the following schedule as Per capita water requirements or demand for various occupancies:

Sr. No.	Type of occupancy---	Consumption Per head or day (in litre) - --.
1.	Residential---	135---
2.	<b><u>Institutional:</u></b> a) Day Schools b) Boarding Schools c) Medical Hospitals                      450 d) Medical Quarters and Hostels      135	45-100 135-225 450 135
3.	Assembly-Cinema, Theatre Auditorium etc. (per seat of accommodation).	45
4.	Government or semi-public business.	45
5.	<b><u>Mercantile (commercial)</u></b> a) Restaurants b) Shopping Centres, Stores(per toilet fixture) c) Other Business Buildings	90 200 45

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6.	Hotels	225
7.	Industrial	45-135
8.	Storage including warehouse	30
9.	Service Station	200
10.	Bus or Truck Stands (per vehicle)	200
11.	Live Stock (per animal)	45-150
12.	Poultry (per chicken)	45

63. **Recycling plans and treatment of sewage and drainage.**—(1) In case recycling plants or treatment of effluent or sewage are provided, all requirements for construction and maintenance as set by National Environmental Quality Standard shall be followed:
- (2) All drainage and sanitary installations shall be carried out in accordance with Authority rules made there under for drainage, plumbing and sanitary fitting.
- (3) All drainage connection shall not directly fall in to natural springs, rivers, canals and irrigation channels.
- (4) Where there is a public sewer, all sludge, sewerage water shall be connected thereto and where no public sewer in existence, all sludge water shall be connected to septic tank and then to a soak pit. Septic tanks and soak pits shall:
- (a) be so connected as to be impervious to liquid either from the outside area or inside; and
- (b) be sited as not to render pollution to any spring, stream or water-course or any well, the water from which is used for drinking or domestic purpose.
- (5) Septic tanks shall be provided in all the residential and commercial buildings. All the sludge water of the buildings shall be connected to the septic tank and then to the public sewer. The size of septic tanks for residential plots shall be as follows:

	D	L	W
up to 1-Kanal	4.25	8	4
1-Kanal to 2-Kanal	4.25	9	4.5
Above 2-Kanal	4.25	10	5

- (6) Size of septic tanks for other commercial and public buildings shall be as per requirements of the Authority. However if the public sewer does not exist, the owner shall provide soakage well in his own premises.
- (7) In case of the commercialization of a residential building, the owner or the developer shall either pay the compulsory open space of revised usage of utilities or construct the same with his own resources.
- (8) The roof of every building and floor of balcony abutting a street or constructed over a street shall be drained by means of down tank pipes.

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64. **Sanitation and solid waste.**---All hospital waste and industrial waste shall be safely collected, transported and disposed off in accordance with the public health standards, and up to satisfaction of the Authority and as per National Environment Quality Standards.
65. **Cesspools, septic tanks and soakage pits.**---(1)Where no public sewer is in existence, all sludge water shall be connected to soakage pit, where no public sewer is existing, all wastewater shall be connected through septic tank to soakage pits.
- (2) Septic tanks shall be so-constructed as to be impervious to liquid either from the out-side or inside; and sited as not to render liable to pollution any spring of water or any well, the water of which is used or likely to be used for drinking or septic tanks and drainage mains within boundaries of the plot are so sited as not to render it liable for pollution of any water line.
- (3) There shall be a minimum distance of one meter between the two, and where this distance is to be reduced due to any unavoidable reason, then the water main be protected by encasing of concrete which shall be completely impervious to liquid from outside any settlement tank or septic tank shall be of suitable depth and adequate size covered or fenced and if covered, adequately be ventilated and shall be constructed with means of access for the purpose of inspection including inspection of the inlet and outlet emptying and cleaning.
66. **Soil pipes, water pipes, ventilating pipes rain water pipes and trenches for drains.** — (1)Every soil pipe, water pipe or ventilating pipe shall be of adequate size for its purpose but in no case shall the internal diameter of any soil pipe or waste pipe be less than the internal diameter of any pipe or the outlet of any application which discharges into it.
- i. The internal diameter of a soil pipe shall not be less than-
- (a) 50mm, if it exclusively serves one or more urinals;
- (b) 75mm, in any other case; and
- (c) 32mm in the case of a waste pipe, if it serves a lavatory basin.
- (3) Any soil pipe, waste pipe or ventilating pipe shall:
- a. be composed of suitable materials of adequate strength and durability.
- b. have all joints formed in a manner appropriate to the materials of which the pipe is composed and in such a way that the joints shall remain airtight, not cause electrolytic corrosion due to the association of dissimilar materials, and not form any obstruction in the interior of the pipe;
- c. if it is necessary to have a bend, be so constructed that the bend does not form an acute angle but has the largest practicable radius of curvature and that there is no change in the cross section of the pipe throughout the bend.
- d. be adequately supported through its length without restraining thermal movement, by fitting which gives such support being securely attached to the building;
- e. be so constructed as to be capable of withstanding as smoke or air test for minimum period of three minutes at a pressure equivalent to a head of not less than 38mm of water;
- f. be so placed as to be reasonably accessible for maintenance and repair through its length; and
- g. have such means as are necessary to permit internal cleaning.

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- (4) Any soil pipe from a soil appliance and any waste pipe from a waste appliance shall have fitted close to such appliance a suitable and readily accessible trap of adequate diameter, having an adequate water seal and means of access for internal cleaning, provided that this clause shall not apply to:
- (a) any soil pipe serving only soil appliances or any waste pipe serving only a waste appliance, if the appliance has an internal trap;
  - (b) any waste pipe serving a bath or lavatory basin is so fixed in a range that waste pipe discharged into a semi-circular and accessible open channel of glazed stone-ware or other equally suitable materials, formed or fixed in, on or above the floor immediately beneath such baths or lavatory basins and discharging over, or into a suitable trap; and
  - (c) any waste pipe serving a lavatory, basin or shower trays or both are so fixed in a range that each such waste pipe discharges into a common waste pipe which does not exceed five meters in length, is fitted with a suitable trap, and has means of access suitable and adequate for the cleaning of the trap and of the whole length of the trap.
- (5) No Soil pipe or waste pipe shall be placed outside the external walls of a building so as to cause dampness in that building.
- (6) An overflow pipe connected to a waste appliance shall either discharge into a waste pipe in such a way as to be disconnected from the drainage system by the trap installed or otherwise so discharged as not to cause dampness in or to any part of any building.
- (7) Every ventilating pipe shall be carried upwards to such a height and so positioned as not to transmit foul air in such a manner as to become prejudicial to health or a nuisance and it shall be fitted at its topmost with a durable cowl or other cover which does not unduly restrict the flow of air.
- (8) Every rain water pipe which is on a building and intended for collecting rainwater shall be:
- (a) of adequate size for its purpose;
  - (b) composed of suitable materials of adequate strength and durability;
  - (c) adequately supported through its length without restraining thermal movement and fitting, which gives such support being attached to the building;
  - (d) so arranged as not to cause dampness in, or damage to, any part of a building;
  - (e) jointed in a manner appropriate to the material or materials of which it is composed so as to remain watertight; and
  - (f) fitted with an adequate outlet or outlets so placed as to drain the whole length of the pipe.
- (9) Any inlet to a drain, other than a junction between the drain and a soil pipe, a waste pipe or a ventilating pipe, shall be effectively trapped by means of a suitable trap having a seal not less than fifty mm in depth.
- (10) Where any drain or sewer is constructed adjacent to a load bearing part of a building, such precaution shall be taken as may be necessary to ensure that the trench in which the drain or private sewer is laid in no way impairs the stability of the building. Except where the nature of the ground makes it unnecessary, where any drain or private sewer is adjacent to a wall and the bottom of the trench is lower than the foundation of the wall, the trench shall be filled in with concrete to a level

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which is not lower than the bottom of the foundation of the wall by more than the distance from that foundation to the near side of the trench less than one hundred and fifty millimeters provided that where the trench is within one meter of the foundation of the wall. The trench shall be filled in with concrete to the level of the underside of the foundation.

67. **Refuse chutes (waste waterfalls).**—(1) All buildings which are three storeyed and above shall be provided with compatible refuse chutes and shall conform to the following minimum requirements:
- (a) the number of refuse chutes for a building shall be in compatibility with the refuse load generated by a building; and
  - (b) the chutes shall be vertical for the whole length and shall be constructed with a smooth finished impervious inner surface and shall:
    - (i) have an internal diameter of not less than thirty-eight mm;
    - (ii) be adequately ventilated at the top and shall be provided with suitable arrangement for flushing with water for the full length of the chute;
    - (iii) discharge into a suitable movable receptacle of a compatible size and pattern;
    - (iv) be 4-feet above the roof and shall be covered with a ventilating sky light;
    - (v) be fitted with a self-closing hopper light fitting plank or hopper constructed of inflammable materials; and
    - (vi) be enclosed with walls of masonry of not less than two hours' fire resistance.
- i. Refuse receptacles shall be housed in a chamber which shall:
- (a) be provided with concrete curbs for the refuse receptacles to stand on;
  - (b) be adequately fly and vermin proofed;
  - (c) be connected to and drained by a foul water and lined throughout with glazed tiles; and
  - (d) open to the external air.
68. **Sanitary provisions.**—The minimum requirements or sanitary provisions as prescribed hereunder shall be followed:
- (a) for every five (5) single room units or servant quarters, one wash-basin, one wash closet, and one (1) bathroom shall be provided;
  - (b) for every 10(ten) bedrooms or less in a boarding house or guest house there shall be at least two(2) Wash closets, two(2) washbasins and two(2) showers;
  - (c) for every 20(twenty) persons in a dormitory and hostel there shall be at least three(3) Wash closets, three(3) wash-basins and three(3) showers, and for every 10(ten) additional persons one(1) wash closet, one(1) wash-basin, and one(1) shower are to be added;
  - (d) In an office with up to 20(twenty) persons (calculated at a rate of one (1) person per 120Sqfeet. (11.15 Sq.M), there shall be minimum of two (2) Wash closets, two (2) washbasins. For every additional 20 (twenty) persons or part thereof there shall be one (1) wash closet, one (1) wash-basin;
  - (e) In factory with 30(thirty) persons (calculated at a rate of one (1) person per 100 square feet. (9.29 square m), there shall be minimum of three wash closets, two (2) wash-basins and one (1) urinals. For every additional 20(twenty) persons there shall be one(1) wash closet, one(1) wash-basin and one(1) urinal. One (1) wash-basin or equivalent washing space per 25(twenty five) or less persons shall be provided for ablution purposes, and shall be divided proportionately amongst the genders;
  - (f) a minimum of three(3) wash closets, one(1) urinals, and one(1) wash-basin shall be provided for 3000 square feet.(278.8 square m) or less total floor area. For every additional 2000 square feet. (185.8 square m)

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- floor area, one (1) wash closet, one (1) wash-basin, and one (1) urinal shall be provided for shopping centre;
- (g) for public assembly building, two(2) wash closets, one(1) wash-basin, and three(3) urinals shall be provided for 1500 square feet(139 square m) or less of total floor area and for every additional 1500 square feet.(139 square m) of floor area one(1) wash closet, one(1) wash-basin and two(2) urinals shall be provided;
- (h) for mosque, five(5) ablution space for every hundred(100) namazis, and two(2) Wash closets, one shower room shall be provided, for every additional (100) Namazis, the number of ablution space shall be extended by 8,6,4 respectively plus special arrangement for the female having a capacity of 300 namazis, three(3) ablution and one(1) wash closet shall be provided;
- (i) for cinema and auditorium, every 50 seats or less, two(2) Wash closets, two(2) urinals and two(2) wash-basins shall be provided, and for every additional 50 seats one(1) wash closet, two(2) urinals and two(2) wash-basin shall be provided and shall be divided proportionately amongst the genders;
- (j) for schools, four(4) wash closets and two(2) wash-basins per hundred(100) students and for every additional fifty(50) students, one(1) wash closet and one(1) wash-basin shall be provided.
- (k) for hospital, every 10 beds in a general ward there shall be at least one (1) water closet, one (1) wash-basin, one (1) ablution tap and one (1) bathroom with shower. One (1) kitchen sink shall be provided in each ward;
- (l) for 50 seats or part thereof of restaurant, one(1) water closet, one(1) urinal, one(1) wash-basin shall be provided;
- (m) two urinals may be replaced by wash closet, while proportionately dividing the fixtures among the genders;
- (n) provision of one (1) wash closet for special persons shall be providing;
- (o) all fixtures shall be divided proportionately amongst the genders;
- (p) five wash closets and five urinals per one hundred males, five wash closets per one hundred females and one wash basin or equivalent washing trough space per twenty patients for ablution purposes shall be provided in a health unit;
- (q) one out of every two lavatories in hospital buildings shall be dedicated for disabled persons with grab bars of minimum width of six feet;
- (r) five wash closets and five urinals per one hundred boys;
- (s) five wash closets per one hundred girls;
- (t) one wash basin or equivalent washing trough space per twenty pupils for ablution purposes shall be provided in a school; and
- (u) communal sanitary facilities shall be provided at the discretion of the Authority for shops and stalls having a floor area of less than 37m<sup>2</sup>. The shops and stalls having a floor area of more than 37m<sup>2</sup> shall have a minimum of one wash closet or latrine and one draw off tap at the premises.

69. **Walls and floors of latrines, wash closets and bathrooms.**—Walls of wash closets and bathrooms shall be furnished in cement mortar or other impervious materials to a minimum height of 1.3m. All floors to wash closets and bathrooms shall be paved in concrete with cement or other approved material rendering it impervious and laid in the case of bathrooms with proper falls to an approved outlet.

70. **Manholes and inspection chambers.** — (1) At every change of alignment, gradient or diameter of a drain, there shall be a manhole or inspection chamber. Bends and junctions in the drains shall be grouped together in manholes as far as possible. The spacing of manholes in case

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of pipe having a diameter 6inch or 8inch (150mm or 200mm) shall be 50feet or 110feet (15.2m. or 35.5m) according to respective diameter, and in case of diameter more than 8inch (200mm) the distance shall be not more than 150feet (45m).

- (2) The chamber shall be so designed to make the cleaning and inspection conveniently.
- (3) Proper benching shall be provided equal to half the diameter of pipe in semi-circular shape with proper slope in either direction so that no solid shall accumulate in the manhole or inspection chamber.
- (4) Cast Iron rungs shall be provided at 16inch(400mm) centre to centre in all manholes over four feet(1.2m) in depth. The size of the manhole cover shall be such that there is a clear opening of at least two feet (60cm) in diameter for manholes exceeding four feet (1.2m) in depth.

71. **Storm water drainage.**—(1) The roofs of every building, and the floor or balconies abutting on a street or constructed over a street, shall be so constructed or framed as to permit effectual drainage of the rain water there from, by means of a sufficient number of leaders of adequate sizes, so arranged, jointed, and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls, or foundations of the walls, or foundations of the building, or those of an adjacent building, provided the fall is not greater than 20feet (6m) in case of spouts.

- (2) A leader shall not discharge into or connect with any soil pipe or its ventilating pipe, or any waste pipe or its ventilating pipe, nor shall it discharge into a sewer.
- (3) Rain water from leader spouts etc; shall not discharge onto a public street at a height greater than 12inch (300mm) from that street, or onto a neighbouring property.

72. **Tree:**

- a. "Formation" means Galiyat development authority towns.
- b. Trees mean a large plant with a self-supporting trunk.
- c. **Cutting etc of trees Prohibited:** nothing withstanding anything contained in any other law for the time being enforce, no person shall without prior written approval of Galiyat Development Authority or any officer authorized by him in this behalf, cut, fell or damage or cause to be cut felled or damaged any free growing with in the towns limits.
- d. **Penalty.** Whoever contravenes the provision of these rule made there under shall be punished with imprisonment for a term which may be extended to three years or with fine which may amount to 5 million or both.

DIRECTOR GENERAL  
Galiyat Development Authority  
Abbotabad



## CHAPTER 12 ENCROACHMENT

73. **Prohibition of Encroachments.**- No person shall make an encroachment, movable or immovable on open space or public place or public property or public road or public street or public way or right of way or market or public park or graveyard or drain within the jurisdiction of Galiyat Development authority.

**Regulation-** (1) The Galiyat Development Authority through these Regulations shall take necessary measures to prevent and remove the encroachments within the jurisdiction of the Local Government. .

(2) The Galiyat Development Authority through these Regulations remain vigilant and ensure the enforcement of these bye-laws.

(3) The official authorized for the management of the property, under the Galiyat Development Authority Act 2016/ building control rules 2020 shall share the details maintained in Register of unauthorized occupants of land or buildings

(4) Other Officers of the Galiyat Development Authority shall provide necessary support to the Enforcement Officer to prevent and remove the encroachments.

(5) The Enforcement Officer/other concern Official shall place a report before the High ups on measures taken by him to prevent and remove the encroachments on quarterly basis.

(6) The Enforcement Officer/ shall pursue the court cases pertaining to removal of encroachments.

**Action against encroacher or wrongful occupier.**-(1) The Authority may, after such notice as may be considered reasonable, remove the encroachment with such force as may be necessary.

(2) A person who trespasses into or is in wrongful occupation of a building or property which is vested in or is managed, maintained or controlled by the Galiyat Development Authority may, in addition to any other penalty to which he may be liable under the GALIYAT DEVELOPMENT AUTHORITY Act or any other law for the time being in force, after reasonable notice, be ejected from such building or property with such force as may be necessary.

(3) Notwithstanding anything contained in any other law, no compensation shall be payable for any encroachment removed or ejection carried out by the these bye-laws.

(4) The cost of removal of encroachment or ejection under the Act and these regulations shall be payable to the Galiyat Development Authority by the encroacher or wrongful occupier, and if the cost is not paid on demand, the Department may cause it to be recovered as arrears of land revenue or cause the materials or articles used by the encroacher or the wrongful occupier of encroachment or wrongful occupation to be sold in auction and if the proceeds of the sale are not sufficient to cover the cost, the balance shall be recoverable as arrears of land revenue but if such proceeds exceed the cost, the excess shall be paid to the encroacher or the wrongful occupier.

(5) In case ownership of any movable article seized after its removal by the Galiyat Development Authority, is not claimed or taken back by any person having legal title after payment of cost of removal of such encroachment as determined by the Authority, within seven days after removal of encroachment, it shall be liable to be sold through public auction and if the proceeds of the sale are not sufficient to cover the cost, the balance shall be recoverable as arrears of land revenue.

**6. Public awareness.**- (1) The Galiyat Development authority shall make arrangements for public awareness to educate the public of the area to not encroach the public place, public property, public park, open space, public road, public street, graveyard, market or right of way, periodically through media, posters, notice boards, newspapers, radio, TV etc.

(2) The elected representative shall also mobilize the community in their wards, to identify and report to the Department if any kind of encroachment noticed by them, on public place, public property, Public Park, open space, public road, Public Street, graveyard, market or right of way

**7. Willful obstruction.**- Any person obstructing any officer or servant of the Department in exercising the powers to remove any encroachment shall be liable to the punishment under the law

**8. Penalties.**- (1) Notwithstanding any action stipulated against the encroacher or wrongful occupier in these bye-laws:

(a) any person commits movable encroachment shall be liable to punishment under the law and

(b) any person commits immovable encroachment in or on or under any property or any open space or land vested in or managed, maintained or controlled by the Department shall be liable to punishment under the GALIYAT DEVELOPMENT AUTHORITY Act.

**9. Appeals.**- Any person aggrieved by the notice issued under these byelaws may, within Fifteen days, of the service of notice, appeal to the Authority and his decision thereon shall be final.

DIRECTOR GENERAL  
Galiyat Development Authority



## CHAPTER 13 MISCELLANEOUS

### 74. Rain Water Harvesting.

1. Central Rain water collection Units at Street or Mohallah levels to provide water for local houses.
2. Rain Water Harvesting to be made mandatory for Tourist and commercial zones with a compulsory Rain water harvesting tank.
3. To be made compulsory for houses of 5 Marla and bigger sizes.

4. Roof slopes need to be fixed at 25 to 45 degrees, or any appropriate angles in order to ensure good quantity rain water collection.
  5. 5 Marla houses should be encourage to store rain water (rain water harvesting) through additional benefits and rewards
  6. Proper drawing along with the submission drawing shall be mandatory that should have all details pertaining to rainwater collection, distribution and reuse strategies both in commercial, residential and any building typology.
75. **Already Existing constructions/ existing building without approval.** The building already constructed before these Rules may also be considered as completed and the maps may be presented before the committee for regularization of violations with fine as decided by the committee.
  76. **Conversion of Plots.** Conversion will be made as per vicinity or zone declared by the authority, in case where it deems fit. However in residential area conversion will not be allowed.
  77. **Schedule of fee, charges and fines.**—The Authority shall, for the purpose of collecting fee and imposition of charges and fines, notify its own schedule of fee, charges and fines, from time to time.
  78. **Scrutiny committee.**—The Authority for the purpose of these rules shall constitute, from time to time, such committee as required. The committee so constituted shall perform such functions as assigned to them by the Authority.
  79. **Demolition of un-authorized structure, implementation of building line and set-back.**—In case of demolition of un-authorized structure, implementation of building line and set-back where required, shall be carried out in consultation and support of the civil judge and local administration in whole jurisdiction where such demolition is carried out.
  80. **Fire safety code.**—It shall be made binding by the agency or implementation unit or committee that the plan submitted for approval has been in accordance with the national fire safety code.
  81. **Construction up till date.**—All the constructions up till date are excluded from the preview of these rules which are constructed above DPC level.
  82. **Method of measuring minimum clear space or compulsory open space.**—(1)The minimum clear space prescribed between a building and from the property line shall be measured from the external face of the perimeter wall enclosing the covered or usable area of the building, at its greatest projection from the building, at right angles to the plot boundary, and excluding permissible chajjas and balconies. If there are more boundaries than one in the plot affecting the building, the above requirements shall be satisfied at all such boundaries also.  
(2) In case of plots of non rectangular shape, compulsory open space on respective side(s) shall be measured as average space between buildings and property line with minimum of five feet(1.5m).
  83. **KP River Protection Ordinance.**—KP River Protection Ordinance, 2002 and KP river protection amendment Act-2014 must be followed i.e.

DIRECTOR GENERAL  
 Capital Development Authority  
 Islamabad

- (1) Any organization or individual, who intends to construct bridge, culverts, crossing structure and flood protection works on rivers, streams, nullahs, drains and water channels shall obtain No Objection Certificate.
- (2) Construct or undertake any related physical works of any commercial or non-commercial buildings, or undertake any development work, within 200-feet to be measured along the slope (lay of land) beyond high water limit on either side of the rivers or their tributaries or on a space within the limit between the banks of a river.
- (3) Place or deposit or release, directly or indirectly any substance into the river or their tributaries, in excess of the national environmental quality standards notified by the government.
- (4) Government may prepare land use and zoning plans for the catchment area or apart thereof for a specific river or for all the rivers and their tributaries to which this ordinance apply, and may require mandatory compliance with such plans.
- (5) The area up to fifteen hundred feet starting from two hundred feet to be measured along the slope (lay of land) beyond the high water limits on either side of the rivers of their tributaries shall be known as provincial control area, where in construction or other developmental activities shall be undertaken in accordance with the land use and zoning plans prepared under sub-rule (1).
- (6) **Punishment.**—(a) whoever is found guilty of an offence under the provisions of this ordinance, shall be punished, with imprisonment which may extend to six months, or with fine which may extend to five hundred thousand rupees, or with both: provided that the punishment of imprisonment, in no case, shall be less than one month and the amount of fine, in no case, shall be less than ten thousand rupees.
- (b) whoever fails to remove an encroachment within ten days of the receipt of a legal notice shall also be punished with the same punishment as mentioned in clause(a).
84. **Power backup system and Passive solar design techniques.**—(1) An emergency power backup system shall be provided in every public or semi public buildings.
- i. Passive solar design techniques must be a compulsory part of any building.
85. **Site disturbance during designing and construction.**—(1) The maximum height of cut slope required for different slope or hill gradients is given as below.

Slope in site	Building without setback (feet)	Building with 10-foot front setback (feet)	Building with 10-foot front and rear setback (feet)
10°	12	14	15
15°	18	21	24
20°	26	28	32
25°	32	36	41
30°	39	45	51
35°	48	54	62
40°	57	66	75
45°	68	78	88

- (2) Site disturbance during designing and construction must be minimized.
- (3) Organic architectural philosophy that promotes harmony between human habitation and the natural world shall be followed such that building and its surroundings become a part of unified inter-related composition. Main objective is to cause no harm to the nature through design.

DIRECTOR GENERAL  
Gujarat Development Authority  
Ahmedabad



86. **Disabled friendly.**—(1) All Public, semi public and commercial buildings must be disabled friendly.
- (2) Ramps shall have minimum slope of 1:10 for pedestrians and special persons with holding bars for all Public, semi public and commercial buildings.
87. **Preservation of existing trees and plantation of new trees.**—
- (1) Preservation of existing trees and plantation of new trees must be considered while designing and constructing any type of building.
- (2) There is a complete ban on bringing exotic species for planting in the area.
88. **Construction without plan approval.**—In all cases where work has been commenced before plans have been approved and a notice to that effect has been served upon, a fee fine which may extend to five times of the specified fee shall be charged. The payment of this enhanced fee shall not exempt any person from being prosecuted by the Authority concerned, if deem necessary.
89. **Relaxation in the provisions of the building control rules.**—(1) The Scrutiny Committee in special circumstances, relax any conditions of restrictions imposed under these rules where it is satisfied that strict application of such conditions or restrictions are likely to cause undue hardship.
- (2) The Scrutiny Committee shall also have power to take appropriate decisions on all matters arising out of or incidental to these rules, including the power to interpret these rules in doubtful cases and to decide matters not specifically covered by them.
- (3) Decisions of the Scrutiny Committee shall be taken by majority of votes.
90. **Unauthorized and illegal construction.**—Unauthorized and illegal construction that forms an integral part of the authorized building but violates mandatory open spaces or in excess of the limits prescribed for covered area or unauthorized construction of a projection shall be charged or fined as notified by the Authority from time to time.
91. **Building abutting on two streets.**—If a building is situated on two or more streets of different widths, the building shall be deemed for the purpose of those building control rules to face the streets which are wider than others.
92. **Wildlife crossings structures.**—To avoid habitat fragmentation, during construction and installation of human-made barriers such as roads, railroads, canals, electric power lines, and pipelines that divide wildlife habitat, wildlife crossings structures that allow animals to cross human-made barriers safely must be designed where necessary.
93. **Plantation and vegetation**
1. No Green Tree which is older than 20 years old is to be allowed to cut down in the Galiyat region on private property, construction land or free land.
  2. Building plan approval to be subject to plantation.
  3. Tree can be removed from site only under the following circumstances:
  4. Trees can be removed if causing harm to the foundation of the building.
  5. In case the tree takes over more than 50 percent of the plot space.
  6. The removal of tree from a site will need approval of the GDA, or the person shall be heavily fined.

DIRECTOR GENERAL  
Cultural Development Authority  
Abbotabad



7. Removal of the tree is to be compensated with 5 to 10 tree plantations which should be 5 feet in height at the time of plantation. The tree planted should be from the approved list of plants approved by the forest dept. In order to ensure native plants are planted.
94. **Power to seal.**---The officer duly authorized in the behalf shall have all the powers to seal and stop any commercial activity, business of a hotel, or establishment with respect to which an offence appears to have been committed under these rules shall have the power to requisition the police force through officer in charge of a police station within whose local jurisdiction an offence under these rules appears to have been committed.
95. **Amalgamation / bifurcation / divisions of plot.**  
Amalgamation means the joining of two or more adjoining (side by side and/or back to back) plots of the same land use into a single plot for building purposes.  
In any zone two or more plots of the same uses may be combined for the purposes of constructing one or more buildings considering that the plots are owned by the same or multiple owners. If at any later stage the sub-division is again done then the building period charges will have to be paid for the subdivided plots from its original date of expiry of building period of approved plans.  
Allowed if:
1. Plots should be adjacent and aligned.
  2. Ownership should be same.
  3. Function of allotment should be same.
  4. Once approved and constructed it can't be reversed to a plot size less than two Kanal.

The plot already divided or yet be divided may be allowed with separate entity not below than the area of 5 marlas after division.

**Note:** Any plot once amalgamated / bifurcated or divided may not be allowed to it original status again.

96. **Housing schemes (private)**

(a) **Private properties outside the jurisdictions of GDA towns.** For areas within jurisdiction, outsidess the jurisdiction of townships The Housing schemes, estates or any kind of developmental works that is within the geographical jurisdiction and area limitation of Galiyat Development Authority whether outside the towns as well, it shall be approved as a scheme from GDA and then every infrastructural development and residential or commercial segment to be incorporated shall all be approved by the GDA authorities. The scrutiny fee shall be charged at the rate of Rs10/- per sft for residential and 20/- sft for commercial area OR any other rate may be determined by the Authority.

(b) **Land Use Zonal Allocation plan** for Galiyat. Existing towns proposed new developments, private townships or schemes, future developmental prospects with reference to land allocation. As per the approved Land use allocation plan, the spatial allocation of any development including housing estates and schemes must conform from the land use plan. Proper documentation of existing and extendable land use and building spaces shall be executed to devise a professional standardized land use and Zonal allocation plan document.

(C). **Allotment made for specific use.** (1) No building shall be used in a manner inconsistent with the prescribed use in a scheme approved by the authority.

DIRECTOR GENERAL  
Galiyat Development Authority  
Abbottabad





Then Conversion of specific allotment should be allowed on the basis of Uses Classes or Change orders as Defined in Land- Use Classification, Re-classification and Redevelopment Rules that should be prepared first.

97. **Tax on building.**—(1) There shall be charged, levied and paid annual tax on all buildings in the areas, determined on the basis of the built-up area by the Authority with the approval of BOA.

The tax shall be payable yearly on or before the thirty-first day of August in the financial year for which the rate is notified.

*Commercial rate will be leveled on all building if completion certificate is not obtained in the period as defined in the rules (i.e. Two years from the date of approval/ meeting) (Appendix - V)*

The Director General shall assess, value and notify the tax on 1st day of May, and shall come into force on the first day of the following July of the financial year.

98. **Appeal against valuation.**—(1) Any person aggrieved, by the assessment, valuation and notification as referred in sub-rule (3) of rule 5, may appeal within thirty days to the authority against the valuation.

All appeals, under sub-rule (1), shall be conclusively decided before fifteenth day of June, following the notification.

99. **Tax to be levied notwithstanding appeals.** —The tax shall be levied in accordance with the valuation as notified by the Director General, and shall be collected and be recoverable notwithstanding any appeal, which may be pending with respect to it.

100. **Collection of tax.** — The tax shall be paid into the designated account of the Authority within ten days of the receipt of demand notice.

101. **Recovery of tax from tenant.**— Where the tax due from any person is in the arrears, the Authority may serve upon any person paying rent in respect of the building, or any part thereof, to the person from whom the arrears are due, a notice stating the amount of such arrears of tax and requiring all future payments of rent by the person paying the rent in to the designated account of the Authority until such arrears shall have been duly paid, and such notice shall operate to transfer to the Authority the right to recover, receive and give a discharge for such rent.

102. **Penalty for default.**— If any person, on being served with a notice, fails to pay the tax, the Authority may recover from him, a sum not exceeding the amount of the tax so unpaid, in addition to the amount of tax payable by him:

Provided that no such penalty shall be imposed unless, the Authority is satisfied that the person on notice has willfully failed to pay the amount.

103. **Recovery of unpaid tax.**—If any sum, due on account of tax or as penalty, is not paid within the time allowed for its payment and the person from whom it is due, does not show cause to the satisfaction of the Authority, or any person authorized by it as to why he should not pay the same, such sum along with all cost of recovery may be recovered as an arrears of land revenue.

104. **Fire resistance and fire precautions.**—(1) No building shall be roofed with straw or other easily inflammable material.

DIRECTOR GENERAL  
Gulayat Development Authority  
Attockabad



- (2) No fireplace, to be used as such, shall be constructed unless the floor beneath it and around it for a width of three feet has been rendered fireproof by being covered with earthenware tiles or concrete or some other fireproof substance.
- (3) Every fire place shall, before use as such, be provided with chimney with an iron, brick, or stone flue to afford free means of exit for smoke.
- (4) other conditions:
- a. provide adequate means of escape.
  - b. outline clear pathways to exits door.
  - c. Install smoke detection systems.
  - d. Maintain smoke suppression system.
  - e. fire extinguisher cylinders
  - f. Use flame -retardant material in interiors
  - g. Keep the building plan handy

In addition to above any provision /rules may be imposed as the competent authority may deem fit

  
DIRECTOR GENERAL  
Gulfair Development Authority  
Abu Dhabi

**Appendix-I**  
see rule-3(1)

**APPLICATION FOR SANCTION OF PLANS AND DRAWINGS**

The Director General,  
Galiyat Development Authority.

- (1) I or We hereby apply for permission to erect or re-erect make additions to and or alterations in the building on khasra No. \_\_\_\_\_ situated at \_\_\_\_\_, in accordance with the building plans submitted herewith for sanction.
- (2) Necessary particulars are given below and certified to be true:
- a. plot held from \_\_\_\_\_
  - b. copy of title deed.
  - c. intended use of proposed building works; and
  - d. description of the proposed building works
  - e. site plans indicating the location of the plot.
  - f. copy of power of attorney in case the owner is not submitting the plan himself.
- (3) I or we undertake that I or we shall be personally responsible for any violation of these bylaws and conditions, if any, accompanying the sanction of the plans and drawings.

Signature: \_\_\_\_\_

Owner or Lessee or Allottee Attorney

Name: \_\_\_\_\_

S/O, D/O: \_\_\_\_\_

CNIC No. \_\_\_\_\_

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated: \_\_\_\_\_

  
**DIRECTOR GENERAL**  
 Galiyat Development Authority  
 Islamabad

**Appendix-II**  
seerule-3(1)

**ARCHITECT'S and ENGINEER'S CERTIFICATE**

(To be accompanied with Appendix-I)

This is to certify that the building plans and structural drawings submitted by \_\_\_\_\_ for plot No \_\_\_\_\_ have been prepared by us and that we undertake to supervise the proposed construction as per specifications submitted herewith in triplicate. We further undertake that if we discontinue supervision of the work, we shall give immediate intimation thereof, as required under the above building control rule.

Name, signature and stamp of Architect or: \_\_\_\_\_

Registration No. of PCATP(Valid): \_\_\_\_\_

Name, Signature and stamp of civil engineer or structural engineer:

Registration No. of PEC(Valid): \_\_\_\_\_

Dated: \_\_\_\_\_

**Plan and documents attached:**

- (1) Building plans (Architectural drawings)
- (2) Site plan
- (3) Key plan
- (4) Structural drawings
- (5) Complete soil investigation report in case of multi-storey building(s).
- (6) NOC from the concerned Authorities or Departments shall be required wherever applicable.
- (7) Attested copy of Allottee CNIC.
- (8) Attested copy of plot's original fard.
- (9) Undertaking of the owner or builder on a judicial stamp paper of rupees fifty to the effect that he shall abide by the rules, regulations and instructions issued by the Authority during and after construction.
- (10) Projects requiring Environment Impact Assessment under section 13 of the Khyber Pakhtunkhwa Environmental protection Act, 2014 shall be submitted to the Environment Protection Agency by the Authority before submission of case to the committee. "Initial Environment Examination" has to be obtained by the builder or owner as the case may be.
- (11) Appendix-III and other forms where required
- (12) Receipts of scrutiny fee, fine (if any) and debris fee.
- (13) Any other information and document required by the Authority

DIRECTOR GENERAL  
City and Development Authority  
#102/103/104



**Appendix-III**  
 secrule-3(1)

(To be accompanied with Appendix-I)

**CERTIFICATION OF STRUCTURAL SOUNDNESS OF BUILDINGS**

I or we certify that:

(1) I or we have been appointed as consulting Structural Engineer by Mr. or Mrs. or M/s \_\_\_\_\_ for the structural design of the building on Plot No. \_\_\_\_\_ situated on \_\_\_\_\_ in \_\_\_\_\_ on which:

- (a) is likely to be constructed from \_\_\_\_\_
- (b) is under construction since \_\_\_\_\_
- (c) has been virtually completed on \_\_\_\_\_
- (d) stage of construction \_\_\_\_\_
- (e) No. of storey's designed \_\_\_\_\_

(2) The structure designed has been based on following codes or building control rules rationally coupled with engineering knowledge and judgment where necessary:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(3) a. The sub-surface investigation was carried out by M/s \_\_\_\_\_ on \_\_\_\_\_; and  
 b. A design bearing capacity of the soil \_\_\_\_\_ Tons or Square feet was adopted based on \_\_\_\_\_

(4) Our or my contractual responsibilities were or are limited to:

- (a) structure analysis and design;
- (b) preparation of working structure drawings;
- (c) preparation of bar bending schedule;
- (d) checking bar bending schedule prepared by the contractors or constructors or builders;
- (e) the following documents are attached;
- (f) set of working structural drawings;
- (g) set of bar bending schedule;
- (h) set of design calculations; and
- (i) set of specifications relevant to structural work.

Name of Structural Engineer: \_\_\_\_\_

Signature \_\_\_\_\_

WCB License No: \_\_\_\_\_

PEC Registration No: \_\_\_\_\_

DIRECTOR GENERAL  
 Civil Development Authority  
 Islamabad



Appendix-IV  
seerule-13

VERIFICATION OF BUILDING AT PLINTH LEVEL STAGE

The Director General,  
Galiyat Development Authority

- (1) I or we hereby inform that I or we have commenced the building works on Plot No \_\_\_\_\_ located at \_\_\_\_\_ and also to bring into your notice that the following important stage of construction of building has been completed i.e. the layout and plinth levels:

Name and signature of Architect or: \_\_\_\_\_

\_\_\_\_\_

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

Owner's signature and address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

  
DIRECTOR GENERAL  
Galiyat Development Authority  
Galiyat

**Appendix-V**  
secrule-18 (1) (a)

**NOTICE OF COMPLETION**

The Director General,  
Galiyat Development Authority  
Date \_\_\_\_\_

I or we hereby give notice of completion of building or addition or alteration in the building on plot No. \_\_\_\_\_ located at \_\_\_\_\_ and \_\_\_\_\_ of drainage and water arrangement therein and applies for occupation for the said building.

The said work has been carried out in accordance with sanctioned building plans received vide letter No. \_\_\_\_\_ Dated \_\_\_\_\_.

Owner's signature,

Address \_\_\_\_\_ and \_\_\_\_\_ Tel. \_\_\_\_\_ No. \_\_\_\_\_

Dated: \_\_\_\_\_

  
DIRECTOR GENERAL  
Galiyat Development Authority  
Rajshahi


**Engineer's certificate:**

I hereby certify that the building or additions or alteration of the building on plot No. \_\_\_\_\_ located at \_\_\_\_\_ have been completed or partly completed under my supervision and to my satisfaction. I have been paid in full for my services for the design, supervision and monitoring of the building. The building has been constructed as per the Plans and drawings sanctioned vide letter No. \_\_\_\_\_ dated \_\_\_\_\_

Engineer: (same as per Appendix-II) \_\_\_\_\_

Signature:

PEC registration No. \_\_\_\_\_

  
DIRECTOR GENERAL  
Gulf Development Authority  
Abu Dhabi, U.A.E.



**Architect's certificate:**

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

Architect (same as per Appendix-II) \_\_\_\_\_

Signature

\_\_\_\_\_

PCATP registration No.

\_\_\_\_\_

  
DIRECTOR GENERAL  
CIVIL SUPPLY & MANAGEMENT  
MUMBAI

FORM  
(Allowable limit as per plot)

Plot No. \_\_\_\_\_  
Location \_\_\_\_\_  
Area of Plot \_\_\_\_\_

Name of Lessee's / owner's

Share measuring

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approved building (Last)

on Share measuring

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
- \_\_\_\_\_

Remaining/ balance %age for construction in plot

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

  
DIRECTOR GENERAL  
Muzir dan Inspeksi Auprom  
KEMENTERIAN PERINDUSTRIAN