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PART II

**Statutory Notifications (S. R. O.)**

GOVERNMENT OF PAKISTAN  
**CAPITAL DEVELOPMENT AUTHORITY,  
(Islamabad Capital Territory)**

NOTIFICATION

*Islamabad, the 23rd December, 2019*

BUILDING CONTROL REGULATIONS-2020

**S. R. O. 1575(I)/2019.**— In exercise of the powers conferred by Section 51 of the Capital Development Authority Ordinance 1960 (XXIII of 1960), the Capital Development Authority has been pleased to make the following Regulations, namely Islamabad Residential Sectors Zoning (Building Control) Regulations-2019, as being expedient:—

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***THE ISLAMABAD CAPITAL  
TERRITORY BUILDING  
CONTROL REGULATIONS – 2020***

## PRELIMINARIES

### 1.1 SHORT TITLE, EXTENT AND COMMENCEMENT

- 1.1.01 These regulations may be called as The Islamabad Capital Territory Residential Sectors Zoning (*Building Control*) Regulations – 2020.
- 1.1.02 These extend to all private and public land / plots in the Islamabad Capital Territory, except for those in the Diplomatic Enclave or mentioned specifically.
- 1.1.03 These regulations shall come into force at once.

### 1.2 DEFINITIONS

In these regulations and in the subsidiary instructions and communications that may be issued from time to time under or in relation thereto, unless there is anything repugnant in the subject or context:

1. '**Administrative Buildings**' except otherwise specifically prescribed or permitted by the Authority, the Administrative Buildings are meant for offices of government, private and foreign missions;
2. '**Allottee**' means a person or association of persons to whom the ownership or lease rights of the plot/land have been granted by the Authority/government. It includes a co-allottee or transferee of the plot, building or unit thereon;
3. '**Ancillary Building**' means a building subservient to the principal building on the same plot such as servant quarters, garages, power supply transformer room etc.;
4. '**Ancillary Use**' means an unauthorized use which is subservient to the principal use on the same lot;
5. '**Apartment**' means an independent residential unit in a building consisting of at least one bed room, a living room, a bathroom, a kitchenette and a store;
6. '**Arcade**' means a covered walk-way forming part of a building;
7. '**Assembly**' (Place of public assembly) means a building used, either ordinarily or occasionally, as a place of worship, theatre, public hall, public concert room, public lecture room, public exhibition room, dharamshala or musafirkhana;

8. '**Attached Building**' means a building which is joined to another building at one or more sides by a party wall or walls;
9. '**Authority**' means the Capital Development Authority as defined in the Capital Development Authority Ordinance, 1960 (XXIII of 1960);
10. '**Authorized Use of buildings**' the authorized use of building shall be as authorized by the Authority, except otherwise specifically prescribed or permitted;
11. '**Aviary**' means a structure for keeping or breeding birds;
12. '**Balcony**' means an outside projection from a building overlooking a compound, road or courtyard and projecting in front of a room/space and not used as a passage;
13. '**Base**' (applied to a wall or pillar) means the underside of the course immediately below plinth, if any, or in the case of wall carried by a bressummer immediately below such bressummer or in the case of a building having no plinth, immediately above the footings;
14. '**Basement**' means a lowest portion of a building / structure wholly or partly below natural ground level / front road level / adjacent ground level under the plinth;
15. '**Bathroom**' means a room meant for bathing and washing designed in a building as such;
16. '**Block of Flats**' means a multiunit structure occupied by more than one family and having more than one storey;
17. '**Block**' means a tract of land bounded by a street/streets, public land etc.;
18. '**Bressummer**' means a wooden, metal or R.C.C. beam which carries a wall;
19. '**Building Line**' means the line up to which the plinth of a building abutting on a street or on an extension of a street or on a future street may lawfully extend after allowing for the mandatory set-backs;
20. '**Building Works**' means erection or re-erection of any building or making additions and alterations in an existing building;

21. **‘Building’** means any structure or enclosure permanently affixed to the land;
22. **‘Built up Area’** means the portion of plot upon which the principal and ancillary buildings can be erected, the measurement includes wall thickness of a building;
23. **‘C.D’** means a compact disk for data storage device for computers;
24. **‘Canopy’** means a roof-like projection from the face of a building and not being a balcony;
25. **‘Cardinal Points’** means a diagram showing North, South, East and West;
26. **‘Ceiling’** means the underside of a roof or a floor either covered with plaster, ceiling boards or other similar material;
27. **‘Cellar’ or ‘Vault’** means any storey wholly below the level of the land adjacent to it;
28. **‘Cess Pool’** means a tank intended to receive waste water and sewage;
29. **‘Chancery’** means a building meant for use as offices by a diplomatic mission;
30. **‘Chimney’** means a structure, not being a flue pipe, enclosing one or more flues and includes any opening therein for the accommodation of a heat producing appliance;
31. **‘Column’** means any part of construction which shall by its resistance to compression in the direction of its length and to bending action included by such compression, support and transmit loading, in relation to structural steel, timber, or reinforced concrete;
32. **‘Commercial Building’** means a building erected on a commercial plot for commercial use, allotted for shops / offices with or without residential flats / apartments;
33. **‘Common Areas and Facilities’** in multi unit buildings include:—
  - a. yards, gardens, parking areas, storage spaces and central areas;
  - b. the premises for the lodging of janitors or persons employed in the management of the property;

- c. installation of central services such as power, gas, hot and cold water, heating, refrigeration, air-conditioning and incinerating, and fire-fighting and fire-alarm system, etc;
  - d. the top roof of the building and any structure thereon, the stair halls on all the floors, entrance hall, passages, verandahs, corridors and lobbies, the elevators, tanks, pumps, motors, fans, compressors, ducts and in general all areas, apparatus and installations existing for common use, and
  - e. such other community and common facilities as are provided for in the building and other parts of the property necessary or convenient for its existence, maintenance and safety, or normally in common use of the occupants of the building;
34. **‘Common Expenses’** in multi unit buildings include:—
- i all sums lawfully assessed against the unit-allottees;
  - ii expenses on the administration, maintenance, repairs or replacement of the common areas and facilities; and
  - iii expenses agreed upon as common expenses by the Managing Committee;
35. **‘Competent Authority’** means Chairman CDA, concerned Member or any other officer empowered by the authority to approve plans and to control the building activity;
36. **‘Corner Lot’** means a lot situated at the intersection of two vehicular streets;
37. **‘Corner Plot’** means a plot situated at the intersection of two vehicular streets and declared as corner plot by the Authority;
38. **‘Cross Wall’** means an internal load, bearing wall built at right angles to an external wall;
39. **‘Damp-Proof Course (DPC)’** means a layer of material impervious to moisture;
40. **‘Dangerous Building’** means all buildings, walls or structures which are declared structurally unsafe by the Authority or which constitutes a fire hazard, or otherwise dangerous to human life and public welfare;

41. **‘Dead-Load’** means the actual weight of walls, floors, roofs, partitions and all other components forming part of a building;
42. **‘Detached Building’** means a building not joined to any other building on any side;
43. **‘Diplomatic Enclave’** means the southern portions of sectors G-5 and G-4 of Islamabad;
44. **‘Domestic Building’** means a building used wholly or predominantly as a dwelling house;
45. **‘Dormitory’** means a sleeping room with several beds;
46. **‘Dwelling House’** means a building used or constructed for the use of a single family having at least two habitable rooms;
47. **‘Embassy’** means a building meant for use as the residence of the head of a diplomatic mission, his family and servants and which is not a chancery;
48. **‘Existing Building’** means a building existing on plot allotted by the Authority.
49. **‘External Wall’** means any outer wall of a building abutting on an external or internal open space;
50. **‘Façade’** means the exterior face of a building facing a main street or open space;
51. **‘Factory’** means a building used for manufacture, production or repair of any article;
52. **‘Family’** means a group of persons related by blood or marriage, and if not so related, of not more than five persons living together and maintaining a common household;
53. **‘Fan-Light’** means any aperture above the top level of a door or a window so constructed that the whole of it can permit air and light to pass through without obstruction;
54. **‘Flat’** means an apartment consisting of two or more habitable rooms with kitchen and bathroom;
55. **‘Floor Area Ratio ( F.A.R )’** means the sum of gross covered areas of all floors of a building(s) on a plot divided by the total area of that plot;

56. **‘Floor Area’** means the sum of the gross horizontal areas of all the floors, including verandahs, 25 percent of the area covered by the pergolas but excluding basements, vaults, cellars and roof projections (chajjas), if any, not exceeding the maximum permissible limits, measured from the exterior faces of exterior walls or from the centre line of the walls separating two buildings;
57. **‘Floor’** means and includes any horizontal platform forming the surface of any surface of any storey consisting joist boards, timbers, stone, R.C.C complete slabs, steel or other materials connected with or forming part of such platform;
58. **‘Flue’** means a passage or channel through which the products of combustion of a boiler or other furnace are taken to the chimney;
59. **‘Footings’** means the projecting courses at the base of a wall, spreading the weight of the building or structure over the ground;
60. **‘Form Work’** means all forms, moulds, sheeting, shuttering, planks, poles, posts, shores, struts, ties, up-lights and all other temporary supports to the concrete during the process of pouring and setting;
61. **‘Foul Air’** includes exhaust air from lavatories, bathrooms, urinals, toilets, kitchens, canteens, chemical stores, restaurants, hair dresser shops, laboratories, dark rooms, battery room, car parks or similar areas and air discharged from smoke extract system associated with fire protection services of buildings;
62. **‘Foundation’** means a structure entirely below the level of the grounds, which carries and distributes the load from pillars, beams or walls on to the ground;
63. **‘Frame Building’** means a building constructed of timber, metal or R.C.C. load-bearing frame work with non-load-bearing panel walls;
64. **‘Front of Plot or Building’** that portion of a plot or building bordering or facing on the vehicular public street and in case of a corner plot either of the vehicular public street may be considered in determining the front, unless otherwise clearly stated or prescribed in the layout plan.
65. **‘Functional Plan’** means the plan of the Planning Wing such as Blue Area showing the size, shape and number of stories of a building on a plot;



66. **‘Ground Floor’** means a platform constructed at plinth level;
67. **‘Habitable Room’** means a room to be used primarily for human habitation and include living room;
68. **‘Head Room’** means the clear vertical distance between the finished floor level and the soffit (underside of a structural component) of the lowest projecting member of the surface;
69. **‘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 the ceiling less one half of the vertical measurement between the lowest and highest parts of the ceiling: where there is no ceiling the measurements shall be to the underside of the rafters;
70. **‘Height of Building’** shall be taken to be the vertical measurement from the mean level of front road to the highest part of the roof of that building (less one half of the difference of levels of the lowest and highest parts of the roof in case of pitched roofs);
71. **‘Home Occupation’** means part time use of a part of a residential building or apartment by its resident professionals (for their personal professional use), such as architects, doctors, engineers and lawyers for consultancy and advisory services provided that the residential character of the building is not changed;
72. **‘House’** means a building to be used for residential occupancy of one or more families as prescribed under these Regulations.
73. **‘Housing Unit’** mean an independent unit within a house or bungalow meant for habitation of a single family and having at least two habitable rooms with a kitchen and a bath.
74. **‘Impervious Material’** means any material which prevents the passage of dampness;
75. **‘Imposed Lead’** means the load assumed to be produced by the intended occupancy or used including distributed, concentrated impact and inertia loads but excluding wind loads;
76. **‘Independent Services’** means and includes plumbing and water main-supply pipes, main electric distribution lines and meters, gas lines and meters independently linked to each unit;
77. **‘Institutional Buildings’** except otherwise prescribed or permitted by the Authority the institutional buildings are those meant for use

as educational, health, training, research and development institutions.

78. '**Kitchen**' means a room intended to be used wholly for preparing or cooking food for human consumption;
79. '**Kitchenette**' means a small space for warming food on a floor having no kitchen;
80. '**Licensed Architect**' means a person registered with Pakistan Council of Architects and Town Planners (PCATP) and issued a license/registration/enlistment by the Authority;
81. '**Licensed Engineer**' means a person registered with Pakistan Engineering Council (PEC) and issued a license/registration/enlistment by the Authority;
82. '**Lintel**' means a beam supporting walling over an opening or recess;
83. '**Load Bearing**' in relation to any part of the building including its foundation, means that part of the building which bears a load other than that due to its own weight and to wind pressure on its own surface;
84. '**Loft**' means a balcony inside a room with no access to it except from inside such room;
85. '**Lot**' means a single tract of land on which principal buildings and building ancillary thereto may be constructed under the provisions of this Regulation;
86. '**Managing Committee**' means a committee elected by the unit-allottees and occupants of the units, by whatever name called, for managing the common areas and facilities of a building and liaison between them and the Authority;
87. '**Masonry**' means stone, bricks or cement concrete blocks laid in lime, cement or mud mortar;
88. '**Modular Plot**' means a sign indicating the name and or address of a building or the name of the occupant thereof and /or the practice of an authorized or permitted occupation there in;
89. '**Module**' means unit of size used as a basis for standardizing the design and construction of building parts and materials;

90. **‘Multi-Unit Building’** means a building having at least two floors and four units; for the purpose of this Regulation mezzanine constructed as an independent floor shall count as a floor but a loft or balcony projecting inside a hall, not exceeding one-third of the area of space where it is projecting, will not count as a floor;
91. **‘Name Plate’** means a sign indicating the name and or address of a building or the name of the occupant thereof;
92. **‘Non-Conforming Use’** means the use of a plot or structure thereon not conforming to the purpose authorised or permitted under this regulation or the conditions of allotment;
93. **‘Noxious Matters’** means a material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects on the psychological, social or economic well-being of persons;
94. **‘Obnoxious Industries’** means industries handling hazardous substances and or produces hazardous waste as determined under Pakistan Environment Act, 1997;
95. **‘Open Staircase’** means a staircase of which the roof must be fully open to the sky and of which at least two sides must be fully open and clear of any adjoining walls of any other building;
96. **‘Ordinary Repairs’** means painting, white-washing, plastering, paving and minor renewals or alterations;
97. **‘One window Operation (OWO)’** means counter of one window operation, located in Block-III, CDA Secretariat, off Khayaban-e-Soherwardi, Islamabad.
98. **‘Owner’** means the person to whom a plot has been allotted, leased or otherwise transferred, conveyed by the Authority or the lawful transferee of such plot duly mutated in the record of the Authority;
99. **‘Panel Wall’** means a wall which is built between posts or pillars and which supports no load other than its own weight;
100. **‘Parapet’** means a dwarf wall whether plain, perforated or panelled along the edge of a roof, balcony, verandah or terrace;
101. **‘Particulate Matter’** means the material which is suspended in or discharged into the atmosphere in finely divided form as a liquid or solid at atmospheric pressure and temperature;

102. **Partition** means an internal vertical structure which sub-divides a storey of a building into sections and which supports no load other than its own weight;
103. **Party Wall** means a common wall between adjacent buildings on independent plots;
104. **Pergola** means a structure of which the roof must be at least 75% open to the sky;
105. **Plan** means the building plans showing the proposed details of the arrangement of intended building uses/functions;
106. **Plinth** means the portion of the building between the level of the street or road and the level of the ground floor;
107. **Plot Coverage** means the percentage of area of the plot on which a building is allowed to be constructed;
108. **Plot** means a single tract of land located within a block and demarcated by the Authority as such;
109. **Porch** means a covered space for one or two cars and open at least from one side;
110. **Prescribed** means prescribed by these Regulations or instructions issued by the Authority from time to time;
111. **Principal Building** means a building in which the principal use is authorised or permitted;
112. **Principal Use** means the use of the principal building for which the plot of land is allotted or conveyed to the owner as distinguished from a subordinate or ancillary use;
113. **Property Line** for the purpose of these Regulation, means that part of the plot boundary which separates property from the public property or a private property from another private property;
114. **Public Buildings** means buildings of public assembly, community facilities and public utilities and except otherwise prescribed or permitted by the Authority are for use as authorised under this Regulation;
115. **Public Open Space** means any open area including parks, playgrounds, waterways, streets etc. meant for public use;

116. **'Public Street'** means a public right of way having plot on one or both sides and provides a vehicular mean of access or approach to abutting plots. It includes vehicular street, road and parking area;
117. **'Rainwater Harvesting'** means the collection of rainwater from rooftops and land runoff through a system of pipes and tanks in a building by which rainwater can be collected in tanks for re-use;
118. **'Rain Water Pipe'** means a pipe (not being a drain) which conveys/ or carries only rain water;
119. **'Refuse Collection Point'** means a point from which the refuse of a house will be collected;
120. **'Regulation'** means Islamabad Building and Zoning Regulations, 2020;
121. **'Residential Building'** means a building authorised for residential occupancy by one or more families but does not include hotels or lodging houses or guest houses;
122. **'Residential Plot'** means a plot allotted exclusively for residential purpose;
123. **'Residential Use'** means a building or part of it authorised for residential occupancy by one or more families;
124. **'Retail'** means direct sale of commodities to consumers in relatively small quantities;
125. **'Semi-Detached Building'** means either of two buildings constructed in pair on adjacent sites separated by a party wall and having a side yard;
126. **'Septic Tank'** means a system of chambers made of imperious material, intended for reception and treatment of sewage;
127. **'Set back (Yard)'** means a space compulsory required to be left open between the building and the plot line without any obstruction Set back will be measured in horizontal distance between the plot line and the building;
128. **'Shop'** means a building used for carrying on trade or business and does not include a ware-house or a petrol filling station, but includes a residential accommodation attached to it;

129. **‘Sign’** means a name, identification, description, display or illustration affixed to painted or directly/indirectly represented upon a building structure or piece of land which directs attention to an object, product, place, activity, persona, institution, organization or business but does not include any display public office notices nor the flag, emblem, insignia of Pakistan or any other nation, school or religious group;
130. **‘Site’** includes not only the land actually covered by the building, but also the land at the front, rear and side of a building;
131. **‘Soak Pit’** means a pit filled with aggregate, boulders or brick bats and intended for the reception of waste water;
132. **‘Soil Pipe’** means a pipe for conveying foul water to a sewer;
133. **‘Storey’** means the portion of a building included between the surface of any floor and the surface of the floor next above or if there be no floor above, the space between the floor and the ceiling next above;
134. **‘Street’** means a way, having houses on one or both sides, which affords a primary means of access to abutting property;
135. **‘Structural Alteration’** means any change in the structure of a building i.e. supporting members of a building such as load-bearing walls, columns, beams, slabs, floors and girders etc.;
136. **‘Structural Calculations’** means detailed calculations prepared by a licensed Architect/Engineer showing the sufficiency of the strength of every load-bearing part of the proposed structure;
137. **‘Superimposed Load’** means all loads other than the dead load;
138. **‘Tenement’** means a building suitable for letting out in separate units each consisting of not more than two rooms with a cooking place attached, a common passage and common sanitary arrangements;
139. **‘Terrace’** means a raised level placed, in front of building on sloping ground artificial or natural shelf in hill side, row of houses built into one block;
140. **‘Terraced Building’** means buildings in row and attached on both plot side lines;

141. '**Terraced houses**' means contiguous houses constructed on adjacent plot, separated by party walls and having no side set back;
142. '**Toilet**' means a space for washing up and dressing purpose and may include urinals and water closets;
143. '**Toxic Material**' means a material which is capable of causing injury to living organisms by chemical means even which present in relatively small quantities;
144. '**Unit Allottee**' means the person to whom the allottee allots, sells or agrees to sell or otherwise transfers, in whatever form, his rights in a unit in the multi-unit building;
145. '**Unit**' means a self-contained unit of shop, office, residential flat or apartment of an area not less than 150 square feet in the case of shop or office and not less than 600 square feet in the case of residential flat or apartment;
146. '**Use**' means the purpose for which a plot or building thereon is authorised or permitted under this regulation;
147. '**Ventilating Pipe**' means a pipe open to the external air at its highest point, which ventilates a drainage or a sewage system or part thereof and does not convey / carry any soil water, waste water or rain water;
148. '**Verandah**' means a part of a building facing street or an internal or external open space with at least half of the external wall space permanently open to light and air;
149. '**Ware-house Class Building**' means a building in which merchandise and other goods are stored and includes a factory;
150. '**Warehouse**' means a building in which merchandise and other goods are stored;
151. '**Waste Water**' means used water not being soil water;
152. '**Water Closet (W.C)**' means a fixture which is connected to a sanitary system so that the excreta may be carried away by flushing and may also refer to an enclosure containing such a fixture;
153. '**Wind Load**' means all loads due to the effect of wind pressure on structure;

154. '**Yard**' means an open space on a plot unobstructed from its lowest level to the sky;
155. '**Zones-Diplomatic Enclave**' are the internal divisions of the Diplomatic Enclave.
156. '**Zones**' are the internal divisions of the Islamabad Capital Territory (ICT) as per ICT Zoning Regulations 1992.

## **BUILDINGS AND USES**

### **2.1 AUTHORIZED BUILDINGS AND USES**

- 2.1.1 Only such types of buildings/structures can be constructed in Islamabad Capital Territory plots, which are in accordance with the Master Plan / Functional Plan / these regulations and/or as described in the terms and conditions of allotment of respective plot(s).
- 2.1.2 The plots / buildings in Islamabad Capital Territory (ICT) shall be used only for the purpose for which they have been allotted and conveyed.
- 2.1.3 No land or building shall be put to a non-conforming use. Any building or structure designed or intended for a use not authorised or permitted under these or other regulations of the Authority, or conditions of allotment, shall either be removed or converted into a building or structure designed or intended for the authorised use.
- 2.1.4 A non-conforming use of a building may render the owner and the occupant of the building liable to penalty and eviction from the building and the allotment/conveyance deed of the plot may also be cancelled.
- 2.1.5 Authority may consider change of land-use on request of allottees, with or without charges, provided that, the layoutplan and Functional Plan framed for the same permits such change.
- 2.1.6 Small temporary buildings or structures of approved size for storage purpose can be constructed for the duration of the construction of the principal building(s) on the same plot or on adjacent land on approved location, with prior approval of the Authority before starting construction. Such buildings or structures shall be removed immediately after the main structure is constructed or earlier, if so directed by the Authority.



- 2.1.7 A residential house, may be used by its resident professional such as architect, town planner, lawyer, doctor, engineer etc. for “Home Occupation” with prior permission of the Authority on yearly basis, provided that the overall residential character of the building is not changed and not more than two rooms/not more than 25% of covered area of the house is used for home occupation. Furthermore it should not constitute, in any way, nuisance to the neighbors’ in any form as determined by the Authority. Charges of Rs. 50,000/- per year shall be payable for home occupation.
- 2.1.8 Construction may cover a block, leaving compulsory setbacks on ground and first floors in case of dwelling houses. However, in case of flats / apartment buildings, Schedule -1 shall be followed.

## **2.2 PERMISSION FOR CONSTRUCTION OF BUILDINGS**

- 2.2.1 Every person, who intends to carry out building works shall comply with the provisions of these Building Bye-Laws/Regulations.
- 2.2.2 No building or structure shall be constructed nor shall any addition/alteration be made thereon except:-
- (a) with the prior approval of the Authority, and
  - (b) minor internal repairs which shall be made in accordance with the Building & Zoning Regulations or instructions, issued by the Authority in this behalf from time to time.
- 2.2.3 Any construction started/carried out without prior approval of the Authority shall be liable to be removed (partly or wholly) at the risk and cost of the owner(s)/allottee/occupant(s) and/or imposition of penalty as prescribed in the schedules/annexure;
- 2.2.4 Any construction that does not-conform to the Building & Zoning Regulations, shall be liable to be demolished at the risk and cost of the owner(s)/allottee(s)/occupant(s), after giving 15 days notice.
- 2.2.5 Building plan shall remain valid for a maximum period of five (5) years or for the construction period stipulated in the terms and conditions of the allotment. After the expiry of the period of their validity, revalidation, revised approval of plans shall be mandatory.
- 2.2.6 Provided that the building plans submitted to the Authority through Architect are in accordance with these Regulations, the Authority shall convey intimation of approval of plans or otherwise, as the

case may be, to the allottee/owner as well as to the Architect, within a period of twenty-one (21) days from the date of submission of plans. Other wise a written intimation regarding reasons for non approval shall be given by the Authority within the said period.

2.2.7 Fee as prescribed in the regulations shall be paid in advance for obtaining approval of plans.

### **2.3 SUB-DIVISION AND AMALGAMATION OF PLOTS / BUILDINGS**

2.3.1 Amalgamation of plots is allowed on all plots, amalgamated with an adjoining plot or plots for construction of buildings subject to prior approval of Authority / Society.

2.3.2 Sub-division of any plot or construction thereon shall not be allowed without prior approval of the Authority.

2.3.3 Only one bifurcation/sub-division of plots will be allowed in respect of plots measuring 1000 sq. yds and above, provided each divided portion of the plot is not less than 500 sq. yards. The sub-division will however, be allowed on the condition that, only one living unit will be permitted to be constructed on each sub-divided portion.

2.3.4 Where plots have been sub-divided, the Zoning and Building Regulations relating to FAR / permissible covered area and setbacks of the original un-divided plots will be applicable. And the combined FAR / permissible covered area of both the living units on the sub-divided portions shall not exceed the total FAR / permissible covered area permissible on the un-divided plot.

2.3.5 Plots, which abut on one road only, can also be sub-divided, provided an independent road access is given to the rear sub-divided portion from within the front portion. The area and ownership of this access lane will remain with the rear plot. However, each sub-divided portion should not be less than 600 sq. yards.

2.3.6 In old cases where approval on a sub-divided portion has already been given for more than two units, the approval will not be withdrawn. However, for sub divided portions where the allottees have not so far submitted drawings for approval, the new rules i.e., permission to construct one unit on each sub-divided portion, will apply.

**2.4 F.A. R, Ground Coverage, Size, Height, Number of Storeys, Stair Tower, Type & Nature of Development**

- 2.4.1 Except as otherwise prescribed or permitted by the Authority the maximum Ground Coverage, maximum Built-up Area of building on a plot / (total FAR), the minimum Setbacks from the plot lines, the maximum Number of Storeys, the maximum Height, the Type & Nature of Development, Size of Building and Size of Mumty (Stair Tower) shall be as laid down in Schedule-1.

Mumty (Stair Tower) may be constructed in residential houses / plots as per Schedule-1, subject to the condition that the width of the Mumty, as visible from the front road shall be smaller than its depth and its width shall not be more than half (1/2) of the plot width in case of Terraced / Attached Houses and 1/3rd of the plot width for Detached Houses. A small washroom and a room may be provided within the permissible area of Mumty. Height of Mumty (Stair Tower) may be constructed up to 10'-0" in residential houses only.

Provided that the Authority may in exceptional cases due to site conditions, circumstances and technical reasons give, directions to the owner/allottee of a plot to follow such deviations from the Schedule as the Authority may consider necessary and the owner shall act in accordance with such directions.

- 2.4.2 Any excess covered area beyond the prescribed limits in Schedule-1, shall be demolished.
- 2.4.3 Any deviation from any rule, where possible and subject to approval of the Authority in advance, (maximum up to five percent 5 %) shall be considered for compounding with charges provided it does not conflict with any other regulations.

**2.5 DEMOLITION OF ATTACHED BUILDINGS ON ADJACENT PLOT(S)**

- 2.5.1 No building or structure or parts thereof (on adjacent / attached building where ownership is different) shall be demolished or removed, except those for which prior approval of the Authority has been obtained and;
- 2.5.2 Such demolition shall be carried out under the supervision of a licensed Structural Engineer, after taking all the necessary precautions for the safety of public life and attached / surrounding property;

- 2.5.3 During the course of demolition or reconstruction of attached structure(s), No Objection Certificate (NOC) from the owner(s) of the adjacent property(s) or Bank Guarantee equal to the construction cost of attached building / attached part of building shall be obtained mandatorily.
- 2.5.4 Fine shall be imposed if the existing structure is demolished without prior approval.

S.No.	Description	Amount of Bank Guarantee (Recommended)
1.	Attached Residential Buildings/ Houses. (i) Plot up to 200 Sq. Yards. (a) Ground Floor. (b) 1st Floor (ii) Plot above 200 Sq. Yards. (a) Ground Floor. (b) 1st Floor	Rs.150,000/- for each attached side.  Rs.75,000/-for each attached side.  Rs.300,000/-for each attached side.  Rs.150,0000/-for each attached side.
2.	Detached Residential Buildings /Houses. (a) Boundary Wall (b) For Car Porch	Rs.150,000/- for each side.  Rs.150,000/- for one Car Porch.
3.	Commercial Buildings (Attached).  i. I& T Center & Class-III Shopping Center  (a) Ground Floor.  (b) 1st & Subsequent Floors.	Rs.500,000/- for each attached side.  Rs.250,000/- for each Floor & each attached side.

	ii. Markaz& Blue Area etc.  (a) Ground Floor.  (b) 1st & Subsequent Floors	Rs.100,000/- for each attached side.  Rs.500,000/- for each Floor and each attached side.
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Following fine penalty along with provision of Indemnity Bond shall be levied on the plot owners who demolish their building without getting prior approval from the Authority.

(a) Residential Buildings.

Plots up to 200 Sq. Yards. Rs.50,000/-

Plots 200 to 400 Square Yard. Rs.100,000/-

Plots more than 400 Square Yard. Rs.150,000/-

Commercial Buildings.

I & T Centers, Class-III Rs.250,000/-

Shopping Centers. Industrial Area,

F & V Market.

Blue Area, Marakiz Rs.500,000/-

& Hotels / Motels.

(b) Indemnity Bond from the owner of the plot, in which he/she will indemnify CDA for any disputes that will rise in future due to this demolishing work.

(c) A certificate from the licensed Structural Engineer in which he will certify that demolishing work was carried out under his supervision and all precautionary measures were taken in account during demolishing and no damage was caused to the neighboring property and services.

## 2.6 BASEMENT, VAULTS, CELLARS etc.

2.6.1 Basement, vaults, cellars and other structures wholly or partly below the ground level / front road level shall be allowed by the Authority with the following conditions;

- (i) The basement shall not be exposed more than given in Schedule-1, from the average/mean level of front road.
- (ii) The area of basement shall not be counted into FAR/permissible built up area on the plot, however for the purpose of scrutiny fee and property tax all covered area shall be calculated.
- (iii) The natural level of front yard (set-back) shall not be raised / lowered down more than 2'-0" from the natural ground level / front road level.
- (iv) In case of split-level designs, the part of house which has its roof level not more than 5'-0" above the mean level of front road level, shall be treated as basement and its area will not be counted into FAR / allowable covered area. In case the roof of any floor is more than 5'-0" above the mean level of the front street / road, its area will be considered as ground floor area.
- (v) In case of abnormal site conditions where the plots are considerably higher than the front road, car porch and stair hall shall be allowed at maximum 2'-0" above the road level; remaining part can also be allowed by the Authority as basement at road level provided the basement if not exposed more than 2'-0" from the front yard at the front only. However, in all such cases, no deviation will be allowed from the approved plan. Natural ground level and road level should be given on proposed plans by the Architects in such cases.
- (vi) In all cases the building should look like two storey from the front and the total height of building should not be more than 30'-0".
- (vii) External walls, below natural ground / yard level of the basements shall be minimum 9" (inch) thick R.C.C. walls, adequately water proofed and structurally sound and stable against earth pressures, etc.
- (viii) Clear height of basement shall not be less than 8'-6" and not more than 12'-0", unless there are special requirements or

site condition force for a changed heights. However, if the basement is used for habitable purposes, the rules for respective space uses will be applied.

- (ix) For detached houses 100% area under the permissible ground floor coverage will be allowed for construction of basement.
- (x) For terraced houses basement under the plinth area will be allowed provided the adjacent plots are vacant or basements already stand constructed on the adjacent plot(s). In case basement is not constructed on the adjacent plot(s) / ground floor stand constructed on the adjacent plot(s), a minimum distance of 5'-0" shall be left from the property line from the adjacent plot(s) while constructing the basement. In all such cases, foundations of external walls shall be designed and constructed cantilevered.
- (xi) All necessary precautionary measures shall be taken during construction of basement / lowering the side yards for safety of adjacent structures/boundary walls etc. In all dwelling houses where side yards are to be lowered (maximum 6'-0" from mean level of front road), the owner/allottee and the contractor shall ensure the safety of the adjacent building / boundary walls.
- (xii) In case of damage to the adjacent property, the owner and the contractor shall be jointly and severally responsible for such damages. Also Architect and Engineer shall be responsible for any defect found in the design. CDA in no way shall be held responsible for such damages. In all other cases, except dwelling houses where basements in adjacent plots are to be constructed, the owner/allottee shall provide a Bank Guarantee @ Rs. 500 per sft. of the adjacent building or bring NOC from the owners of adjacent buildings.
- (xiii) If services, such as bath room, kitchen etc., are provided in the basement, the owner must provide mechanical disposal from the basement to the upper level in all cases (irrespective of levels of CDA mains), so that there is no possibility of back flow in case of choking of the sewer lines. CDA will not be responsible for the consequences in any case. Separate arrangements shall be made for the disposal of storm water drainage to the CDA mains from the basement level. CDA will not be held responsible in any case. If any sewerage connection is found not connected with CDA respective

mains, the owner/allottee and the supervising Architect/Engineer shall be held responsible and will be penalised.

- (xiv) In no case the basement will be allowed in the minimum prescribed set backs. Only a driveway bridge may be provided in the front / side yard of plot, which has natural depression in dwelling houses. The space under the bridge shall not be used for any habitable purpose.
- (xv) In all basements, other than open basements, minimum one emergency exit of size not less than 3 ft. x 3 ft. shall be provided with outside opening.
- (xvi) Basement may be constructed, leaving minimum 10' set backs all around in Flats / Apartment Buildings / Multi-storey buildings/Multi-unit buildings. Ramps may be constructed in setbacks in Flats/Apartments/multi-storey buildings, other than front set back.
- (xvii) Basement may be constructed under the Plinth Area, leaving the minimum permissible setbacks in dwelling houses.
- (xviii) Basement may be allowed under the Driveway in the front yard in Dwelling Houses, where plots are in depression more than 8'-0". This space shall be allowed for storage only.
- (xix) Basements in dwelling houses shall be allowed under the entire plinth area of a building without counting them as a storeys or their area into FAR / permissible covered area.
- (xx) A Basement shall have proper and adequate means of escape/exits for quick evacuation, in case of emergencies, hazards, and disasters.
- ((xxi) Prior permission of the Authority and the NOC of the owner of adjacent building shall be necessary, in case any underground part of adjacent building is likely to be exposed during the course of excavation or construction of basement(s).

### **2.6.2 Open Basement**

Open basement other than front set back may be allowed subject to the following:



- (i) Side and Rear Yards / setbacks may be lowered subject to provision of proper drainage and stability of the adjoining properties. Drainage from the Yards / setbacks shall be the sole responsibility of the allottee / owner.
- (ii) Front setback shall not be lowered in any case, other than minor / small levelling but not more than 2'-0" from the road level.
- (iii) Sewerage from basement shall be lifted through mechanical means and disposed of in CDA mains through sump / sludge pump etc. with proper pumping system and it shall be the responsibility of the allottee / owner.
- (iv) Entry(s) to basement from outside may also be allowed.
- (v) Basement may be used for servant quarters subject to proper light & ventilation and other hygienic standards.
- (vi) The entry to the basement from rear/side setback is allowed. This entry may be used for servants.
- (vii) Construction of R.C.C. retaining wall at plot line shall be compulsory in case the side / rear yards are lowered.

## **2.7 ACCESSIBILITY TO SERVICES**

- 2.7.1 All services shall be accessible to all owners / occupants at all times/agreed jointly in Flats/Apartment/Multi-storey/ Multi-unit buildings.

## **2.8 PERMISSION FOR OCCUPATION OF BUILDINGS**

- 2.8.1 No building or structure or part thereof shall be occupied or used without obtaining **Completion Certificate (Permission to occupy)** from the Authority, within three (3) months after the expiry of initial construction period. A fine of Rs. 50,000/- (Rupees Fifty thousand only) per year for residential & Rs. 100,000/- (Rupees one hundred thousand only) per year for all other building type will be imposed on those who occupy building without obtaining completion certificate from Authority.

## **2.9 DISTANCE BETWEEN BUILDINGS ON A PLOT**

- 2.9.1 When two separate buildings on the same (original) plot, are located parallel to each other, the minimum distance between the buildings shall be as under;

- i. For building overlapping each other up to 12'-0", the distance between the two buildings shall be **6'-0"** (3'-0" on each side).
- ii. For buildings overlapping each other more than 12'-0", the distance between the two buildings shall be **10'-0"** (5'-0" on each side).

## **2.10 SERVANT ROOMS / SERVANT QUARTERS**

- 2.10.1 Minimum one servant room along with bathroom shall be provided in each house on plots measuring 501 sq. yards and above.
- 2.10.2 In case of Flats/Apartment buildings, servant quarter shall be mandatory with each flat having minimum 2 bedrooms.

## **2.11 STRUCTURES ON ROOFS**

- 2.11.1 Only the following structures of permanent nature may be constructed on roofs of multi-storey buildings/Apartment Buildings, provided they are designed and built to the satisfaction of the Authority:

Chimneys, air conditioning and other ducts, vents and wind catchers.

- i. Water tanks suitably designed and not prominently visible from the front road/side road, if any.
- ii. Radio and television antennas.
- iii. Parapet walls of three feet (3') high shall be constructed. In case of accessible roof, the provision of suitable railing / parapet wall would be compulsory.
- iv. Mumty / Stair tower as given in the Schedule-1.
- v. Lift rooms, skylights, cooling towers etc.
- vi. A suitable Penthouse, subject to maximum covered area of all structures on rooftop shall not exceed ten percent (10%) of rooftop area. A penthouse/viewing gallery may be constructed on rooftop along with stair tower in Apartment Buildings of six (6) storeys and above only.
- vii. No Mobile Phone Antennas are allowed on roofs of dwelling houses.
- viii. Other structure which the Authority may, by general or specific order, permit.

## **2.12 SETBACKS (COMPULSORY OPEN SPACES)**

- 2.12.1 Minimum compulsory open space (space around buildings) shall be left around buildings as setback as per Schedule-1 and no building or structure shall be allowed in setbacks except: -

### **2.12.2 BAY WINDOWS**

Bay windows projecting up to 25% in width of the setback shall be allowed subject to a maximum projection up to 2'-6" and length up to 8'-0". The area of bay windows shall be counted into F.A.R. / permissible covered area and

Not more than two bay windows shall be allowed in any one set ba

### **2.12.3 OPEN STAIRS**

Open stairs in setback (spiral or straight) shall be allowed provided:

- i. These fall in the rear/sides setbacks.
- ii. The width of spiral stairs shall not be less than 5'-0" and not more than 6'-0" in the case of straight stairs, not more than 3'-3" and not less than 2'-9" (including railing) shall be allowed.
- iii. In no case open stairs in the setback shall be used as main stairs for approach to first floor.
- iv. A three feet (3') wide suitable visual barrier of any material shall be provided at a height of 3'-0" alongside the open stair/passage and in front of servant rooms for privacy of neighbouring houses.

### **2.12.4 PERGOLAS**

Pergolas in set-back made of wood or bamboos only and not covered, shall be allowed but not exceeding the following:

- |                                  |          |
|----------------------------------|----------|
| (i) For attached/terraced houses | 100 sft. |
| (ii) For detached houses         | 200 sft. |

### **2.12.5 DECORATIVE FEATURES IN SET-BACKS**

Small decorative features / landscape elements not higher than the compound wall and as approved on the building plan shall be allowed in front setback.

**2.12.6 ROOF PROJECTIONS / CHAJJA (SCHEDULE - 4)**

(i) Roof projections mentioned below shall be allowed in setbacks

S/No	Floor	Max. Permissible Width of Projection (ft.)	Excess Area of Projection Over the Permissible Limits (Relax-able with Fine) up to
01	Ground Floor	3'-0"	3'-6"
02	First Floor	3'-0"	3'-6"
03	First Floor on Terrace only	5'-0"	5'-6"
04	Stair Towers	3'-0"	3'-6"
<b>Note:</b> For projection outside the plot, please see Schedule – 3.			

- (ii) The projections up to above-mentioned limits shall not be counted towards FAR / permissible covered area.
- (iii) In no case the projection shall cover more than half of the width of any setback at any floor.
- (iv) Projection exceeding relax-able limits will be dismantled / demolished.

**2.12.7 CAR PORCHES**

- (i) The area of porch, falling in front setback, preferably not covering more than half of the setback (both ways). However, it must not cover more than 2/3rd of the setback in any case.
- (ii) Two disconnected porches in same set back shall be allowed provided the minimum distance, between the two porches, is 10'-0". The total area of porches in same set-back shall not exceed:
- (a) In set-back up to 10'-0" of permissible width, maximum area of porch shall be 300 sft.
- (b) In set-back more than 10'-0" of permissible width, max. area of porch shall be 400 sft.
- (iii) Any excess area of porch has to be accommodated in the permissible building block.

- (iv) The covered area of porch falling in the permissible building block shall be counted into the covered area, irrespective of its size/shape etc.
- (v) Minimum width of car porch shall be 9' - 0".
- (vi) Roofs of car porch shall not be used as terrace without proper visual screen installed for the privacy of neighbouring houses, but there will be no restriction on height of porches.
- (vii) Projections of porches shall be counted into area of the porch and the length / depth of the porch shall not exceed 26' - 0" for single porch and 32' - 0" for double porch, including projections, in detached houses.
- (viii) Roof of porch in the setback can be of pergola type, however, there shall be no relaxation in area of porch due to the type of roof.
- (ix) The porch shall remain open at least from one side in terraced houses and two sides in detached houses.
- (x) Drainage water from the roof of the porch shall be drained within the plot.
- (xi) In plot size more than 300 Sq. Yards an additional car porch of 150 Sft with maximum length of 15 feet in the rear set back of corner plot may be allowed.
- (xii) Total number of car porches, allowed on a plot, shall correspond to the number of living units permissible on the plot. However, double car porch, up to 400 sft, may be constructed subject to availability of space.

#### **2.12.8 RELAXATION IN SETBACKS**

- i) The setbacks of sides facing towards open spaces/nullahs other than roads/streets etc. of a plot may be relaxed up to 50 percent of width of that setback, provided that the total permissible covered area for that type/category of plot is not exceeded.
- ii) The setbacks of a plot of irregular shape/odd dimensions etc. may be fixed/relaxed to give suitable allowance in permissible coverage.

- iii) Relaxations in setbacks were allowed up to 20% for which the applicant shall first submit his / her standard layout plan of the house in accordance with permissible FAR for approval.
- iv) After approval, in case he / she need to avail the opportunity of composition as described below, he/she will seek separate approval from Member Planning and Design and deposit the amount accordingly.
- v) Member (Planning & Design), will give final approval of layout plan, where composition is also involved on case to case basis.
- vi) This offer shall only be applicable to the setback of residential plots only. However, FAR shall remain the same.
- vii. Relaxations in setbacks were allowed up to 20% as per followings rates:—

**Front Space.**

1.	Deviation up to 50%	Rs. 5000/- per Sq. yard.
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**Rear& Side space composition charges.**

1.	Deviation up to 10%	Free
2.	Deviation up to 20%	Rs.5,000 /- per sft.

*Note:—*The same parameters shall be applicable in the approved societies.

**2.12.9 BALCONIES**

Balconies as approved on the plans may be projected up to 3'-0" in setbacks, which are 10'-0" and more and the distance between buildings on two adjacent plots is 15'-0" or more.

**2.13 MAXIMUM HEIGHT OF RAMPS**

**2.13.1** For all houses maximum height of ramp shall be one foot (12") from the road level to entry gate. The difference of road and plinth levels may be adjusted with in the plot. Ramps

constructed beyond the above-mentioned limits, shall be demolished.

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## **2.14 HEIGHT OF MUMTY / STAIR TOWER**

**2.14.1** Height of Mumty (Stair Tower) may be constructed maximum up to 10'-0" in dwelling houses only. In other buildings, the maximum height of mumty / stair tower shall be 8'-0" maximum.

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## **2.15 OWNERSHIP & USE OF ROOF-TOPS**

2.15.1 The ownership rights of rooftops of flats/apartments/multi-storey/multi-unit buildings, having common ownership, shall be the property of all owners of the building jointly, up to 85% according to their share, including the owners of the top floor. The remaining 15% shall be the property of all owners of the Top Floor jointly, according to their share, in addition to their original shares. The rooftop shall be accessible to all owners/tenants as agreed jointly. The rooftop shall not be used / owned by the developer / owner or any one stakeholder in any case and the developer shall have NO ownership rights in this regard.

2.15.2 Any commercial use / commercial signage / billboards etc. of roof-top shall be subject to prior approval of the Authority.

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## **2.16 IRREGULAR PLOTS**

2.16.1 In case of irregular shape plot, its size and frontage shall generally be determined on the basis of average of front and rear dimensions of the plot.

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## **2.17 BAN ON NON-CONFORMING USES**

2.17.1 No land or building or part of the building shall be put to a non-conforming use.

2.17.2 Any building or structure or part of the building designed or intended for a use, not authorized or permitted under these Regulations or conditions of allotment, shall either be removed or converted into a building or structure designed or intended for a use

authorized or permitted under these Regulations or conditions of allotment.

- 2.17.3 A non-conforming use of a residential building may render the owner and the occupant of the building liable, on first conviction to pay a fine mentioned below:—

Residential	Rs. 500,000/-
Class-III Shopping Centre & I&T Centre, F&V, Industrial building	Rs. 750,000/-
Marakiz	Rs.1,000,000/-
Blue Area	Rs.1,500,000/-
Mauve area, H-Series& all other types	Rs.1,000,000/-

and in the case of re-occurrence, on 2nd conviction to pay a fine double as mentioned above and the owner or as the case may be the occupant shall be liable to be evicted from the building summarily and the allotment / conveyance deed of the plot shall also be cancelled and possession of the building will be taken over by the Authority.

- 2.17.4 The penalty mentioned above in this regard shall be imposed by Director Building Control, CDA only.
- 2.17.5 With a view to maintain sanctity of Building Regulations, without prejudice to any proceedings pending under these regulations, premises, where non conforming use exists may be sealed by Director Enforcement CDA or any person empowered by the Authority in the presence of Magistrate, CDA. Sealing may be done after issuance of order for sealing of said premises by Director Building Control, CDA or any person empowered by the Authority and after expiry of notice of 15 days & show cause notice of 07 days, issued by Building Control Directorate.

Premises may be de-sealed by the order of the next higher authority i.e. Member (Planning & Design), CDA or any person empowered by the Authority on submission of fine / dues and application along with affidavit (from the owner) that, the said premises shall never be put in non-conforming use again. The case will be processed after confirmation of ownership / dues/ litigation from Directorate of Estate Management, CDA.



## **BUILDINGS REGULATORY PROCEDURES**

### **3.1 RESPONSIBILITY OF THE OWNER / ALLOTTEE**

- 3.1.1 Neither the granting of the permit nor the approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner / allottee of such plot / building from full responsibility for carrying out the work in accordance with the requirements of these bye-laws.

### **3.2 DOCUMENTS AT SITE**

- 3.2.1 The property to whom an approval permit is issued shall during construction keep posted in a conspicuous place on the property in respect of which the permit was issued, a copy of the building permit. Also, during construction, an approval letter/permit, a copy of the approved drawings and specifications shall be available on the property in respect of which the approval permit was issued.

### **3.3 EMPLOYMENT OF LICENSED ARCHITECT & ENGR.**

- 3.3.1 Every person, who intends to carry out building works or to secure a dangerous building involving additions and alternations, shall employ a Licensed Architect and Engineer to supervise the building works or the securing of such dangerous building involving additions and alternations.
- 3.3.2 The Licensed Architect and Engineer so employed shall give notice to the Authority in writing on the prescribed **Form A-2** of his having undertaken to supervise such work. A certificate on the prescribed **Form B-2** duly signed by the Licensed Architect and Engineer employed under these Regulations shall be obtained by the owner, in token of the work or part of the work having been satisfactorily done under his/her supervision.
- 3.3.3 The Licensed Architect and Engineer so employed shall give notice to the concerned Deputy Director, BCS and Director Architecture with the reasons in writing of his having ceasing of such building works before the same is completed, further execution of such work shall forthwith be suspended until a fresh appointment is made. The allottee/owner shall also give notice for the same to the concerned Deputy Director, BCS and Director Architecture with the reasons in writing forthwith. The allottee/owner shall not undertake any construction work till the fresh appointment within fifteen (15) days. A fresh certificate on the prescribed **Form A-2** duly signed by the Licensed Architect and Engineer employed under these

Regulations shall be submitted by the allottee/owner. Penalty shall be imposed if the same are not submitted within fifteen days.

### **3.4 SUBMISSION OF DRAWINGS AND CERTIFICATES**

3.4.1 All applications and certificates referred to in these regulations shall be made on the forms appended at Schedule No.1 which may be had from the Authority on payment of nominal charges as prescribed by the Authority.

#### **3.4.2 SUBMISSION OF DRAWINGS**

The owner/allottee shall submit along with the application, six sets of drawings (also one on CD) covering the following details:—

- i. Size of sheets should be A0, A1 or A2 and all details be given at a minimum suitable scale of 1/8", 1/16", 1/32" to a foot.
- ii. Plans, Elevations, Sections and Site Plan / Key Plan showing North direction and width of the road. Such plans shall show the purpose for which the building or parts thereof, are intended to be used.
- iii. External dimensions of building.
- iv. Internal dimensions of all rooms.
- v. Total height of building with reference to the front road including level of plinth, driveway and split-levels, if any (levels be indicated on plans also).
- vi. Roof Plan showing location and size of overhead and underground water tanks, sewerage and drainage lines.
- vii. Location and size of Rain Water Harvesting Tanks, (overhead & underground), where applicable.
- viii. Plumbing (separate systems for Sewerage and Drainage) plans.
- ix. Details of ramps, grating at gate(s), driveway & plinth with reference to the front road level.
- x. Foundation and structure design.
- xi. Drawings for Fire Safety Provisions.
- xii. Schedule of covered areas.

- xiii. Schedule of openings (doors and windows).
- xiv. Covered area calculations / block plans.
- xv. Perspective view.
- xvi. Necessary certificates.
- xvii. Signature of Allottee/Owner, Architect and Engineer on the drawings.
- xvii. Drawings must be of acceptable to Architectural Standards along with other requirements such as attested copies of ID Card, Allotment letter, Possession Certificate, Site Plan etc.
- xviii. Working Drawings shall be mandatory for plots more than 600 sq.yds (dwelling houses) and Flats/Apartment buildings

### **3.4.3 NEW STRUCTURES**

Every person who intends to erect or re-erect a building shall submit to the Authority an application in writing on the prescribed **Form A-1** for permission to execute the work and the name of Licensed Architect/Engineer whom he employs to supervise its erection. The Architect/Engineer so employed shall submit to the Authority the following along with a notice on the prescribed **Form A-2**;

- (d) Detailed calculations showing the sufficiency of the strength of every load-bearing part of such building having more than three (3) storeys.
- (e) Any other information or document required by the Authority to deal satisfactorily with the Plan.

### **3.4.4 EXISTING STRUCTURES**

Every person who intends;

- (a) to make any addition or alteration to a building involving the removal or re-erection of any roof or any outer wall, or of any wall which supports the roof thereof or change the size of any existing room or passage so as to affect the light and ventilation of the building;
- (b) to remove or renew posts, columns and beams of a building;
- (c) to make any structural alteration;

- (d) to make any alteration in a building involving:
  - (i) the sub-division of any room or any other part of a building so as to convert the same into two or more separate rooms or parts of a building;
  - (ii) the conversion of any passage or space in such building into a room or any other use;
- (e) to re-construct any building or any portion thereof;

shall submit an application to the Authority in writing on the prescribed **Form A-1** for permission to execute the work and in cases where the employment of a Licensed Architect/Engineer is necessary, the name of the Licensed Architect/Engineer, whom he has employed to supervise its execution. The Licensed Architect/Engineer shall give notice to the Authority of **Form A-2** along with all the information and documents.

### **3.5 DOCUMENTS OF TITLE**

- 3.5.1 Every person who intends to carry out building works, if required, shall produce all documents of title relating to the plot showing his right to carry out such works.

### **3.6 DRAWINGS AND DOCUMENTS**

- 3.6.1 Plans and documents;
  - (a) Every person, who intends to carry out building works, is required to furnish to the Authority any plan or other documents, shall furnish six copies of every such plan.
  - (b) Every plan of any building submitted shall, in token of its having been prepared by a Licensed Architect/Engineer or under his supervision, bear his signature.
  - (c) In cases where designs approved by the Authority are adopted no signature of a Licensed Architect/Engineer shall be necessary.

### **3.7 PERIOD OF APPROVAL**

- 3.7.1 Within three weeks after the receipt of an application for permission to carry out building works for houses and other buildings up to 10,000 sft. covered area the Authority shall;

- (a) Pass orders granting or refusing permission to carry out such building works, and in the case of refusal, specifying the provisions of the regulation violated; or
- (b) Require further details in the plans, documents, specifications and any other particulars to be submitted to it.
- (c) In case of buildings having covered area more than 10,000 sft., it may take six weeks to respond.
- (d) In case of important nature/public buildings or having covered area more than 10,000 sft, or other special types of buildings, the case shall be referred to the 'Design Vetting Committee'.

### **3.8 EVIDENCE OF PERMISSION**

- 3.8.1 Whenever, under any of the regulations the doing or the omitting to do a thing or the validity of anything depends upon the sanction, permission, approval, order, direction, requisition, notice or satisfaction of the Authority, a written document along with the approved plan and working drawings signed by the Deputy Director, Building Control Section purporting to convey or set forth his sanction, permission, approval, order, direction, requisition, notice or satisfaction shall be sufficient prima facie evidence.

### **3.9 CANCELLATION OF PERMISSION**

- 3.9.1 If at any time after permission to carry out building works has been given, the Authority is satisfied that such permission was granted in consequence or any material misrepresentation or fraudulent statement contained in the application made under regulations in the plans, elevations, sections or specifications and documents submitted therewith in respect of such building, such permission may be cancelled and any work done there-under shall be deemed to have been done without permission.

### **3.10 WORK CARRIED OUT WITHOUT PERMISSION**

- 3.10.1 If the building works are commenced or carried out contrary to the provisions of these regulations or any other regulation(s) issued by the Authority time to time and/or for the time being in force, the Authority may:
- (a) By written notice require the person, who is carrying out such building works, to stop all such work.

- (b) By written notice, require the person who is carrying out or has carried out such building works on or before such day as shall be specified in such notice, by a statement in writing subscribed by him or by an agent duly authorized by him and addressed to the Authority to show sufficient cause why such building works or such part thereof shall not be removed or altered to comply with the regulations.
- (c) Require the said person on such day, at such time and place as shall be specified in such notice to attend personally or through an agent duly authorized by him and show sufficient cause, why such building works or part thereof shall not be removed or altered.
- (d) If such person shall fail to show sufficient cause to the satisfaction of the Authority, why such building works or part thereof shall not be removed or altered, the Authority may remove or alter the building works or any part thereof and the expenses thus incurred shall be paid by such person.
- (e) If the building works are commenced contrary to the provisions of these Regulations or any other Regulation(s) issued by the Authority, the Authority may demolish such unauthorized work with or without notice.

### **3.11 FEES**

#### **3.11.1 Scrutiny Fee**

- (i) The Authority shall charge, for the scrutiny of building plans required to be submitted under these Regulations, a fee to be known as scrutiny fee at the rates listed in these Regulations.
- (ii) If the building plans previously approved are amended, the Authority may charge a fee that may be prescribed by it.
- (iii) If completion plan of a building show substantial deviation (more than 15 % changed) from the approved plans, the Authority shall charge double fee for scrutiny of such plans, in addition to the completion scrutiny fee.
- (iv) The scrutiny fees shall be payable at such rates as may from time to time be prescribed by the Authority.
- (v) The scrutiny fee for completion certificate shall be payable equal to the approval scrutiny fee.

## **3.12 NOTICES, INSPECTIONS & CERTIFICATES DURING CONSTRUCTION**

### **3.12.1 SITE OPERATIONS**

Every person who carries out building works or demolition works shall comply with the Authority's instructions regarding Site Operations.

### **3.12.2 PERIOD OF VALIDITY OF APPROVED PLAN**

The validity of the approved plan is five (5) years from the date, building plan is approved.

### **3.12.3 SAFETY AND STABILITY OF BUILDINGS**

Every person who carries out building works shall use sound building materials which shall be good quality and properly put together so as to ensure safety and stability of the building.

### **3.12.4 VERIFICATION OF PLOT / BUILDING LINES**

Every person who commences to carry out building works, shall give notice through the licensed architect. The architect will certify the plinth, the plot size and the building lines and issue provisional certificate in this regard. The construction work may be carried out after the provisional certificate is submitted to concerned Building Control Section, in the Authority. The Authority shall verify the building lines later within 15 days. In case of any discrepancy pointed out, necessary corrections in construction shall be carried out and final certificate shall be issued. This process is necessary for an early rectification of any errors, if any, in the layout.

### **3.12.5 BEARING CAPACITY TEST**

For buildings of more than three storeys, Bearing Capacity Test Reports shall be attached with the structural design.

### **3.12.6 TERMITE PROOFING**

As there is a positive evidence of the presence of termite in the area, owners/allottees shall ensure termite-proofing/treatment before/during construction. Certificate to this effect from the Architect shall be attached along with completion documents.

**3.12.7 INSPECTION OF BUILDINGS**

The Authority may;

- (a) at any time, before the approval of an application received;
- (b) at any time during the carrying out of the building works;
- (c) at any time after building has been erected, added to or altered, inspect such building without giving previous notice.

**3.12.8 INSPECTION DURING CONSTRUCTION**

Inspection by Licensed Architects at the following stages shall be mandatory and the same shall be submitted to the OWO within seven days of the inspection;

- (1) On ground demarcation of area to be dug in.
- (2) Foundation of basement (if applicable).
- (3) Roof level of basement before pouring slab (if applicable).
- (4) Ground floor at DPC level including boundary wall.
- (5) On attaining roof height of Ground Floor before pouring in of roof slab.
- (6) On attaining roof height of First Floor.
- (7) On attaining roof height of Subsequent Floor(s) if any.
- (8) On attaining roof height of Water Tank and Stair Tower / Mumty (if any).
- (9) On completion of all other requirements/completion of building(s).

**3.12.9 WORK NOT IN ACCORDANCE WITH APPROVED PLANS**

- (1) If on making any inspection under regulation mentioned above, the Authority finds that the building works;
  - (a) Are otherwise in accordance with the plans that have been approved; or
  - (b) contravene any of the provisions of any rule, regulation or order issued under the Capital Development Authority Ordinance, 1960, it may, by written notice, require the person



carrying building works, within a period to be specified in such notice, either to make alternations as shall be specified in such notice with the object of bringing the work into conformity with the said plans or provisions of any rule, regulation or order as aforesaid or to get amended plans approved after complying with the requirements of such rule, regulation or order.

- (2) In the event of non-compliance with the requisition as made under sub-regulation (1) above, it shall be competent for the Authority to order cessation of work or demolition of so much of the construction as contravenes any of the provisions of a rule, regulation or order referred to in sub-regulation (1) above and the cost thereof shall be paid by the owner.

#### 3.12.10 NOTICE OF COMPLETION

Every person who carries out and completes building works approved under these regulations shall, within one month of the completion of the construction work, deliver to the Authority at its 'OWO' office, a notice of completion in writing on the prescribed Form B-1 of such completion together with a certificate on the prescribed Form B-2 (along with completion drawings), duly signed by the Licensed Architect who supervised the construction.

#### 3.12.11 COMPLETION CERTIFICATE / PERMISSION TO OCCUPY

- (a) After the receipt of the said notice the Authority shall depute an officer/official to inspect such work and after such inspection, either approve or disapprove the building for occupancy or make such further orders as it may decide.
- (b) No person shall occupy or permit to be occupied, any such building or use or permit, to be used any part affected by the erection / re-erection, if any, of such building, until the completion certificate / permission to occupy is obtained.

#### 3.12.12 SEWERAGE / MANHOLE

On completion of a building the allottee/owner shall apply for sewer connection on prescribed form and by remitting prescribed charges.

#### 3.12.13 OVERSIGHT IN SCRUTINY OF DRAWINGS

Any oversight in the scrutiny of documents and drawings at the time of approval / completion of the building plan does not entitle the allottee/owner of a plot to violate the Regulations.

## MISCELLANEOUS

### **4.1 MISCELLANEOUS**

#### **4.1.1 Enclosure of Plot**

A plot shall be enclosed by walls and / or fences in such a manner that the height of enclosure (boundary wall) shall not exceed 7'-0". It may either be a solid wall, or up to one foot it shall consist of solid masonry and the remaining portion may be of light material such as fence etc. The height of the enclosure shall not be less than 3'-0" in any case.

#### **4.1.2 RAINWATER HARVESTING**

Rainwater harvesting shall be mandatory on plots 400 sq. yds. and above. Overhead and underground water tanks of approved design and capacity shall be constructed in this regard. The design of the tanks etc. shall be given on the submission drawings.

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#### **4.1.3 UNDERGROUND WATER TANKS**

Construction of all underground water tanks must be leak proof.

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#### **4.1.4 CHANGES WHILE CONSTRUCTION**

In case, the changes in completion plan (As Built Drawings) are more than 15% (determined by the concerned Dy. Director, BCS) or there are main structural changes, double of the scrutiny fees shall be charged in addition to the normal completion scrutiny fees.

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#### **4.1.5 HEIGHT OF WATER TANKS / STRUCTURES**

Height of over-head water tank, parapet wall, stair hall, lift room, etc. shall not be taken into account while calculating the overall height of a building.

#### **4.1.6 NUMBER OF RESIDENTIAL UNITS**

Maximum number of dwelling houses / residential units allowed within permissible F.A.R / covered area on an undivided residential plot.

- (i) Plot size below 488 square yards ----- One.
- (ii) Plot size 488 square yards and above ----- Two.

However sub-division will be allowed only in respect of plots 1200 sq. yds. and above and one sub-divided portion shall not be less than 600 sq. yds.

**4.1.7 EXCESS COVERED AREA**

Any excess covered area beyond the permissible limit, mentioned in Schedule-1, shall be demolished.

**4.1.8 AREA OF SUPPORTED PROJECTIONS**

Area of supported projections on decorative columns shall not be counted into FAR provided the projections are otherwise within the prescribed limits and the decorative columns do not fall within the setbacks.

**4.1.9 COMMON WALL**

Common wall shall not be allowed. However, where an owner has constructed a wall on his plot, the owner of the adjoining plot may not construct wall on his plot but shall not make any use of that wall so constructed on the plot, mentioned above, without the written consent of the owner of that plot which shall be filed with the Authority.

**4.1.10 SEPTIC TANK**

No plot shall be provided with a septic tank of any kind whatsoever.

**4.1.11 POOLS**

Swimming and decorative pools and fountains may be constructed with the prior permission of the Authority, subject to availability of water.

**4.1.12 HORTICULTURAL WORK**

(i) Every owner of a plot is encouraged to plant, protect, maintain and grow trees in accordance with the following standards:

S/No	Plot Frontage	Number of Trees
01	Up to 29 ft.	1 tree (specified by Landscape Unit)
02	30 to 50 ft.	2 trees (specified by Landscape Unit)
03	51 to 70 ft.	3 trees (specified by Landscape Unit)
04	71 to 90 ft.	4 trees (specified by Landscape Unit)
05	Above 90 ft.	5 trees (specified by Landscape Unit)

- (ii) Trees planted in accordance with these Regulations shall be confined to green belt prescribed along the public street.
- (iii) Every owner / occupant of the plot is encouraged to plant, protect, maintain and grow creeper / shrubs (Bougainvillea, Yellow Jasmine etc.) on front / roadside wall(s).
- (iv) No tree shall be cut without the permission of the Authority.

#### **4.1.13 SAFETY AND STABILITY OF ADJACENT BUILDINGS**

No excavation or earth work or demolition of a building which is likely to effect the safety and stability of any building on adjacent plot shall be started or continued unless adequate steps are taken by the owner and engineer/architect supervising the building before or during the work to prevent the collapse of any adjacent building or fall of any part of it or any soil. A written request by the owner & architect and permission from the Authority shall be required or NOC from the owner(s) of adjacent building shall be obtained, if necessary, in this regard, be submitted to the Authority.

#### **4.1.14 MAXIMUM PLINTH LEVEL**

The plinth level of any building shall not be more than 3'-6" for plots of terraced/attached dwelling houses and 5'-0" for others with reference to mean level of front road / street. In case the site conditions call for higher plinth levels, prior approval of the Authority for the same shall be mandatory. If plinth level exceeds the above limit, that floor will be considered as ground floor. It means one storey will be less in that case.

#### **4.1.15 HEIGHT OF FLOORS AND NUMBER OF STOREYS**

Height of any floor shall not exceed 14'-0" and total height and number of storeys shall remain within the limits as stipulated in allotment letter / Schedule-1.

#### **4.1.16 PROVISION FOR SPECIAL PERSONS**

Following facilities shall be provided in all public and commercial buildings for the special persons.

- (a) Minimum one toilet in all commercial, public buildings and plots for apartment / flats buildings, other than government employees' official residences. Such toilet shall be of size which can accommodate a person on wheel chair. That toilet shall be equipped with special fixtures.

- (b) Minimum one lift in all commercial and public buildings of more than 3 storeys and residential apartments / flats of more than 4 storeys. Such lift shall be of size which can accommodate a wheel chair.
- (c) Ramps from foot path level to entrance of the building for easy accessibility through wheel chair shall be mandatory for all buildings other than dwelling houses.
- (d) any other permission as recommended by DVC.

#### **4.1.17 SAFETY AGAINST EARTHQUAKES**

Provisions of PAKISTAN BUILDING CODE shall be followed.

#### **4.1.18 SAFETY AGAINST HAZARDS**

Provisions of PAKISTAN BUILDING CODE Fire Safety Provisions-2016 shall be followed. All drawings & certification for Fire Safety Provisions shall be in accordance with these codes. Certification of installed Fire Safety equipments shall be obtained from relevant Authority on yearly basis and will be posted in the building.

#### **4.1.19 COMPENSATION**

No compensation shall be payable to an owner of building in cases where action is taken by or on behalf of the Authority.

#### **4.1.20 UNDERGROUND WATER**

No person shall exploit underground water except to the extent and in the manner as may, from time to time, be permitted by the Authority. Construction of all underground tanks must be leak proof.

#### **4.1.21 NATURAL RESOURCES**

No person shall remove or cause to be removed any stone, gravel, sand, clay, mineral or any other material from the plot except for use therein subject to payment of royalties (if any be payable) but without prejudice to the rights of any person or authority for the time being entitled thereto in accordance with any law for the time being in force.

#### **4.1.22 APPEALS**

- i Any person aggrieved by a final order of an officer of the Authority, may, if the order relates to rejection of an application for

carrying out building works, within 15 days of such order, appeal to the CDA Board.

- ii Every memorandum of appeal shall be in writing and shall set forth concisely without any narrative or argument the grounds of appeal consecutively numbered and the memorandum shall be signed and verified by the appellant.
- iii The appeal shall be presented to the Secretary to the Board of the Authority.
- iv No copy of the order appealed from need be filed nor any fees shall be payable on the appeal.
- v The Board may pass such orders on the appeal as it may deem fit and the orders so passed shall be final and shall not be called in question in any court.

#### **4.1.23 RELAXATION**

The authority may, by general or special order, exempt any land or building from the operation of these or any of these regulations.]

#### **4.1.24 GENERAL NOTES**

- (i) Type of development of the plot shall be determined considering both, the size and frontage in Dwelling Houses.
- (ii) A small washroom and a sleeping covered space/room may be constructed in Mumty / Stair Tower in Dwelling Houses only.
- (iii) In Apartment Buildings the following shall be allowed along with Stair Tower(s) including Water Tanks, Cooling Tower, Penthouse etc. subject to maximum covered area of all structures on roof, shall not exceed ten percent (10%) of rooftop area.
- (iv) Suitable penthouse/viewing gallery may be constructed in Stair Tower in Apartment Buildings of six (6) storeys and above only.
- (v) The covered area in excess to the permissible limits shall be demolished.
- (vi) All services shall be accessible to all owners / occupants at all times/ agreed jointly in Flats/Apartment/Multi-storey buildings.
- (vii) The width of driveway shall not be more than the width of porch.

- (viii) Drainage from rear yards in terraced / attached houses shall be the sole responsibility of the owner of the plot / house.
- (ix) Smaller side setback shall be kept at South or West, whichever is applicable with reference to orientation of the plot.

### GENERAL INSTRUCTIONS

#### **5.1 POSSESSION OF SITE**

- 5.1.1 After obtaining ownership rights through allotment / lease/ transfer, plots shall be got demarcated and site possession with certificate of possession to be obtained from Deputy Director, Land Survey Division, CDA through the counter of One Window Operation (OWO), CDA.

Office of the OWO, CDA is located in Block-III, CDA Secretariat, off Khayaban-e-Soharwardi, Islamabad (Gate at Western boundary).

#### **5.2 APPOINTMENT OF ARCHITECTS & STRUCTURE ENGINEERS**

- 5.2.1 For construction of buildings in the Islamabad Capital Territory, it is mandatory to hire services of licensed Architect and licensed Structural Engineer for preparation of building plans and supervision of buildings, till these are completed.
- 5.2.2 A list of licensed Architects and licensed Structural Engineers can be obtained from One Window Operation (OWO) or from the web page <[www.cda.gov.com.pk](http://www.cda.gov.com.pk)> or from the Directorate of Architecture Room No. 6, Block No. II, CDA Secretariat, G-7/4, Islamabad.

#### **5.3 APPROVAL OF PLANS**

- 5.3.1 The building plans in **Folder- II** prepared by Architects and Structure Engineers registered with PCATP and PEC as such, are required to be submitted to the One Window Operation (OWO) of CDA.
- 5.3.2 After obtaining NOC from EM-I / EM-II (for residential buildings EM-I and for non-residential buildings EM-II) six (6) sets of proposed building plans (i.e. for Office copy, Working copy, E/M copy, Architect's copy and Owner's copy and BCS-Violation Section copy) along with **Form A-1 & A-2** and other documents in the following manner, may be submitted. A set containing all

necessary forms along with a copy of Building and Zoning Regulations 2004, may be obtained from One Window Operation (OWO) counter or from Public Relations Directorate on payment.

5.3.3 **Form A-1** shall be signed by the owner and **Form A-2** by an Architect and Structure Engineer submitted in **Folder – II**.

5.3.4 A pay order of scrutiny fee shall be attached with the forms and proposed plans. The scrutiny fee shall be calculated as per the Annexure-A.

(a) **FOLDER – I** (To be submitted for **Estate Management Directorates**)

S/No	Documents / Copies	Remarks
01	Form A-I	<b>Original</b>
02	Form A-II	Attested Copy
03	Allotment Letter / Transfer Letter	Attested Copy
04	Possession Certificate	Attested Copy
05	Letter of sub-division (if applicable).	Attested Copy
06	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
07	Owner / Attorney's National Identity Card	Attested Copy
08	Pay Order / Bank Draft of scrutiny fee	<b>Original</b>
09	Any other document may be necessary	

(b) **FOLDER – II** (To be submitted for **B.C.S.**)

S/No	Documents / Copies	Remarks
01	Form A-II	<b>Original</b>
02	Form A-I	Attested Copy
03	Proposed Building Plans	<b>Original-6 sets</b>
04	Allotment Letter / Transfer Letter	Attested Copy
05	Possession Certificate	Attested Copy



S/No	Documents / Copies	Remarks
06	Contour Plan (if applicable)	Original
07	Letter of sub-division (if applicable).	Attested Copy
08	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
09	Owner / Attorney's National Identity Card	Attested Copy
10	Site Plan for non-residential plots/buildings (if applicable)	Attested Copy
11	Soil Investigation Report (if applicable).	Attested Copy
12	Pay Order / Bank Draft of scrutiny fee	Attested Copy
13	Any other document may be necessary	

5.3.5 Estate Management Directorates shall forward NOC to Building Control Section. BCS shall carries out necessary scrutiny and informs in writing, the concerned architect and the owner on their given addresses, regarding approval of the plans or otherwise. After three weeks of submission of drawings, the concerned Architect may contact OWO to obtain necessary information.

#### 5.4 WATER CONNECTION

5.4.1 Water connection can be obtained by submitting an application on

**Form A-3** to Deputy Director Water Meter.

5.4.2 Processing of a case for water connection takes about two weeks. It involves payment of water charges for the construction period, payment of road cut charges and water connection charges, verification of availability of water supply etc. at site and installation of water connection.

#### 5.5 PLINTH LEVEL / BUILDING VERIFICATION

1. On completion of foundations of basement and ground floor level (at plinth level / DPC level) of building / each buildings (in case of more than one detached buildings) and the compound wall (at least at the corners / may be partially to transport materials), a request on prescribed **Form-D** (Plinth / Building Verification Certificates, **Form-D's**) shall be submitted by the allottee / owner through a licensed architect. The Architect will certify the plinth, the plot size

and the building lines and issue provisional certificate in this regard. The construction work may be carried out after the provisional certificate is submitted to the relevant Building Control Section and copy to the Land Survey Division, CDA for verification of Plot lines, Plinth level, Plot size and the building lines. The Land Survey Division shall verify the above within 15 days and send report to the Owner, the Architect and to concerned BCS. In case of any discrepancy pointed out, necessary corrections in construction shall be carried out and final certificate shall be issued. If corrections in construction are not done, the Owner may be penalized and violated portion may be demolished. This process is necessary for an early rectification of any errors, if any, in the layout.

2. Form-D's shall also be submitted at all slabs levels (before pouring the concrete) as per above procedure.

## 5.6 COMPLETION CERTIFICATE / PERMISSION TO OCCUPAY

- 5.6.1 Before any building is occupied, after construction in the Islamabad Capital territory, this is mandatory to obtain Completion Certificate / Permission to Occupy under the Building & Zoning Regulations.
- 5.6.2 Notice of Completion, **Form B-1** shall be signed by the owner and submitted for E/M Directorate, EM-I / EM-II (for residential buildings EM-I and for non-residential buildings EM-II) in **Folder-I**. And **Form B-2** along with **Completion Drawings** (As Built Drawings) shall be signed by the Architect and submitted for BCS in **Folder-II**. Both folders are to be submitted at the One Window Operation (OWO) of CDA.
- 5.6.3 Six (6) sets of Completion Drawings (i.e. one each for Office copy, Working copy, E/M copy, Architect's copy, Owner's copy and BCS, Violation Section copy) along with other documents in the following manner, may be submitted.

- (a) **FOLDER – I** (To be submitted for **Estate Management Directorates**)

S/No	Documents / Copies	Remarks
01	Form <b>B-I</b>	<b>Original</b>
02	Form B-II	Attested Copy
03	Allotment Letter / Transfer Letter	Attested Copy

S/No	Documents / Copies	Remarks
04	Possession Certificate	Attested Copy
05	Letter of sub-division (if applicable).	Attested Copy
06	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
07	Owner / Attorney's National Identity Card	Attested Copy
08	Pay Order / Bank Draft of scrutiny fee	<b>Original</b>
09	Any other document may be necessary	

(b) **FOLDER – II** (To be submitted for **B.C.S.**)

S/No	Documents / Copies / Drawings	Remarks
01	Form <b>B-II</b>	<b>Original</b>
02	Form B-I	Attested Copy
03	Completion Drawings (As Built Drawings)	<b>Original - 6 sets</b>
04	Allotment Letter / Transfer Letter	Attested Copy
05	Possession Certificate	Attested Copy
06	Contour Plan (if applicable)	Attested Copy
07	Letter of sub-division (if applicable).	Attested Copy
08	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
09	Owner / Attorney's National Identity Card	Attested Copy
10	All copies of Form – D's	<b>Original</b>
11	Site Plan for non-residential plots/buildings (if applicable)	Attested Copy
12	Soil Investigation Report (if applicable).	Attested Copy
13	Pay Order / Bank Draft of scrutiny fee	Attested Copy
14	Any other document may be necessary	

- 5.6.4 A pay order of scrutiny fee shall be attached with the forms. The scrutiny fee shall be calculated as per the Annexure-A.
- 5.6.5 Folder-I and Folder-II shall be submitted to Building Control Section (BCS) and Estate Management Directorate respectively along with completion plans/drawings (six sets) through OWO, CDA. Building Control Section on receipt of above, shall issue a letter to the owner requesting for the site inspection.
- 5.6.6 A set, containing all necessary forms along with a copy of Building and Zoning Regulations 2004, may be obtained from One Window Operation (OWO) counter or from Public Relations Directorate on payment.
- 5.6.7 Estate Management Directorates shall forward NOC to Building Control Section. BCS shall carries out necessary site visit and scrutiny and informs in writing to the concerned architect and the owner on their given addresses, regarding observations, if any.
- 5.6.8 Actual construction shall be verified according to the completion plan (As Built Drawings) and following items shall particularly be checked;
- (i) Building Verification Certificates (**Form-D's**)
  - (ii) Maximum Plinth Level from front road (average) level.
  - (iii) **Height of Ramp.**
  - (iv) Drainage Grating at Gate Level.
  - (v) **SEWERAGE** connection to CDA sewer mains and proper mechanical system in case of basements.
  - (vi) **STORM WATER DRAINAGE** connection to CDA drainage mains.
  - (vii) Mandatory Setbacks.
  - (viii) Total Covered Area.

- (ix) Emergency Exits, if applicable.
- (x) Fire Fighting Arrangements for buildings more than three storeys.
- (xi) Additional water tanks for Rainwater Harvesting / emergency use.

5.6.9 In case, no change is there from the approved plan and/or according to the Bye laws and after receiving the necessary scrutiny fee etc., the concerned Deputy Director Building Control Section shall issue completion certificate, if all other requirements are met on the part of owner/allottee.

## 5.7 GENERAL INSTRUCTIONS / GUIDANCE

- (a) The plot owners and the architects are advised to **Start construction only after the plans have been approved by the Authority**, as starting of construction without approval is a serious violation, subject to penalty and/ or removal of unauthorized construction. They shall also ensure construction is being carried out within the allotted property lines leaving the mandatory minimum required compulsory open Spaces (setbacks) and the plinth levels have been kept in accordance with the approved plans/bye-laws of the Authority.
- (b) Hiring of consultancy services of proper professionals (Architects & Structural Engineers) for preparation of plans and supervision of construction work will minimize chances of building violations due to ignorance of rules. The licensed Architects are supposed to provide necessary assistance to the plot owners in obtaining all necessary approvals from CDA. Besides they can provide necessary technical advice to economize the construction, safety of the buildings, and to plan comfortable and aesthetically good-looking spaces and external facades.
- (c) **Driveways/ ramp**, at gate level, shall not be higher than 12” for Dwelling Houses.
- (d) **Grating**, for drainage, must be provided at the gate(s) level(s).

- (e) Make sure that mandatory **setbacks** have been left clear when the layout is being done.
- (f) **Approved plan** shall be followed strictly, in case any change is desired **revised plan** shall be got approved from the Authority.
- (g) If basement is being constructed on the plot, please make sure that proper water proofing has been done, and all necessary precautions have been taken for safety of adjacent structures, if any.
- (h) Natural levels of **front yard** shall not be dug more than **2'-0"** in any case and in case of side and rear yards not more than **6'-0"**.
- (i) **Sewerage and storm water** drainage lines shall be laid **separately** and connected to respective CDA mains.
- (j) In case of any complaints regarding approval of plans or issuance of completion certificate, the matter shall be brought into the notice of the concerned Deputy Director, Building Control Section.

## 5.8 REPEAL AND SAVINGS

Following Regulation is hereby repealed:

- i. Islamabad Residential Sectors Zoning (*Building Control*) Regulation 2005 is hereby repealed:
- ii. The repeal of above, shall not affect the previous operation of the Regulations so repealed or anything duly done, action taken or punishment or liability incurred there under and any proceedings commenced under the said Regulation may be continued or punishment may be imposed as if that Regulation had not been repealed:

These amendments shall take effect from January 01, 2020.

No. CDA/D-BC-I-6(57) / 2019 /

Islamabad, , 2019.

(Faisal Naeem)  
Director Building Control-I

(Syed Safdar Ali Shah)  
Secretary CDA Board

**SCHEDULES**

**6.1 SCHEDULE - 1**

Schedule-1 is attached separately at the end.

**6.2 SCHEDULE - 2**

**MINIMUM SPACE STANDARDS / SIZES**

S/No	SPACE	MINIMUM AREA	RELAXABLE WITH PENALTY	MINIMUM HEIGHT	RELAXABLE WITH PENALTY	MINIMUM WIDTH	RELAXABLE WITH PENALTY
01	Living Unit	600 sft. excluding stairs	Up to 10%	9'-0"	8'-6"	-	-
02	Habitable Rooms (Bedroom, Drawing, Lounge etc.)	100 sft.	Up to 10%	9'-0"	8'-6"	8'-6"	8'-0"
03	Kitchen	45 sft.	Up to 10%	8'-6"	8'-0"	5'-0"	4'-9"
04	Bathroom/Toilet	24 sft.	Up to 10%	7'-0"	6'-6"	3'-0"	2'-9"
05	W.C.	12 sft.	Up to 10%	7'-0"	6'-6"	3'-0"	2'-9"
06	Both WC & W.Basin	15 sft.	Up to 10%	7'-0"	6'-6"	3'-0"	2'-9"
07	Shower only	12 sft.	Up to 10%	7'-0"	6'-6"	3'-0"	2'-9"
08	Powder/Toilet under stairs/landing (Properly ventilated WC & W.Basin only)	15 sft.	Up to 10%	6'-6"	6'-0"	3'-0"	2'-9"
09	Porches	As per Schedule1	Up to 10%	7'-6"	7'-0"	9'-0"	8'-6"
10	Basement	If used for habitable purposes, the rules for respective space uses will apply					
<b>Headroom / width of Stairs</b>							
	<b>DISCRIPTION</b>	<b>MIN. HEIGHT</b>	<b>RELAXABLE WITHOUT PENALTY</b>	<b>RELAXABLE WITH PENALTY</b>			
11	Doors	7'-0"	6'-6"	6'-0"			
12	Headroom under stairs, if access / passage is provided	6'-6"	6'-3"	6'-0"			

13	Width of stairs (flight)	3'-3"	3'-0"	2'-9"
14	Internal Air Wells Kitchen, Lavatories, WC & B/Room may receive day light and natural Ventilation from internal air wells. In such cases air wells shall conform to the sizes	a) For building up to two storeys in height minimum width of well 5 ft. b) For building higher than two storeys minimum width of well 8 ft.	50 Sq Ft  100 Sq Ft	Rs. 10,000/- per sft will be charged if the ventilation well is less up to 20 % . Reduction in ventilation well more than 20 % is not compoundable Rs. 20,000/- per sft will be charged if the ventilation well is less up to 20 % . Reduction in ventilation well more than 20 % is not compoundable

**6.3 SCHEDULE - 3****ROOF PROJECTIONS IN TERRACED HOUSES**

(Over Public Streets &amp; on Open Land)

S/No	WIDTH OF STREET / OPEN LAND	MINIMUM PERMISSIBLE PROJECTION	EXCESS AREA RELAXABLE WITH FINE UP TO
01	20'-0" and less	1'-6"	2'-0" (Width)
02	21'-0" to 40'-0"	2'-0"	2'-6"
03	More than 40'-0"	2'-6"	3'-0"

**6.4 SCHEDULE - 4****ROOF PROJECTIONS IN SETBACKS**

(Projections as under shall be allowed in setbacks)

S/No	Floor	Max. Permissible Width of Projection (ft.)	Excess Area of Projection Over the Permissible Limits (Relax-able with Fine) up to
01	Ground Floor	3'-0"	3'-6"
02	First Floor	3'-0"	3'-6"
03	First Floor on Terrace only	5'-0"	5'-6"
04	Stair Towers	3'-0"	3'-6"



**SCHEDULE – 5**

**ZONING AND BUILDING REQUIREMENTS FOR RESIDENTIAL HOUSES, FLATS/APARTMENTS PLOTS PRIVATE HOUSING SCHEMES /SOCIETIES.**

Type of development	Plot size (sq. yd)	Frontage (Feet)	Max Ground coverage (%)	Max Floor area ratio (FAR)	Max. storeys & Height		Min. Set Backs (Feet)				Max. housing units	Max Car Porch(Sft)	Max. area of Mumty(s) (Sft)	Basement	Max. plinth level
					No.	Height	Front	Side1	Side2	Rear					
TERRACED (ATTACHED) & SEMI DETACHED DWELLING HOUSES															
TERRACED/ATTACHED Type 'A'	Upto 150	20-29	Construction may cover a block leaving compulsory setbacks	2	30'	5'	-	--	5'	One	100***	200 Sft.	Allowed leaving the setbacks	3'-6'	
	151-200	25-30		2	30'	5'	-	--	5'	One	180***	350 Sft			
	201-320	30-39		2	30'	6'	-	--	6'	One	180**	350 Sft			
	300-450	40-40		2	30'	10'	4	--	5'	One	200**				
	SEMI DETACHED TYPE 'B'	300-625		40-49	2	30'	10'	4	--	5	One	200**			350 Sft
DETACHED DWELLING HOUSE															
Detached type 'C'	400 to 1000	50-59	Construction may cover a block leaving compulsory setbacks	2	30'	3'	5'	5'	8'	Two	Single (200 Sft) or Double (400 Sft) per unit is allowed	Mumty of 400 Sft.	Allowed leaving setbacks	5'-0"	
	530-1335	60-69		2	30'	15'	5'	5'	8'	Two					
Detached type 'D'	700-1670	70-79	Construction may cover a bloc leaving compulsory setbacks	2	30'	20	10	10	10	Two					
	885-2670	80-89		2	30'	25	10	10	10	Two					
	800 to 2900	90-99		2	30'	30	10	10	10	Two					
	1770-2720	100+		2	30'	35	10	10	10	Two					

- Notes:- (i) \*smaller side setbacks shall be kept at south or West, which ever is applicable with reference to orientation of the plot.  
(ii) \*\*Double car porch per unit may be constructed upto maximum 400 Sft. Subject to available area.

**ROOF PROJECTIONS IN SETBACKS****6.5 ANNEXURE – A****RATES OF SCRUTINY FEE FOR APPROVAL OF PLANS AND  
ISSUANCE OF COMPLETION CERTIFICATES**

<b>(A) Scrutiny fee for approval of plans (Approval valid for Five years)</b>		
i.	Religious / Buildings for Prayers / Charity / Welfare Building Types	Rs. 02 per sft. OR Rs. 10000/- (whichever is higher)
ii.	Residential Buildings	Rs. 06 per sft. OR Rs. 10000/- (whichever is higher)
iii.	Amenity / Office Buildings Offices, Hospitals, Clinics, Post Offices, Institutional, Community buildings, Sports / Gymnasium etc.	Rs. 10 per sft. ORRs. 20,000/- (whichever is higher)
iv.	Commercial Buildings (including flats/apartments & offices etc. in commercial areas)	Rs. 20 per sftRs. 30000/- (whichever is higher)
v.	Foreign Diplomatic Offices	Rs. 20 per sft. OR Rs. 30,000/- (whichever is higher)
<b>(B) Completion Scrutiny Fee - Same as for approval of plan, at 'A' above</b>		
<b>(C) Fee for Revalidation of Approved Plans, If there is NO change in the approved plan, shall be as follows;</b>		
i.	For all Types of Buildings	At the rate of 10% of normal Approval Fee subject to minimum of Rs.2,000/-
Note:	<ol style="list-style-type: none"> <li>1. Area of basement shall be taken into account for the purpose of computation of Scrutiny Fee.</li> <li>2. Scrutiny fee for any additional area, more than the approved plan, shall be charged double at the time of completion, in addition to the Completion Scrutiny Fee.</li> <li>3. In case of revised approval, scrutiny fee shall be applicable to the proposed covered area only.</li> <li>4. Approved plan shall be valid for five years.</li> <li>5. At the time of completion, if there is any variation from the approved plan (if that variation exceeds 15%), an amount double of the applicable scrutiny fee for approval shall be charged, in addition to the normal completion scrutiny fee.</li> </ol>	

**ANNEXURE-B... FINES AND CHARGES**

<b>(1) Penalty for incorrect Construction at Plinth Level Stage / Form 'D'</b>		
	Compounding Charges	Rs. 20,000/- (lump-sum)
	Residential & Non-Commercial Buildings	Rs. 20/- per sft. of plinth area
	Commercial Buildings	Rs. 40/- per sft. of plinth area
<b>(2) Penalty for Non-verification at Plinth Level Stage / Form 'D', in case the construction is according to the approved plan</b>		
	Residential / Non-Commercial Buildings	Rs. 4/- per sft. of plinth area
	Commercial Buildings	Rs. 10/- per sft. of plinth area
<b>(3) Illegal Connection of Sewerage Lines in to Nullahs</b>		
	Dwelling Houses / Small buildings (less than 1000 sft)	Rs. 100,000/-lump-sum at each inspection.
	Commercial / Other Building Types	Rs. 200,000/- lump-sum at each inspection.
<b>(4) Miscellaneous Charges / Penalties (where permissible)</b>		
	Compounding Charges	Rs. 20,000 /- (lump-sum)
	Less Height and Width of Rooms	Rs. 2,000/- per inch of less height / width
	Less Area of Rooms / Kitchen / Bathrooms	Rs. 2,000/- per sft. of less Area
	Up to 25 sft.	Rs. 2,000/- per sft.
	Between 25 to 50 sft. (for mumty in dwelling houses)	Rs. 6,000/- per sft.
<b>(5) Penalty for Starting Construction Without Approval of Plans</b>		
	Compounding Charges	Rs. 20,000 (lump-sum)
	Blue area, Markaz& Apartment / Flat Sites	Rs. 200/- per sft.
	All other Commercial / Residential Buildings including all other Building Types.	Rs. 100/- per sft.
<b>(6) Charges for Carrying out Additions / Alterations (Not more than 10%) in Existing Dwelling House without approval of Revised Plans.</b>		
	Residential Houses	Rs. 50/- per sft.
<b>(7)</b>	<b>Demolishing Charges– for residential Buildings</b>	<b>Rs. 10000 (lump sum)</b>
	<b>(i) Demolishing charges for commercial &amp; all others types of building.</b>	<b>Rs. 20000 (lump sum)</b>

(ii) NOC for residential building processing fee		Rs. 10000 (lump sum)			
(ii) NOC for commercial & all other buildings		Rs. 20000 (lump sum)			
(8)	Commercialization charges for non-commercial / specific commercial plots of I&T Centres	Charges will be determined as per change of land use criteria.			
(9)	Change of use from residential to offices, offices to commercial, in commercial building in all commercial areas (Marakiz, Blue Area, Class-III), where plots are allotted for commercial use on Ground floor and offices /flats on subsequent floors. (Charges as below):—				
S No.	Plot Category	Rate/sft (Rs.)	S No.	Plot Category	Rate/sft (Rs.)
	<u>Blue Area (Tower)</u>	1,249			
	<u>Marakiz</u>				
	F-6	1,430	<u>Class-III Shopping Centre</u>		
	F-7	1,793	24.	E & F Series	3,417
	F-8	1,072	25.	G Series	1,689
	F-10	954	26	I Series	1,144
	F-11	1,685	27.	D Series	1,370
	G-5 Diplomatic Enclave	1,267	28	ChakShahzad	850
	G-6	433	29.	Margalla Town	1,094
	G-7	473	30.	Rawal Town	970
	G-8	531	31.	Humak	728
	G-9	965	32.	Tarlai/Kuri	485
	G-10	562	33.	Farash	609
	G-11	1,327			
	I-8	887			
	I-9	485			
	I-10	485			
	I-12	336			
	I-16	337			
	D-12	762			
	E-12	308			
	E-11	762			
	IJP Road	331			
	Park Enclave	833			

**Annexure-“C”****6.7. PERMISSION FOR CHANGE OF USE (COMMERCIALIZATION) IN THE BASEMENT OF COMMERCIAL BUILDINGS IN ISLAMABAD ENHANCEMENT OF FEE - BASEMENT AREA FOR DIFFERENT LAND USES.**

S.No	Plot Category	FAR	Rate/Sft. at 30% (Rs.)
<u>BLUE AREA</u>			
1	Blue Area (Tower)	1:8	2,604/-
<u>MARKAZ</u>			
2	F-6	1:4	3,894/-
3	F-7	1:5	5,253/-
4	F-8	1:4	3,358/-
5	F-10	1:4	3,246/-
6	F-11	1:5	2,920/-
7	G-5 Dip. Enclave.	1:5	1,933/-
8	G-6	1:4	1,475/-
9	G-7	1:4	1,277/-
10	G-8	1:4	1,432/-
11	G-9	1:5	2,827/-
12	G-10	1:4	1,844/-
13	G-11	1:5	1,933/-
14	I-8	1:4	2,550/-
15	I-9	1:4	1,733/-
16	I-10	1:4	1,733/-
17	D-12	1:4	1,133/-

**Annexure-“D”****6.8. FIXTION OF RATES/CHARGES FOR ADDITIONAL COVERED AREA/ F.A.R.**

<b>S.No.</b>	<b>Plot Category</b>	<b>Rate/sft (Rs.)</b>
(1)	(2)	(3)
<b>Blue Area</b>		
1	Blue Area (Tower)	4,951
<b>Marakiz</b>		
2	F-6	6,966
3	F-7	8,758
4	F-8	5,166
5	F-10	4,646
6	F-11	8,100
7	G-5 Diplomatic Enclave	2,110
8	G-6	2,110
9	G-7	2,305
10	G-8	2,585
11	G-9	4,712
12	G-10	2,733
13	G-11	6,378
14	I-8	4,100
15	I-9	2,333
16	I-10	2,333
17	I-12	1,616
18	I-16	1,622
19	D-12	3,219
20	E-12	1,498
21	E-11	3,219
22	IJP Road	1,632
23	Park Enclave	3,042
<b>Class-III Shopping Centre</b>		
24	E & F Series	11,586

S.No.	Plot Category	Rate/sft (Rs.)
(1)	(2)	(3)
25	G.Series	7,908
26	I Series	3,711
27	D Series	6,713
28	ChakShahzad	4,141
29	Margalla Town	5,344
30	Rawal Town	4,739
31	Humak	3,554
32	Tarli / Kuri	2,369
33	Farash	2,975
<b>Remaining Land Uses</b>		
34	I & T Centre	2,309
35	Mauve Area	5,286
36	Institutional Plots	1,283
37	Flat Site (E&F Series)	4,269
38	Flat Site (G&I Series)	2,129
39	Hotel site	2,054
40	Motel	3,184
41	Whole sale Market	2,681
42	F&V Market	11,627
43	Grain Market	1,899
44	Industrial	2,361
45	Cold Storage	4,722
46	Industrial Triangle Road Kahuta	713
47	Hospital	3,296

1. For additional covered area in basement without commercial use, 25% of approved rate at column-3 of above table in case of commercial use, full rate as mentioned at column-3 of above table applicable.
2. In case un-authorized additional storey, a penalty of minimum of rate Rs. 1,000/- per Sft OR 25% of approved rate, whichever is higher, shall be approved rates mentioned at column-3 of above table.
3. The rates for additional storey/ FAR are only for financial calculation purposes and decision to allow any additional story / FAR or otherwise will purely be the responsibility and domain of Planning Wing.

## **FUNCTIONING OF BUILDING CONTROL DELEGATIONS OF POWERS**

- i. Approval of Building plans.
- ii. Issuance of completion certificate.
- iii. Issuance of NOC regarding building violations and non-conforming use.
- iv. Permission for demolition of old buildings.
- v. Issuance of permission for Home Occupation (private practice).
- vi. Implementation of Building bylaws through patrolling, issuance of notices for violations and finally removal through Enforcement Directorate.
- vii. Detection of non-conforming cases and action against them as per procedure in vogue.

7.2 For the last many years various ambiguities in functioning of Building Control have been observed requiring proper delegation of powers against various posts in the Building Control-I for various categories of building in order to ensure smooth and efficient working. This will also help to control violations of building bylaws and fixing responsibility and accountability at various authority level. In this regard, categorization of various buildings and delegation of powers at various positions is proposed hereunder:—

### **Categories of Buildings:**

Building of various type are categorized as under:—

- |               |  |
|---------------|--|
| Category-I:   | All residential houses.  |
| Category-II:  | Building (upto Ground + 1) in II-Series, Blue Area, Diplomatic Enclave, Marakiz, Class-III Shopping Centers, I & T Centers, wholesale market.                  |
| Category-III: | Buildings (more than Ground + 1 and upto maximum of Ground + 03 storeys) in II-Series, Blue Area, Diplomatic Enclave, Marakiz, Mauve Ara or in any other area. |
| Category-IV:  | Buildings more than G+3 storeys in any area.   |



Buildings in Category-I  
(All residential houses)

Function	Initial Scrutiny	Counter Check	Recommendation	Approval	Issuance of formal letter
Approval of Plan	B.I	AD	AD	DD	DD
Completion	B.I	AD	AD	DD	DD
NOC	B.I	AD	AD	DD	DD
Permission to Demolish old Building	B.I	AD	AD	DD	DD
Permission of Home Occupation (Private Practice)	B.I	AD	DD	Director	DD

Buildings in Category-II  
(All residential houses)

(Buildings up to Ground + 1 in H-Series, Blue Area, Diplomatic Enclave, Marakiz, Class-III Shopping Centers, I & T Centers, wholesale Market)

(All buildings in Industrial area and Agro farms)

Function	Initial Scrutiny	Counter Check	Recommendation	Approval	Issuance of formal letter
Approval of Plan	B.I	AD	DD	Director	DD
Completion	B.I	AD	DD	Director	DD
NOC	B.I	AD	AD	DD	DD
Permission to Demolish old Building	B.I	AD	AD	DD	DD

**Buildings in Category-III**  
(All residential houses)

(Buildings more than Ground + 1 and up to maximum of Ground + 03 storeys  
in H-Series, Blue Area, Diplomatic Enclave, Marakiz, Mauve Area or in any  
other area)

Function	Initial Scrutiny	Counter Check	Recommendation	Recommendation & Presentation	Formal Approval	Issuance of formal letter
Approval of Plan	B.I	AD	DD / Director	DVC	Director	DD
Completion	B.I	AD	DD	-	Director	DD
NOC	B.I	AD	DD	-	Director	DD
NOC of Units in Marakiz	B.I	AD	AD	-	DD	DD
Permission to Demolish old Building	B.I	AD	DD	-	Director	DD

**Buildings in Category-IV**  
(All residential houses)

(Buildings more than Ground + 3 storeys in any area)

Function	Initial Scrutiny	Counter Check	Recommendation	Recommendation & Presentation	Formal Approval	Issuance of formal letter
Approval of Plan	B.I/AD	DD	DD / Director	DVC	Member	Director
Completion	B.I/AD	DD	DD/ Director	-	Member	Director
NOC	B.I	AD	DD	-	Director	DD

Permission to Demolish old Building	B.I	AD	DD	-	Director	DD
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## Buildings Violations

Function	Initial Violation Report	Counter Check	Recommendation	Approval	Issuance of notice/ letter
15 days' Notice	B.I	AD	AD	-	DD
07 days show cause notice	B.I	AD	AD	-	Director
Approval of demolition through Enforcement Directorate.	B.I	AD	DD	Director	DD

- a. Approval and completion of building plans in above mentioned Category-I up to 500 sq. yards shall be approved by the concerned Deputy Director, whereas more than 500 sq. yds cases shall be approved by the Director Building Control-I.
- b. Formal letter regarding permission of home occupation shall be issued by the Director Building Control-I in above mentioned Category-I.
- c. Letter regarding removal of violation through Enforcement Directorate shall be issued by the Director Building Control-I.

### 7.3 FUNCTIONING OF BUILDING CONTROL DIRECTORATE CHARTER OF DUTIES.

#### **Building Inspector:**

Each Building Inspector will be designated a specific area by the Deputy Director concerned. He will be responsible to check and monitor building activities in that area through proper patrolling for implementation of building bylaws. He will perform the following duties:

- a. Initial scrutiny and preparation of Check reports for approval / completion of Building Plans.

- b. Initial scrutiny for issuance of NOC.
- c. Signing of approval and completion Building plans and NOCs before final submission to AD In charge.
- d. Initial scrutiny for issuance of demolition permission of exiting building.
- e. Initial scrutiny for issuance of Home Occupation (private practices).
- f. Responsible for regulator monitoring, survey and site visits for identification of any or all building violations and non-conforming use in the area against the building bylaws.
- g. Initial processing for issuance of notices for violation and completion of all codal formalities for removal of violation.
- h. Coordinate with the Enforcement Directorate for removal of building violation.
- i. Coordinate with the Law Directorate for court cases and shall also attend courts on behalf of Building Control.

**Assistant Director:**

Each Assistant Director (BCS) will be designated a specific area by the Deputy Director concerned. He will be responsible to check and monitor building activities in that area through proper patrolling for implementation of building bylaws. He will perform the following duties:

- a. Responsible for final checking of the reports submitted by the Building Inspector with 100% site verification and shall also recommend the cases as per building bylaws/ procedures to Deputy Director for further processing.
- b. Monitor the working of Building Inspectors under his control and shall forward the progress and violation reports to higher up on fortnightly basis.
- c. Responsible for timely disposal of cases received through One Window Operation.
- d. Counter verify the survey and site visit reports of Building Inspectors regarding building violations and non-conforming use in the area against the building bylaws.

- e. Signing of approval and completion building plans and NOCs before final submission to the Deputy Director concerned after verifying report of the concerned Building Inspector.
- f. Co-ordinate with the Law Directorate/CDA Counsel in preparation of para-wise comments in Court Cases.
- g. Co-ordinate with Enforcement Directorate to arrange an operation for removal of building violations.
- h. Establish liaison with the internal and external Audit Authorities, shall maintain all the records and assist the Deputy Director in settlement of audit paras and implementation of the DAC/PAC directives.

**Deputy Director:**

The Deputy Director shall act as head of his section and will perform the following duties:

- a. Administrative head of his section and shall monitor the working of Assistant Directors and Building Inspectors.
- b. Responsible and empowered to issue approvals, completions and formal letters as per delegation of powers.
- c. Responsible for timely disposal of cases received through One Window Operation.
- d. Check all the cases finally before granting approval that these area strictly in accordance with the building bylaws.
- e. Ensure that bylaws are being implemented and best efforts are being made to control of violation.
- f. Visit the area under his jurisdiction and submit suggestions regarding policy matters to higher ups as and when required.
- g. Authenticate and sign the para wise comments prepared by the Assistant Director in consultation with the Law Directorate/CDA Counsel, prior to submission in the court.
- h. Co-ordinate with Enforcement Directorate to arrange an operation for removal of building violations on the recommendations of the Assistant Director.
- i. Establish liaison with the internal and external Audit for settlement of audit paras and implementation of the DAC/PAC directives.

**Director:**

The Director Building Control-I & II will perform the following duties:

- a. Administrative head of Directorate and shall monitor the working of all sections for enforcement of building bylaws and to facilitate general public.
- b. Responsible and empowered to issue approval as per delegation of powers.
- c. Provide necessary advice, guidance and clarification to all sections in the light of enforced Building bylaws.
- d. Prepare and submit the cases to Authority for decision on major policy matters.
- e. Attend the DAC/PAC meetings and ensure the compliance of the Audit directives.

**COMMERCIAL AREAS****8.1 BLUE AREA (Northern strip) High Rise Towers****FORMATION OF UNIFORM PLANNING PARAMETERS FOR COMMERCIAL BUILDINGS**

<b><u>BLUE AREA</u></b>		
<b>Serial #</b>	<b>Description</b>	<b>Method</b>
1.	Minimum size of plots	As determined by Planning wing
2.	Maximum Floor Area Ratio (F.A.R)	<u>Category –I (up to 2999 Square Yards)</u> Max. FAR= 1:8 <u>Category –II (3000 to 4999 Square Yards)</u> Max. FAR=1:9 <u>Category –III (5000 &amp; above Square Yards)</u> Max. FAR=1:10
3.	Maximum permissible Ground Coverage	Ground + 4 Storey = 70% Subsequent Storey = Flexible
4.	Maximum No. of Storey	subject to permitted FAR, and Height as fixed by CAA/PAF, Nos. of storeys not capped.

Serial #	Description	Method
5.	Uses	Ground + 4 Storey = Commercial Subsequent Storey = Offices and/or Apartments.
6.	Minimum Setbacks.	As determined by Planning wing defined on plot to plot basis, due to varying sizes of plots.
7.	Parking	One Car space for 1,000 sq. ft. covered area. The parking requirements will be accommodated within plot line including basements. In case of parking permission on upper floors, the minimum height will be 8'-6", approaching ramps and parking floor will not be taken in FAR. The owner will cater for the parking requirement which is generated from allowing additional storey through provision of parking in the basement, in case the size of the plot is such that basement cannot be used for parking then owner will make payment to CDA in addition to additional story charges on rates as determined by CDA.
8.	Basements	After fulfilling the parking requirements, extra space available in basement may be utilized for utilities/services.
9.	Parking Area Calculation	250 Sq. ft. Area for one Car.

## NOTE:

- I. Owners of all buildings who have availed enhanced FAR / number of storeys will be subject to charges as determined by the Authority from time to time.
- II. In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @Rs. 500/sft, and above 5 % @Rs.1000/sft.

**8.1.1 SPECIAL REQUIREMENTS FOR PLOT PLANNED FOR 100 % COVERAGE****(i) Verandas:-**

Minimum 7'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

**(ii) Projections:-**

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

**(iii) Provision of public toilets and ramps for Special/disabled persons:-**

- (a) Every building in Blue Area shall be provided with minimum two public toilets and 01 toilet for special persons at every commercial floor, which shall be maintained by the Managing committee of the building.
- (b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling houses.
- (c) Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.



8.2. **BLUE AREA (SOUTHERN STRIP) Medium Rise buildings G-6/G-7, F-6, F-7****FORMATION OF UNIFORM PLANNING PARAMETERS  
FOR COMMERCIAL BUILDINGS**

<b>BLUE AREA</b>		
<b>Serial #</b>	<b>Description</b>	<b>Method</b>
1.	Minimum size of plots	As determined by Planning wing
2.	Maximum Floor Area Ratio (F.A.R)	FAR = 1:6 For existing building, after demolition of existing building/structure thereon additional FAR is allowed.
3.	Maximum permissible Ground Coverage	With respect to set backs
4.	Maximum No. of Storey	Subject to permitted FAR and Nos. of storeys not capped
5.	Uses	Ground = Commercial (as defined in Clause 3 (2) read with Clause-6 of the ILDR, 2005). Subsequent Storey = Offices and/or Apartments.
6.	Minimum Setbacks.	Setbacks: <i>(up to 100') 5' feet each side</i> <i>(up to 200') 10' feet each side</i>
7.	Parking	One Car space for 1,000 sq. ft. covered area. The parking requirements will be accommodated within plot line including basements.
8.	Basements	After fulfilling the parking requirements, extra space available in basement may be utilized for utilities/services.
9.	Parking Area Calculation	250 Sq. ft. Area for one Car.

### 8.2.1 SPECIAL REQUIREMENTS FOR PLOT PLANNED FOR 100 % COVERAGE

#### (i) Verandas:-

Minimum 7'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

#### (ii) Projections:-

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

#### (iii) Provision of public toilets and ramps for Special/disabled persons:-

- (a) Every building in Blue Area shall be provided with minimum two public toilets and 01 toilet for special persons at every commercial floor, which shall be maintained by the Managing committee of the building.
- (b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling houses.
- (c) Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.

### 8.3 MARAKIZ

Serial #	Description
i.	<u>Category 1 (up to 999 square yards)</u> Max FAR = 1:5 Nos. of floors= LG+G+05 OR G+06. Additional FAR/storey is subject to parking within plot line <u>Category 2 (1000 &amp; above square yards)</u> Max FAR = 1:6 Nos. of floors= LG+G+7 OR G+08 Additional FAR/storey is subject to parking within plot line

Serial #	Description
ii.	No building should go beyond Max FAR.
iii.	The owner will cater for the parking requirement which is generated from allowing additional storey through provision of parking in the basement, in case the size of the plot is such that basement cannot be used for parking then owner will make payment to CDA in addition to additional story charges on rates as determined by CDA.
iv.	Basement if already permitted by CDA for parking purpose will not be allowed for Commercial purpose/any other use etc. under any circumstances.
v.	Certificate of Original Designer/Engineer in case of old building that the building is capable of withstanding additional storey and this load has already been accounted for in the original design of the building.
vi.	In case the original Designer/Engineer is not available then it will be verified by the design consultants registered with CDA and vetted by vetting consultants duly registered with CDA.
vii.	<p>Mezzanine and lofts : Mezzanine and lofts are allowed with maximum 18'-0", the minimum height of rooms in mezzanines and loft shall conform to the height applicable to the buildings in which they are been provided with the exception of shops where the height may be reduced to seven feet six inches provided that :-</p> <p>(a) no mezzanine or loft shall be permitted in shops/commercial having a height of less than 18'0".</p> <p>(b) The total mezzanine or loft area in any shop/commercial shall not exceed on-third of the total floor area of shop:</p> <p>(c) The underside of every mezzanine or loft shall not be less than 8 feet above the floor of shop/commercial:</p> <p>(d) In no case shall a mezzanine or loft be permitted within 6 feet from the front wall of shop / commercial:</p> <p>(e) Every such mezzanine or loft shall be accessible by a ladder or a staircase of non-inflammable material and located inside the shop/commercial:</p> <p>(f) Mezzanine or loft having area more than 1/3<sup>rd</sup> will be counted in FAR.</p>

## NOTE:

1. Owners of all buildings who have availed enhanced FAR / number of storeys will be subject to charges as determined by the Authority from time to time.
2. The same parameters shall be applicable to all marakiz / commercial plots of Cooperative Housing Societies/ Private Housing schemes approved by CDA.

### 8.3.1 SPECIAL REQUIREMENTS FOR PLOT PLANNED FOR 100 % COVERAGE

#### (i) Verandas:-

Minimum 6'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

#### (ii) Projections:-

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges. Same will be applied in case of covered projection on setbacks, if any.

#### (iii) Provision of public toilets and ramps for Special/disabled persons: -

- (a) Every building shall be provided with minimum two public toilets and 01 for special persons at Ground floor, which shall be maintained by the Managing committee of the building.
- (b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling houses.
- (c) Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.

### 8.4 CLASS-III SHOPPING CENTR

i.	The Max FAR in Class-III shopping centre is 1:3 i.e. LG+G+01 floors
ii.	No building should go beyond Max FAR.
iii.	If basement has not been mentioned in the allotment letter then it will be allowed upon submission of requisite charges as per notified rates.

iv.	This permission of basement can only be given to those owners who construct the building after demolishing existing building.
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## NOTE:

1. The same parameters shall be applicable to all class-III / commercial plots of Cooperative Housing Societies/ Private Housing schemes approved by CDA.

#### 8.4.1 SPECIAL REQUIREMENTS FOR PLOT PLANNED FOR 100 % COVERAGE

##### (i) Verandas:-

Minimum 5'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

##### (ii) Projections:-

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

##### (iii) Provision of public toilets and ramps for Special/disabled persons: -

- (a) Every building shall be provided with minimum 01 public toilet and 01 for special persons at Ground floor, which shall be maintained by the Managing committee of the building.
- (b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling house.

#### 8.5. I & T Center

i.	The Max FAR in I&T centre is 1:4 <i>i.e.</i> LG+G+2 floors Additional storey will be allowed subject to charges as levied by Authority
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ii.	No building should go beyond Max No. of allowed storeys.
iii.	Only commercialization of basement will be allowed and it will be allowed only to those buildings whose trade has been changed by Estate Management CDA.
iv.	If basement has not been mentioned in the allotment letter then it will be allowed upon submission of requisite charges as per notified rates of CDA.
v.	This permission of basement can only be given to those owners who construct the building after demolishing existing building.

#### 8.5.1 **SPECIAL REQUIREMENTS FOR PLOT PLANNED FOR 100 % COVERAGE**

##### (i) **Verandas:-**

Minimum 5'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

##### (ii) **Projections:-**

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

##### (iii) **Provision of public toilets and ramps for Special/disabled persons:-**

(a) Every building shall be provided with minimum 01 public toilet Ground floor, which shall be maintained by the Managing committee of the building.

(b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling houses.

## 8.6 Mauve Area

**ZONING REGULATIONS IN RESPECT OF  
MAUVE AREA, ISLAMABAD.**

Sr. #	Parameters	Category-1 Plots of Size up to 3300 Sq. Yards	Category-2 Plots of Size more than 3301-6600 sq. yards
1.	Type of Building	Offices	Offices
2.	Maximum Number of Storey	Flexible	Flexible.
3.	Maximum Floor Area Ratio (FAR)	1:2	1:3.5
4.	Maximum Permissible Ground coverage	40%	40%
5.	Minimum Setbacks	i. in case of 100'x140' Front = 40', Rear = 20' Sides = 15' each.  ii. In case of 100'x 280' Front = 40', Rear = 40' Sides = 15' each.	Front = 60 Ft. Rear = 60' Ft. Sides = 30' Ft. (each)
6.	Maximum Height	Flexible (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).	Flexible. (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).
7.	Minimum Distance between 2 Detached Buildings (within the plot)	30 Feet.	30 Feet.
8.	Car Parking	Not less than One Car Parking Space shall be provided for every 1000 sq. ft. of the covered area of the building excluding basement. (Calculation for Car Parking shall be made @ of 250 sq. ft. per car space including Circulation Space)	Not less than One Car Parking Space shall be provided for every 1000 sq. ft. of the covered area of the building excluding Basement. (Calculation for Car Parking shall be made @ of 250 sq. ft. per car space including Circulation space.

<b>Sr. #</b>	<b>Parameters</b>	<b>Category-1 Plots of Size up to 3300 Sq. Yards</b>	<b>Category-2 Plots of Size more than 3301-6600 sq. yards</b>
9.	Basement	shall be used for Car Parking.  Plant Rooms only. Chowkidar, Duty Room.	shall be used for Car Parking.  Plant Rooms only.
10.	Fences	Only see through Fence shall be permitted.	Only see through Fence shall be permitted.
11.	Residential Use	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.

<b>Sr. #</b>	<b>Parameters</b>	<b>Category-3 Plots of size more than 6600 to 14999 Sq. yards</b>
1.	Type of Building	Offices
2.	Maximum Number of Storey	Flexible
3.	Maximum Floor Area Ratio (FAR)	1:6
4.	Maximum Permissible Ground coverage	
5.	Minimum Setbacks	
6.	Maximum Height	flexible (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).
7.	Minimum Distance between 2 Detached Buildings (within the plot)	30 Feet.
8.	Car Parking	Permissible
9.	Basement	shall be used for Car Parking. Plant Rooms, only
10.	Fences	Only see through Fence shall be permitted.
11.	Residential Use	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.



Sr. #	Parameters	Category-4 Plots of size more than 14999 Sq. yards & above
1.	Type of Building	Offices
2.	Maximum Number of Storey	Flexible
3.	Maximum Floor Area Ratio (FAR)	1:8
4.	Maximum Permissible Ground coverage	
5.	Minimum Setbacks	
6.	Maximum Height	flexible (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).
7.	Minimum Distance between 2 Detached Buildings (within the plot)	30 Feet.
8.	Car Parking	Permissible
9.	Basement	shall be used for Car Parking. Plant Rooms, only
10.	Fences	Only see through Fence shall be permitted.
11.	Residential Use	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.

*Note:-* In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @ 500/sft, and above 5 % @Rs.1000/sft.

#### 8.7. H-Series

#### ZONING REGULATIONS IN RESPECT OF ALL LAND USES IN H-SERIES SECTORS, ISLAMABAD.

Sr. #	Parameters	Plots of Size up to 4,166 Sq. Yards	Plots of Size more than 4,166 sq. yards
1.	Type of Building	All type of buildings	All type of buildings
2.	Maximum Number of Storey	Basement + Ground Floor + 3 Storey	02 Basements + Ground Floor + 09 Storey

Sr. #	Parameters	Plots of Size up to 4,166 Sq. Yards	Plots of Size more than 4,166 sq. yards
3.	Maximum Floor Area Ratio (FAR)	1:2	1:4
4.	Maximum Permissible Ground coverage	40%	40%
5.	Minimum Setbacks	30 Feet from plot line on All sides	Front = 50 Ft. Rear = 30 Ft. Sides = 30' Ft. (each)
6.	Maximum Height	56 feet. (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).	Flexible as per guidelines from CAA. (Only stair tower lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).
7.	Minimum Distance between 2 Detached Buildings (within the plot)	30 Feet.	30 Feet.
8.	Car Parking	Not less than One Car Parking Space shall be provided for every 1000 sq. ft. of the covered area of the building excluding basement. (Calculation for Car Parking shall be made @ of 250 sq. ft. per car space including Circulation Space)	Not less than One Car Parking Space shall be provided for every 1000 sq. ft. of the covered area of the building excluding Basement. (Calculation for Car Parking shall be made @ of 250 sq. ft. per car space including Circulation space.
9.	Basement	No residential use shall be permitted in the basement and it shall be used for Car Parking.  Plant Rooms, Stores/Air Raid Shelter/Caretaker, Chowkidar, Duty Room.	No residential use shall be permitted in the basement and it shall be used for Car Parking.  Plant Rooms, Stores/Air Raid Shelter/Caretaker, Chowkidar, Duty Room.
10.	Fences	Only see through Fence shall be permitted.	Only see through Fence shall be permitted.

Sr. #	Parameters	Plots of Size up to 4,166 Sq. Yards	Plots of Size more than 4,166 sq. yards
11.	Residential Use	Hostel is allowed up to 15 % of permissible FAR/covered area	Hostel is allowed up to 15 % of permissible FAR/covered area

Note:-

1. The same parameters shall be applicable to all uses in unplanned areas subject to land uses conversion charges, regularization charges, development charges.
2. In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @Rs. 500/sft and above 5 % @Rs.1000/sft.

#### 8.8 Public Area and Administrative Block

Serial #	Description	Method
a.	Approximate size of the site	150' x 200' = 3333 sq. yards.
b.	Type of building	Administrative/Cultural and Public Buildings
c.	No. of storeys /Height	Basements + Ground Floor + 09 Storeys
d.	Building line	At a minimum distance of 30' feet from the plot line on all sides.
e.	Maximum plot ratio / FAR	1:3.5
f.	Minimum distance between two detached buildings (within the plot)	30 feet.
g.	Maximum ground coverage	Not more than 40% of the site area.
h.	Basement	No residential use shall be permitted in the basement and it shall be used for stores/air raid shelter/caretaker, Chowkidar, duty room and car parking etc. Maximum number of basements shall not be more than 2.

(i) **Projections:-**

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

(ii) **Provision of public toilets and ramps for Special/disabled persons:-**

- (a) Every building shall be provided with minimum 01 public toilet Ground floor, which shall be maintained by the Managing committee of the building.
- (b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other than dwelling houses.
- (c) In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may relax up to 10 %, 1st 2.5 % @ Rs. 250/sft, and 2.5% @Rs. 500/sft and above 5 % @ Rs.1000/sft.

8.9 **REVISION OF BUILDING BYE-LAWS OF PLOTS FOR EDUCATION ZONE-II, IV & V**(a) **BYE-LAWS FOR PLOT MEASURING URTO 1.5 ACRES.**

Serial #	Description	Method
1.	Maximum No. of storeys	Ground + 5
2.	Maximum FAR	1:2.5
3.	Maximum Ground coverage	40%
4.	Setbacks.	Front = 50 Feet Sides = 30 feet Rear = 40 feet
5.	Basement	Within the plot area leaving 10' setback all around from the plot and will be meant for parking only.

(b) **BYE-LAWS FOR PLOTS OF SIZE MORE THAN 1.5 ACRES.**

Serial #	Description	Method
1.	Maximum No. of storeys	Ground + 9
2.	Maximum FAR	1:2.5
3.	Maximum Ground coverage	30%
4.	Setbacks.	Front = 50 feet Sides = 30 feet Rear = 40 feet
5.	Basement	Within the plot area leaving 10' setback all around from the plot and will be meant for parking only.

8.10 **DIPLOMATIC ENCLAVE (EXISTING/EXTENSION)**

Serial #	DETAILS	EXISTING (OLD)	REVISION/NEW EXTENSION
1.	Type of building	Chanceries Embassy's and other residence	Chanceries Embassy's and other residence
2.	No. of Storey	G+3	Basement + G + 7 (not exceeding the permissible FAR).
3.	Maximum Ground	Not more than 40% of the site area	Not more than 40% of the site area.
4.	Building line/setbacks	Front 30' Side 20' Rear 30'	Front 30' Side 20' Rear 30'
5.	Maximum Plot Ratio (FAR)	0.8-1	1:3
6.	Basement		No residential use shall be permitted in the basement and it shall be used for stores/air raid shelter Chowkidar duty room and car parking.

**8.11 FRUIT & VEGETABLE MARKET**

i.	The Max number of storeys allowed is B+G+2
ii.	No building should go beyond Max No. of storeys.
iii.	If there is no provision of basement in the allotment letter then it will be allowed upon submission of payments/charges as notified through Gazette notification by CDA.
iv.	Basement will be counted in FAR.
v.	Maximum FAR 1:4.

**8.12. HOTEL / MOTELS SITES****Category – I (PLOTS IN MARAKIZ)****TYPE1: (PLOTS UPTO 2999 SQ. YARDS)**

i.	F.A.R 1:5
ii.	Number of Storeys = Flexible remaining within limit defined by Civil Aviation Authority.

**TYPE2: (PLOTS MORE THAN 2999 SQ. YARDS)**

i.	F.A.R = 1:6
ii.	Number of Storeys = Flexible remaining within limit defined by Civil Aviation Authority.
iii.	Ground coverage = After leaving compulsory setbacks.
iv.	Set Back = According to size of plot.

**Category – II (PLOTS IN BLUE AREA, SPORTS ZONE, ZONE-IV & V)****TYPE1: (PLOTS UPTO 2999 SQ. YARDS)**

i.	F.A.R 1:5
ii.	Number of Storeys Ground Floor+08 floors
iii.	Ground coverage = After leaving compulsory setbacks.
iv.	Set Back = According to size of plot.

**TYPE2: (PLOTS MORE THAN 2999 SQ. YARDS)**

i.	F.A.R = 1:6
ii.	Number of Storeys = Flexible remaining within limit defined by Civil Aviation Authority.
iii.	Ground coverage = After leaving compulsory setbacks.
iv.	Set Back = According to size of plot.

**8.13 BYE-LAWS FOR CONSTRUCTION OF COMMERCIAL / APARTMENTS BUILDING ASTRIDE MAJOR ROADS**

*NOTE:* The commission did not purpose commercialization of areas along major roads in rural areas. However, this is a proposal regarding existing structures that were constructed till 28-12-2018 only i.e. the date when federal Commission for Review of Master Plan was first notified and that too subsequent to site surveys for determination of actual site positions, EIA report, Traffic Impact study and other formalities. This in no case creates an inherent right. Future application anywhere will be evaluated according to approved criterion's and no special dispensation shall be considered.

Further, since the service road alignment is not available currently, therefore, commission does not recommend commercialisation of Park Road. However, the improved planning parameters / regulations will also find application here in accordance with rules & law.

**1. Islamabad Highway (1200 feet Wide)**

Plot Area Sq. Yards	Maximum No. of Storeys	Minimum Setback Feet.			Max. FAR	Max. Ground Coverage
		Front	Sides	Rear		
Up to 500	5 Storeys	15	5 5	5	1:4	65%
500-999	7 Storeys	20	5 5	10	1:4.5	65%
1000-1999	Flexible	25	15 05	10	1:5	50%
Above 2000	Flexible	30	10 10	15	1:6	50%

2. **Park Road (600 feet Wide) (In Zone-4 Only)**

Plot Area Sq. Yards	Maximum No. of Storeys	Minimum Setback Feet.			Max. FAR	Max. Ground Coverage
		Front	Sides	Rear		
Up to 500	Basement + Ground + 1	20	5 5	10	1:2	60%
500-999	Basement + Ground + 3	20	10 5	10	1:2.5	60%
1000-1999	Flexible	25	15 05	10	1:4	50%
Above 2000	Flexible	30	15 10	20	1:6	50%

3. **Grand Trunk Road (220 feet Wide) (In Zone-2 & 5 Only)**

Plot Area Sq. Yards	Maximum No. of Storeys	Minimum Setback Feet.			Max. FAR	Max. Ground Coverage
		Front	Sides	Rear		
Up to 500	5 Storeys	15	5 5	7	1:4	65%
500-999	7 Storeys	20	5 5	7	1:4.5	65%
1000-1999	Flexible	20	5 5	10	1:4	50%
Above 2000	Flexible	30	15 10	20	1:5.5	50%

4. **(Lehtrar Road 150 feet wide)**

Plot Area Sq. Yards	Maximum No. of Storeys	Minimum Setback Feet.			Max. FAR	Max. Ground Coverage
		Front	Sides	Rear		
Up to 500	Basement + Ground + 1	20	5 2	10	1:1.6	60%
Above 500	Basement + Ground + 3	20	10 5	19	1:2.5	60%



5. **(Kahuta Road 150 feet wide)**

<b><u>Plot Area Sq. Yards</u></b>	<b><u>Maximum No. of Storeys</u></b>	<b><u>Minimum Setback Feet.</u></b>			<b><u>Max. FAR</u></b>	<b><u>Max. Ground Coverage</u></b>
		<b><u>Front</u></b>	<b><u>Sides</u></b>	<b><u>Rear</u></b>		
<u>Up to 500</u>	<u>Basement + Ground + 1</u>	20	5 2	10	1:1.6	<u>60%</u>
<u>Above 500</u>	<u>Basement + Ground + 3</u>	20	10 5	05	1:2.5	<u>60%</u>

6. **(Kuri Road 100 feet wide)**

<b><u>Plot Area Sq. Yards</u></b>	<b><u>Maximum No. of Storeys</u></b>	<b><u>Minimum Setback Feet.</u></b>			<b><u>Max. FAR</u></b>	<b><u>Max. Ground Coverage</u></b>
		<b><u>Front</u></b>	<b><u>Sides</u></b>	<b><u>Rear</u></b>		
<u>Above 500</u>	<u>Basement + Ground + 3</u>	20	5 5	05	1:2.5	<u>60%</u>

7. **(Fateh Jang Road 100 feet wide)**

<b><u>Plot Area Sq. Yards</u></b>	<b><u>Maximum No. of Storeys</u></b>	<b><u>Minimum Setback Feet.</u></b>			<b><u>Max. FAR</u></b>	<b><u>Max. Ground Coverage</u></b>
		<b><u>Front</u></b>	<b><u>Sides</u></b>	<b><u>Rear</u></b>		
<u>Above 500</u>	<u>Basement + Ground + 3</u>	20	5 5	05	1:2.5	<u>60%</u>

**Notes: -**

- i. All charges / fees as determined by CDA will have to be paid.
- ii. Height subject to permitted FAR, and Height as fixed by CAA/PAF, Nos. of storeys not capped.
- iii. One Car space for 1,000 sq. ft. covered area. The parking requirements will be accommodated within plot line including basements. In case of parking permission on upper floors, the minimum height will be 7'-6", approaching ramps and parking floor will not be taken in FAR. In case building is already stands constructed and doesn't comply with the parking requirement, the owner shall provide parking by developing parking lot/plaza in the vicinity at his own expense, the same shall be undertaken/pledged with Authority for the purpose of parking utility only.

- iv. The maximum depth of the commercial plots shall not be more than 200'-0".
- v. In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may relax up to 10 %, 1st 2.5 % @ Rs. 250/sft, and 2.5% @Rs. 500/sft and above 5 % @Rs.1000/sft.

For existing buildings compounding charges will be taken for relaxation of building bye laws proportionately

**8.14. Bye laws for construction of commercial buildings on major avenues/roads of approved cooperative housing societies/private housing schemes in zone-II, IV, V**

Road size Frontage	FAR	Ground coverage	Usage	Setback	Height
60'-100'	1:5	70 %	Ground + 4 Storey = Commercial Subsequent Storey = Offices and/or Apartments. Education institutes are not allowed.	As per Terms & Conditions of allotment letter.	Subject to NOC from CAA & PAF Authorities
101' to 200'	1:5.5				
201' and above	1:6				

Notes:

- The above FAR is only applicable for plot size measuring 1000 and above Sq. Yds. However, all plots up to 999 Sq. Yds. shall have FAR 1:5 irrespective of road size.
- Circulation area up to 8 feet wide corridor shall be counted in FAR and area above 8 feet corridor shall not be counted in FAR.
- Lift shaft, emergency stair, Mechanical rooms, MEP floor with 7'-0" height, HVAC ducts, 1/3rd Mezzanine will not be counted in FAR.
- One Car space for 1,000 sq. ft. covered area. The parking requirements will be accommodated within plot line including basements. In case of parking permission on upper floors, the minimum height will be 7'-6", approaching ramps and parking floor will not be taken in FAR. In case building is already constructed and doesn't comply with the parking requirement, the owner shall provide parking by developing parking lot/plaza in the vicinity at his own expense, the same shall be

undertaken/pledged with Authority for the purpose of parking utility only.

5. In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @Rs. 500/sft, and above 5 % @Rs.1000/sft.

**8.14.1 SPECIAL REQUIREMENTS FOR PLOT PLANNED FOR 100 % COVERAGE**

**(i) Verandas:-**

Minimum 6'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly. Stand alone building which are not adjoining to any other plot may be allowed to provide inward orientation giving relaxation of verandahs.

**(ii) Projections:-**

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges. Same will be applied in case of covered projection on setbacks, if any.

**(iii) Provision of public toilets and ramps for Special/disabled persons:-**

- a. Every building shall be provided with minimum two public toilets and 01 toilet for special persons at every commercial floor, which shall be maintained by the Managing committee of the building.
- b. Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other than dwelling houses.
- c. Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.

**8.15. PLANNING PARAMETERS FOR CDA AGRO FARMS PLOTS IN ZONE IV ISLAMABAD.**

Planning Parameters: Non-production and building zone (Not more than 10% of plot).

<b>Types of Buildings</b>	<b>Covered Area (Sft).</b>
Guard Room (Single Storey)	100
Barn (Tractor Trolley and other equipments with storage/single storey with Max. 16 feet ceiling height).	500
Servant Block (Single Storey)	500
Kitchen / Canteen with Toilets (Single Storey)	900
Office Block (Double Storey)	1000
Manager's residence (Double Storey)	6500
Total covered area	9500

Basement shall be allowed under the plinth level. No boundary wall except a dwarf see through fence is allowed around the agro farm plot.

Active Farming Area (Not Less than 80%).

Orchard	Plantation	Fruit Trees (150 per acre)
	Project Completion	02 years with 50% plantation within 12 months.
	Production	To commence within 05 year of taking over possession.
Poultry and Vegetables	Plantation	80% of land to intensive cultivation of vegetables.
	Project Completion	03 years with 50% of production within 12 months from the date of possession.
	Production	Broiler 4500 per month and layers 9000 at time, producing 5000 eggs per day.

**Terms and conditions of Allotment/Lease Agreement:**

- No part of the Farm will be allowed for any commercial activity nor it will be allowed to sublet/rent.
- No boundary of any type will be allowed at the periphery or inside the plot except a dwarf sees through fence.
- Planning parameters to be made part of the lease agreement.
- No sub division and amalgamation of plots shall be allowed.
- Plot has been allotted for the purpose of establishing agro based production facility and procedure is to be brought in local city market. *i.e.*, weekly Bazars of Islamabad.
- Only change of trade is allowed amongst three categories of agro farming plots subjects to payment of prescribed charges and prior approval of the Authority.

**8.16 BUILDING BYLAWS FOR INDUSTRIAL BUILDINGS IN INDUSTRIAL AREAS.**

No. of Storeys	Ground + 1				Ground + 3			
FAR	1:1.2				1:1.5			
Ground Coverage	60%				40%			
Setbacks	Front	Sides		Rear	Front	Sides		Rear
	30'	15'	15'	10'	40'	15'	15'	10'
		10'	20'			10'	20'	

The bylaws shall be applicable to the industries which are not in the Negative List of Industries. The Negative List of Industries is enclosed.

(2) The height of a principal building (measured from the mala elevation at the front of the building) is prescribed as follows:

<i>Number of Floors</i>	<i>Maximum Height</i>	The Authority may in special Cases, relax this limit.
One	24	
Every additional floor	12	

Provided that the maximum height of a building shall not exceed 60 feet.

(3) The minimum distance between the building lines and plot lines is prescribed as follows:-

- (a) from the front line of the plot                      20 feet or half of the building height whichever is more.
- (b) from each of the side lines of the plot:                      10 feet.
- (c) from the rear line of the plot: 20 feet or half of the building height whichever is more.

**Explanation -1.** Side-yard requirements shall not but the minimum front-yard requirements shall apply to corner plots on that side of the road.

**Explanation-2.** Rear-yard requirements shall not but the minimum front-yard requirements shall apply to through plots.

**10. Mezzanine floors and basements.**—Mezzanine floors may be constructed and where the ground levels permit basements, maybe allowed by the Authority below the ground floor area only for specified purposes. Mezzanine and lofts: Mezzanine and lofts are allowed with maximum 18'-0", the minimum height of rooms in mezzanines and loft shall conform to the height applicable to the buildings in which they are been provided with the exception of shops where the height may be reduced to seven feet six inches provided that:-

- (a) no mezzanine or loft shall be permitted in shops/commercial having a height of less than 18'0".
- (b) The total mezzanine or loft area in any shop/commercial shall not exceed on-third of the total floor area of shop:
- (c) The underside of every mezzanine or loft shall not be less then 8 feet above the floor of shop/commercial:
- (d) In no case shall a mezzanine or loft be permitted within 6 feet front wall of shop / commercial:
- (e) Every such mezzanine or loft shall be accessible by a ladder or a staircase of non-inflammable material and located inside the shop/commercial:

Mezzanine or loft having area more than 1/3rd will be counted in FAR.

- (f) Basement shall be allowed for storage purpose only.

**8.17 BYE-LAWS FOR CONSTRUCTION OF PETROL PUMP/CNG STATION**

Maximum Ground Coverage	25 % excluding canopy for filling points
Uses	Tuck Shop / Snack & Coffee shop, Tyre Shop/ Service Station`
Maximum storey	02
Minimum Setback	Front=20'-0" Side=10'-0" Rear=5'-0"
Public and Disabled toilets	02 Nos. must be provided

Note:—

In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @ Rs. 500/sft, and above 5 % @Rs.1000/sft.

Subject to OGRA regulations.

**8.18 BYE-LAWS FOR CONSTRUCTION OF MASJID**

Maximum Ground Coverage	100%
Uses	For religious purpose only
Maximum storey	Ground + Mezzanine + Basement
Ablution area Public and Disabled toilets	Must be provided

**8.19 BYE-LAWS FOR CONSTRUCTION OF HOSPITALS**

Hospital buildings shall be allowed on plots allotted for the purpose in various designated areas of the Federal Capital Territory. The maximum permissible FAR, maximum height, maximum number of storey's, minimum or maximum number of in patient-beds and type of development shall be in accordance with the layout plan and terms and conditions of allotment. Unless

otherwise specified in the allotment letter, following minimum standards shall be followed:

**Ground Coverage:**

70%

**FAR:**

1:5

**Setbacks:**

According to size of plot..

**Basements:**

- i. Basements under the plot area shall be allowed without counting its area into FAR, provided that, its use is restricted to provision of mechanical plant room, kitchen (with mechanical disposal system), storage and car parking. In case of any permissible commercial or public use in the basement, the area put under such use shall be counted into FAR.
- ii. No services other than a kitchen (With mechanical disposal system) shall be allowed in the basements.
- iii. In case of basement becomes exposed from rear or sides due to ground conditions, opening of such basement from exposed side for normal use may be allowed by the Authority in the manner.

**Car Parking:**

Minimum one car parking space per 1000 sft calculated on the basis of 250 sft per car (including circulation space) shall be provided within the plot.

**Fence / compound Wall:**

No solid compound wall shall be permitted. Only a see-through fence would be allowed to define the property lines.

**WHO Standards:**

Minimum standards laid down by the World Health Organization (WHO) pertaining to general requirements of hospital planning, including the minimum space standards for various facilities in a particular type of hospital shall be strictly met with.



**Disposal of Garbage and solid Waste:**

It shall be mandatory to make necessary arrangements for collection and disposal of solid waste after its proper treatment as prescribed by the Pakistan Environmental Protection Act 1997.

8.20 Bye-Laws for Construction of Apartment Buildings in CDA Sectors/ Cooperative Housing Societies/Private Housing Schemes on approved apartment sites by CDA

	Minimum size of plot	04 Kanals
	FAR	1:5
	Maximum Ground Coverage	50%
	Minimum block distance	30'
	Minimum internal road width	50'
	Height	Flexible subject to NOC from CAA/PAF
	Basements	No residential use shall be permitted in the basement and it shall be used for stores/air raid shelter Chowkidar duty room and car parking.
	Parking	As per CDA apartment building rules.
	Fire and safety standards as per Building Code of Pakistan (Fire Safety Provisions 2016)	
	Structural design to be prepared & vetted by licensed professional engineer in accordance with applicable Building Code.	
	The basic amenities like prayer hall, café, Gym, Multipurpose hall, swimming pool, and basic necessities shall be provided not more than 5 % of the FAR and shall be counted in FAR.	
	In apartment building the following shall be allowed along with stair towers including water tank, cooling tower, pent house etc., subject to maximum covered area of all structures on roof shall not exceed 15 % of roof top. Suitable penthouse / viewing gallery may be constructed along with stair tower in apartments building.	

Note:-

- (i) In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 05 % , 1st 2.5 % @ Rs. 100/sft , and above 2.5 % @Rs.200/sft.
- (ii) In case of auctioned plots, CDA may allow after charging extra fees and fines where applicable.

**8.21 BUILDING BYE-LAWS FOR FARM HOUSES IN CDA APPROVED FARM HOUSING SCHEMES IN ZONE II, IV, & V ISLAMABAD**

Minimum size of plot	04 Kanals
No of floors	Basement+G+1
Maximum Ground Coverage/Covered Area	20% of total plot area on each floor i.e. (Basement+Ground+First)
Guard room	140 Sft adjacent to the gates
Rain water harvesting	Mandatory
Swimming pool	Allowed subject to management of water is the responsibility of the owner
Landscape	50 % of the open area shall be in the form of soft landscape.
Fence	See through fence up to the height of 7'-0" +2'-0" solid at the bottom
Mumty	450 Sft
Setbacks	Front = 75' Sides= 15' Rear = 30'
Porch	Allowed 50 % in side setback and 10 feet in front setback and counted in covered area.
Residential units	Maximum 2 allowed
Servant quarter	Minimum 140 sft with bath

	Corner plot	01 porch from the corner side is allowed.
	Gate	02 gates are allowed on 10 Kanals and above farm house plots

**8.22. PROPOSED ZONE II, IV, V (UN-PLANNED DEVELOPMENT).**

In Zone II, IV (including sub-zones) & V where construction is permitted, plans for unplanned houses would be approved. Such structure/building should not be a part of any housing scheme defined under the prevailing provisions of such area. The owner will submit an undertaking that in future, if directed by the Authority, then the owner shall be bound to bring the structure in conformity with requirements of that area. Bye laws relevant to zone shall be followed.

Minimum width of street for such developments shall be 30'. Plan for disposal of sewerage & drainage will be mandatory. In case there is no existing system, following shall be followed: -

- (a) Interim arrangement by providing tanks for disposal within plot line.
- (b) Undertaking that in case of development by Authority, owner shall be bound to pay the development charges applicable at the time of payment.
  - (i) In case where houses have already been constructed without prior approval before promulgation of these regulations, mandatory setbacks, can be relaxed as follows: -
    - (ii) The owner shall bring the structure in compliance with the bye-laws with regard to covered area, height, number of storeys, and plot line at 15' from the Centre line of existing street/road, etc.
    - (iii) If compulsory set backs are not provided or less then the prescribed limits then the owner would have two options: -
      - (a) Provide the compulsory setbacks by bringing down the structure falling in setback area.

OR

- (b) A penalty on account of no/less setback will be imposed.

- (iv) During course of approval if the street/road width in front of the house is less than 30' feet, than the owner shall left the remaining width from the plot line equalizing the 50% of road width, i.e., 15'-0".

**Procedure for regulations of buildings in Zone-II, IV & V (Unplanned development)**

1. Application regarding regularization of structure / building.
2. Attested copy of CNIC of owner.
3. Authority letter in favour of person processing the case.
4. Certified copy of sanctioned mutation / Register Hadaran-e-Zameen from Tehsildar (Fard).
5. Certified copy of AksShajra verifying the possession with reference to ownership from Tehsildar including the site plan superimposed on khasra plan.
6. Non encumbrance certificate from Tehsildar ICT.
7. Site plan showing the access from existing revenue road.
8. Duly filled form A-1 and A-II available at One Window Dte, CDA.
9. Indemnity bond (Specimen attached).\
10. Building plans prepared by Architect enlisted with CDA and PCATP.

Sr. No.	Plot size	Front setback	Rear setback	Side-1	Side-2	Maximum car porch area	Maximum area of Mumty	Basement	Maximum plinth level	Ramp provided
1	Upto 5 marlas	5'-0"	5'-0"	Nil	Nil	100 Sft.	200 Sft.	Allowed leaving the setbacks	3'-6"	0'-8"
2	Upto 10 marlas	8'-0"	8'-0"	5'-0"	Nil	180 Sft.	350 sft.	Allowed leaving the setbacks	3'-6"	0'-8"
3	Upto 15 marlas	10'-0"	8'-0"	5'-0"	Nil	200 Sft.	350 sft.	Allowed leaving the setbacks	3'-6"	0'-8"
4	Upto 1 kanal	10'-0"	8'-0"	5'-0"	5'-0"	300 Sft.	400 sft.	Allowed leaving the setbacks	5'-0"	0'-8"

5	More than 1 kanal	15'-0"	10'-0"	* 5'-0"	10'-0"	300 Sft.	400 sft.	Allowed leaving the setbacks	5'-0"	0'-8"
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11. Structural drawings and design along with structural soundness / stability certificate by CDA's enlisted structural engineer.
12. Application scrutiny fee @ Rs. 6/- per Sq. feet of covered area of building and regularization fee @ Rs.100 per Sft of covered area of building.
13. Land conversion charges applicable at the time of approval.
14. Plan for disposal of sewage and solid waste management.
15. Undertaking for the depositing of conversion and development charges as and when determined and demanded by the Authority.

#### **Table-1**

**Note: smaller side setback shall be kept at south or west, whichever is applicable with reference to orientation of the plot.**

The structures will be registered and falling under bylaws will be approved and others will be decided after approval of Revised Master Plan.

Plots along Nallah and/or broken land can have opening of windows/shades towards nallah subject to condition that land between plot and nallah couldn't be used for planning of plot.

#### **8.23 BYE-LAWS / PARAMETERS FOR ESTABLISHMENT OF MARRIAGE/EVENT HALLS AND MARQUEES FOR MARRIAGE HALLS / EVENT HALL**

	Minimum Area Requirement	2000 Sq. Yards
	Maximum Ground Coverage	50%
	Maximum Number of Storeys	02
	Floor Area Ratio (F.A.R) maximum	1:1
	Minimum Setbacks	Front: 30 ft. Sides: 15 ft. Rear: 15 ft
	Parking	One car space for each 250 Sq. ft. of Gross Covered Area

	Basement	Shall be allowed for Car Parking only
	Minimum Frontage	100 ft.
	Minimum Access Road	60 ft.
	Fire and safety standards as per Building Code of Pakistan (Fire Safety Provisions 2016)	
	Structural design to be prepared & vetted by licensed professional engineer in accordance with applicable Building Code.	
	Where Sewerage network is not available, provision of a compact Sewage Treatment Plant, for disposal of sewage shall be made or fully sealed septic tanks which shall be mechanically drained through flushing unit.	
	Solid Waste Management plan to cater for the disposal of garbage generated from the premises @ of 1kg/person/event shall be submitted along with the plans for approval. Garbage shall be transported to the approved disposal sites.	

## 2. **FOR MARQUEES**

A marquee would be a large tent setup for an outdoor event such as wedding, meetings etc. made up of temporary steel structure and Fire Rated Material as per following parameters:

	Minimum Area Requirement	2000 Sq. Yards
	Maximum Ground Coverage	50% - including kitchen & other amenities
	Minimum Setbacks	Front: 30 Ft. Sides: 15 Ft. Rear: 15 Ft.
	Parking	One car space for each 250 Sq. Ft. of Covered Area
	Minimum Frontage	100 Ft.
	Minimum Access Road	60 Ft.
	Fire and safety standards as per Building Code of Pakistan (Fire Safety Provisions 2016)	
	Structural design to be prepared & vetted by licensed professional engineer in accordance with applicable Building Code.	
	Where Sewerage network is not available, provision of a compact	

	Sewage Treatment Plant, for disposal of sewage shall be made or fully sealed septic tanks which shall be mechanically drained through flushing unit.
	Solid Waste Management plan to cater for the disposal of garbage generated from the premises @ of 1kg/person/event shall be submitted along with the plans for approval. Garbage shall be transported to the approved disposal sites.

3. The owners/ operators of existing marriage halls / marquees will be advised to get their buildings/marquees regularized.

4. Following procedure for approval of marriage / event halls and marquees is proposed:

- A. Land use Conversion/ Planning Permission:
- B. Approval of Building Plans
- C. Completion Certificate
- A. Land use Conversion/ Planning Permission:

On completion of the following formalities, planning permission would be granted:

- i. Application with Scrutiny Fee
- ii. CNIC of applicant
- iii. Company Registration in case of company
- iv. Land ownership documents i.e. Fard (Naqal register haqdarane- Zameen), Aks, NEC, Sale Agreement, Lease etc.
- v. Site Plan
- vi. The payment of Landuse Conversion Charges, Development Charges, Regularization Charges (where applicable), Access Charges (Applicable along Islamabad Highway, Kashmir Highway, Park Road, I.J.P. Road and G.T. Road (From EME College to Nicholson Monument) as per schedule at Annex-A.
- B. Approval of Building Plans
  - i. Submission of application in one widow
  - ii. Form A-I, A-II

- iii. Planning Permission
  - iv. Architectural, Structural & fire Safety Drawings duly signed by licensed Architects and Engineers.
  - v. Indemnity Bond
- C. Completion Certificate would be obtained by the applicant from CDA after completion of the building.
5. Establishment/ Regularization of marriage halls/ Marquees shall be allowed subject to the provisions of ICT Zoning Regulations 1992 and its subsequent amendments.
6. The operators of marquees/marriage halls who do not apply for regularization procedure as elaborated above shall be proceeded for demolition of the violating structures under Section 49 C of CDA Ordinance.

**ANNEX-I****SCHEDULE OF FEES/ CHARGES**

S. No.	Type	Rate	Remarks
1	Scrutiny Fee	Rs.300,000/-	One time non-refundable
2	Land use conversion charges including development charges for marquees and marriage halls	Rs. 2000/- per square yard of the total site area.	One time non-refundable
3	Regularization Charges	Rs. 100/- per sq feet of total covered area	One time non-refundable
4	Access charges	Rs. 50,000/ per month	Payable in advance for first five years
5	Penalty for delay in bringing existing structures in conformity to approved building plans	Rs.500,000/- plus Rs.5000/- per day	

Note: The above said fees/charges/penalties would be subject to enhancement at the rate of 15% after every three years.



**REQUIREMENTS OF D.V.C**

**9.1 REQUIREMENT OF D.V.C.**

Presentation for the “Design Vetting Committee” (DVC) should be given by the design Architect himself or his/her representative (Architect). Those case will be included in DVC, whose Clearance Certificate (A-I+A-II) issued from Estate Management, CDA. A lump sum fee of Rs. 100,000 (Rupees One Hundred thousand) non refundable for Design Vetting Committee meeting shall be pay able. In case a project is not approved in principle by DVC in 02 meetings then 50% additional fee shall also be charged from the owner of the plot. The followings should be provided for the presentation: -

**PART-1. BASIC PRESENTATION REQUIREMENTS.**

The following are the basic minimum requirements: -

- i. A multimedia presentation of the design including the slides for Architectural concepts (plans, Sections and Elevation), 3-D visualization, firefighting arrangements, bye laws analysis (FAR setbacks etc) and any other important aspects may be arranged as under:-
- ii. 8 copies of presentation at A-3 size.
- iii. Key plan, showing the location of the site, land marks/natural features.
- iv. Site plan, showing/having the following: -
  - v. Size and dimensions of plot,
  - vi. North sign,
  - vii. Natural features around the plot,
  - viii. Surrounding features / buildings, their connections etc.,
  - ix. Surrounding roads / foot paths / links etc.,
  - x. Surrounding service connections.
  - xi. Photographs showing the site;
  - xii. Photographs of all sides from the site.
  - xiii. Photographs of the site from all sides.

**NOTE:- Photographs to be fixed on a sheet with marked reference from the site plan. Soft copy of complete presentation on CD/USB/MULTIMEDIA along with perspective views must be submitted.**

**PART-II. OTHER DRAWINGS REQUIREMENTS.**

The following 'Schematic plans' /Diagram Sheets 'must be provided, other than the above.,

Sheet-1	<u>Schematic plumbing layout design.</u> Plumbing plan showing (a) Ducts (b) External Connection points to plumbing mains.
Sheet-2	<u>Schematic Electrical layout design.</u> Electrical plan showing (a) Main Electrical wire routes/ducts (b) External Electrical connection point(s). (c) Space for electrical meters and electrical panels.
Sheet-3	<u>Schematic Firefighting and Safety Design.</u> Firefighting plan showing (a) Firefighting routes/ fire detection points (b) proposed firefighting system (c) list of firefighting equipments (d) safety & rescue plan.
Sheet-4	<u>Schematic Parking Design.</u> Parking plan may be shown @ one (01) car space for each 500/750 sft., commercial / other buildings respectively, as the case may be, of the covered area. This may be shown/ provided separately at suitable plan for in-house staff as well as for visitors. Ramp gradients and turning radius and relevant 'Standard' etc. should be mentioned on the plan.
Sheet-5	<u>Green Architecture.</u> Suitable, 'Green Architecture' design features to be used and shown. Suitable details may be shown.
Sheet-6	<u>Schematic Sui-Gas Layout Design. (if applicable).</u> Sui-gas plan showing (a) main routes/ open ducts (b) space(s) for gas meters.
Sheet-7	<u>Schematic HVAC Design. (if applicable).</u> (a) Proper spaces central A/C System i.e. Chillers, Mechanical Room, Air Handling units etc. (b) proper spaces for external units of split system A/Cs.
Sheet-8	<u>Schematic Landscape Design. (if applicable).</u> Suitable landscape design according to the design.
Sheet-9	<u>Facilities for special persons.</u> Facilities for special persons should be shown, such as ramp(s), washroom(s), parking and other facilities for special persons/disables. (Note: It may be incorporated on Ground Floor drawing).
Sheet-10	<u>Rain Water Harvesting.</u> Location of rain water harvesting tank(s) / well as, should be shown. (Note: It may be incorporated on ground floor drawings).

NOTE: DVC scope is to examine façade and overall design according to modern standards and aesthetics only. DVC minutes of the meeting don't mean sanction/approval of building plans. Building plans will be examined in the light of prevailing building bye-laws and formal approval will be issued after fulfillment of all codal formalities accordingly.

## 9.2 APPROVAL OF PLAN – COMMERCIAL

After In principle design / façade approval of DVC, the case will be processed as below: -

- i. Allotment letter, CNIC, Auction broacher.
- ii. Four prints on A-2 size of Architecture drawing duly signed and stamped by the owner and Designing / Supervising Architect, clearing showing the details as per bye laws and as per approved planning parameters/ allotment/ DVC observations.
- iii. Four prints on A-2 size of structure drawings along with design calculations, soundness and stability certificate duly signed and stamped by CDA licensed Engineer and vetted by short listed vetting consultant of PEC and CDA along with certificate.
- iv. Soil investigation report duly vetted by Pakistan Engineering Council Consultant.
- v. Certificate from the Design Engineer soundness stability of the proposed structure and indemnifying CDA from any responsibility for any detrimental affect, as per approved specimens, Vetting Engineer and Indemnity Bonds from the allottee(s)/Developer(s) regarding soundness and stability of the buildings and indemnifying CDA from any responsibility for any detrimental affect, as per specimens.
- vi. Four prints of A-2 size of Mechanical, Electrical and plumbing, HVAC drawings along with requisite certificates from CDA licensed Engineers.
- vii. No objection certificate from Environmental Protection Agency.
- viii. Four prints of A-2 size of Firefighting drawings & NOC from Pakistan Engineering Council enlisted as Consultant regarding fire prevention and life safety measures in accordance with the CDA building standards of fire prevention and LIFE SAFETY

CODE 2016 along with indemnity bond and undertaking from owner on stamp paper (as per specimen)

- ix. Possession certificate from Land Survey Division, CDA.
  - x. Name of contractor employed for excavation of the project and its valid registration certificate with Pakistan Engineering Council. .
  - xi. Scrutiny fee.
  - xii. Indemnity bond from owner as per specimen.
- 9.3 OCCUPANCY PERMIT / COMPLETION CERTIFICATE – (COMMERCIAL PREMISES)
- 9.3.1 Before any building is occupied, after construction in the Islamabad Capital territory, this is mandatory to obtain Completion Certificate / Permission to Occupy under the Building & Zoning Regulations.
- 9.3.2 Notice of Completion, Form B-1 shall be signed by the owner and submitted for E/M Directorate, EM-II (for non-residential buildings) in Folder–I. And Form B-2 along with Completion Drawings (As Built Drawings + Fire fighting drawings along with requisite certificates) shall be signed by the Architect and PEC enlisted Consultant accordingly and submitted for BCS in Folder–II. Both folders are to be submitted at the One Window Operation (OWO) of CDA.
- 9.3.3 Four (04) sets of Completion Drawings (i.e. one each for Office copy, working copy, E/M copy, Architect’s copy, Owner’s copy and BCS, Section copy) along with other documents in the following manner, may be submitted.
- (a) FOLDER–I (To be submitted for Estate Management Directorates)

S/No.	Documents / Copies	Remarks
01	Form B-I	Original
02	Form B-II	Attested Copy
03	Allotment Letter / Transfer Letter	Attested Copy
04	Possession Certificate	Attested Copy
05	Letter of sub-division (if applicable).	Attested Copy
06	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy

07	Owner / Attorney's National Identity Card	Attested Copy
08	Pay Order / Bank Draft of scrutiny fee	Original
09	Any other document may be necessary	

## (c) FOLDER – II (To be submitted for B.C.S.)

S/No	Documents / Copies / Drawings	Remarks
01	Form B-II	Original
02	Form B-I	Attested Copy
03	Completion Drawings, Firefighting drawings (As Built Drawings)	Original - 6 sets
04	Allotment Letter / Transfer Letter	Attested Copy
05	Possession Certificate	Attested Copy
06	Contour Plan (if applicable)	Attested Copy
07	Letter of sub-division (if applicable).	Attested Copy
08	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
09	Owner / Attorney's National Identity Card	Attested Copy
10	Plinth level Certificate issued from Land survey Division, CDA	Original
11	Site Plan for non-residential plots/buildings (if applicable)	Attested Copy
12	Soil Investigation Report (if applicable).	Attested Copy
13	Pay Order / Bank Draft of scrutiny fee	Attested Copy
14	NOC from Revenue Directorate regarding clearance of property and other allied charges.	Original
15	NOC from City Sewerage Division	Original

S/No	Documents / Copies / Drawings	Remarks
16	Construction stages Certificate from Architect, Engineer, Vetting Consultant certificate regarding soundness & stability of the structure. MEP Certificates by CDA's and PEC enlisted Consultants	Original
17	Fire Fighting plans, indemnity bond, affidavit along with Certificate from Pakistan Engineering Council registered Consultant in accordance with Fire & Safety Code-2016	Original
18	Any other document may be necessary	

- 9.3.4 A pay order of scrutiny fee shall be attached with the forms. The scrutiny fee shall be calculated as per the Annexure-A.
- 9.3.5 Folder-I and Folder-II shall be submitted to Building Control Section (BCS) and Estate Management Directorate respectively along with completion plans/drawings (six sets) through OWO, CDA. Building Control Section on receipt of above shall issue a letter to the owner requesting for the site inspection.
- 9.3.6 A set, containing all necessary forms along with a copy of Building and Zoning Regulations 2004, may be obtained from One Window Operation (OWO) counter or from Public Relations Directorate on payment.
- 9.3.7 Estate Management Directorates shall forward NOC to Building Control Section. BCS shall carries out necessary site visit and scrutiny and informs in writing to the concerned architect and the owner on their given addresses, regarding observations, if any.
- 9.3.8 Actual construction shall be verified according to the completion plan (As Built Drawings) and following items shall particularly be checked;
- (i) Building Verification Certificates (Form-D's)
  - (ii) Maximum Plinth Level from front road (average) level.
  - (iii) Height of Ramp.
  - (iv) Drainage Grating at Gate Level.

- (v) SEWERAGE connection to CDA sewer mains and proper mechanical system in case of basements.
- (vi) STORM WATER DRAINAGE connection to CDA drainage mains.
- (vii) Mandatory Setbacks.
- (viii) Total Covered Area.
- (ix) Emergency Exits, if applicable.
- (x) Fire Fighting Arrangements for all buildings except dwelling houses.
- (xi) Additional water tanks for Rainwater Harvesting / emergency use.

9.3.9 In case, no change is there from the approved plan and/or according to the Bye laws and after receiving the necessary scrutiny fee etc., the concerned Deputy Director Building Control Section shall issue completion certificate, if all other requirements are met on the part of owner/allottee.

9.3.10. At the time of completion all firefighting equipment, pumps , alarms , detectors , sprinklers , emergency stairs, signage , public address system , dedicated water tanks for firefighting as approved or required in Building Code of Pakistan (Fire and Life Safety provision-2016), should be installed in proper and working way.

9.3.11 Procedure for seeking approval / completion of building plan of private Housing Societies / schemes.

- i. The owner will submit building plan at One Window Operation (OWO) CDA along with following documents
  - a. Form A1 in case of approval and Form B-1 in case of Completion of building plan.
  - b. Form A2 in case of approval and Form B2 in case of Completion of building plan
  - c. Proposed Architectural Design of the building 6 sets.
  - d. Structural design of the building plan 6 sets
  - e. Certificate of Engineer regarding soundness and stability of the structure

- f. Certificate of vetting consultants.
- g. Indemnity from owner and Engineer.
- i. Indemnity bond from owner of the housing societies / schemes.
- h. Copy of allotment letter, possession letter and CNIC copy of owners and CNIC copy of witness to indemnity bond.
- i. S/fee and other applicable fees as per CDA building regulations.
- j. NOC/ clearance from Concerned Housing Society / Scheme as per Specimen.

9.3.12 The Owner will submit Form A1 + A2 in case of approval and Form B-1+ B2 in case of Completion of building at One Window Directorate. One Window Directorate shall forward the case in the first instance to Directorate of Housing Societies CDA for examination regarding whether NOC LOP of society approved or not, whether plot is as per approved LOP and plot is not included in mortgaged list with CDA. After examination the case will be forwarded to Directorate of Building Control-II for approval / completion as the case may be. In case of commercial plots Directorate of Housing Societies shall also forwarded planning parameters.

9.4 **PROCEDURE FOR SEEKING NOC FROM BCS FOR TRANSFER / LEASE / FAMILY TRANSFER/LEGAL HEIR SHIP**

9.4.1. All application in connection with transfer of properties shall be received at one window operation Directorate as per procedure and rules in vogue.

9.4.2. One Window Directorate shall forward such applications to Building Control Section (BCS), for issuance NOCs.

9.4.3 The Building Control Section will conduct the survey measurement of the property and submit its NOC/Report back to One Window Directorate. This report /NOC shall contain the actual covered area and plot size of property for the assessment of property tax and water charges dully endorsed / signed by the concerned officer not below BPS 17.

9.4.4 NOC will be processed for those buildings (residential / commercial / industries),

- (i) whose completion certificate were issued by Authority.
- (ii) No violation exists at site.



- (iii) Building under conforming use.
- (iv) Photographs of building clearly showing set back and top roof are provided.

9.5. **GENERAL**

a. **ADDITIONAL / ENHANCED FAR**

Additional / enhanced FAR for plots that have been leased / allotted prior to promulgation of these regulations shall be subject to charges as determined by the Authority and only in the following cases:

- a. Approved or constructed after 01-01-2016.
- b. Vacant plot either never constructed or after demolition of old structure.
- c. Necessary certification by Structure Engineers as per policy of the Authority.
- d. In case of occupied building, construction of additional storey shall not be allowed.

Decision of the Authority in this regard shall be final and the allottee / applicant will be informed in writing for not allowing the additional FAR if the case be.

b. **SERVICES AREAS**

Services areas such as MEP ducts / floors, HVAC, lift shafts, emergency stairs will not be counted towards FAR. In case MEP floor is proposed then a bank guarantee equivalent to the charges of floor(s) with reasonable validity will be submitted with the Authority. This bank guarantee shall be released after completion of building at the time of issuance of completion certificate after receipt of satisfactory report regarding installation of MEP equipment.

c. **CIRCULATION AREAS**

For various types of buildings following percentages of circulations areas will be deducted from permissible FAR:

- |  |     |
|--|-----|
| 1. For commercial buildings with more than 10 floors | 10% |
| 2. For public / institutional buildings              | 15% |
| 3. For Hotels / Motels / Hospitals                   | 25% |

No deviation of above will be allowed in any case. These will be applicable to plots measuring more than 2999 Sq. yards.

d. **PARKING FLOORS**

Parking floors above ground will be allowed to cater for requirement of parking subject to that the clear height will not be more than 8'-6". Area of such floor(s) and means of approach shall not be counted into permissible FAR, a bank guarantee equivalent to the charges of floor(s) with reasonable validity will be submitted with the Authority. This bank guarantee shall be released after completion of building at the time of issuance of completion certificate after receipt of satisfactory report regarding construction of parking floor.

Services areas, Circulation areas and Parking floors as mentioned above shall be permissible for all new and old allotments. However, these shall not be used for regularization of any violation that has been made prior to notification of these bye – laws or restoration of lease/allotment of a property that was cancelled due to building violations.

9.6. **INSTRUCTIONS / GUIDELINES**

- (a) The plot owners and the architects are advised to start construction only after the plans have been formally approved by the Authority, it is worth mentioning here that, after principle approval of facade design from DVC, the owner is required to submit all requisite documents, drawings for formal approval of building plans, starting of construction without approval is a serious violation, subject to penalty and/ or removal of unauthorized construction. They shall also ensure construction is being carried out within the allotted property lines leaving the mandatory minimum required compulsory open Spaces (setbacks) and the plinth levels have been kept in accordance with the approved plans/bye-laws of the Authority.
- (b) Hiring of consultancy services of proper professionals (Architects & Structural Engineers) for preparation of plans and supervision of construction work will minimize chances of building violations due to ignorance of rules. The licensed Architects are supposed to provide necessary assistance to the plot owners in obtaining all necessary approvals from CDA. Besides they can provide necessary technical advice to economize the construction, safety of the buildings, and to plan comfortable and aesthetically good-looking spaces and external facades.

- (c) Driveways/ ramp, at gate level, shall be followed as approved by Authority.
- (d) Grating, for drainage, must be provided at the gate(s) level(s).
- (e) Make sure that mandatory setbacks have been left clear when the layout is being done.
- (f) Approved plan shall be followed strictly, in case any change is desired revised plan shall be got approved from the Authority.
- (g) If basement is being constructed on the plot, please make sure that proper water proofing has been done, and all necessary precautions have been taken for safety of adjacent structures, if any.
- (h) Sewerage and storm water drainage lines shall be laid separately and connected to respective CDA mains.
- (i) In case of any complaints regarding approval of plans or issuance of completion certificate, the matter shall be brought into the notice of the concerned Deputy Director, Building Control Section.
- (j) It is responsibility of owner for carrying out construction of Building having more than 3 storeys, to engage Pakistan Engineering Council enlisted Contractor in relevant category for execution of work. The construction work will be supervised by the registered Architectural Firm and civil work will be monitored by PEC Consultant.
- (k) It is responsibility of owner to cordon off construction site with proper fence / MS sheet to avoid any untoward incident.
- (l) Insurance of building and working staff should be done under intimation to Authority.
- (m) Performance Bank Guarantee amount equal to ½ half of amount of plot value is required to be submit by owner. The same will be released after successful completion of the project as per Bye-laws. In case of any violations/failure the same will be forfeited by Authority without any notice.
- (n) For establishment of Site office, labour camp owner will seek permission from Planning Wing & DMA for specific construction period.
- (o) NOC from Environmental Protection Agency Govt. Of Pakistan is mandatory for buildings more than G+3 floors.

- (p) In no case approval for excavation of plot will be granted before its formal approval from Authority.
- (q) The Architect, Engineer must inform Authority in written in case of disconnection of service from the project.
- (r) Any construction / demolition activity must be undertaken as below:-
  - (a) Day time 8:00 to 5:00 pm all working days (except Sunday).
  - (b) Saturday 9:00 to 5:00 pm.
  - (c) In case of public holidays construction activities are subject to prior approval from Authority.
  - (d) Owners, Contractors/Engineer are bound to minimize noise and air pollution.
- (s) Copy of approved plans along with letter must be displayed on prominent location at site.

Note: CDA shall have the Authority to make changes in the charges mentioned in different tables above.

**SCHEDULE - 1** ZONING & BUILDING REQUIREMENTS FOR RESIDENTIAL HOUSES, FLATS / APARTMENTS PLOTS, OTHER THAN IN DIPLOMATIC ENCLAVE.

TYPE OF DEVELOPMENT	PLOT SIZE (Sq.Yd.)	FRONTAGE (Feet)	Max. GROUND COVERAGE (%)	Max. FLOOR AREA RATIO (FAR)	Max. STOREYS & HEIGHT			Min. SET-BACKS (Feet)			Max. HOUSING UNITS	Max. CAR PORCH AREA (Sq.ft.)	Max. AREA of Mummy(s) (Hft.)	BASEMENT	Max. PLINTH LEVEL
					No.	Height	Front	Side-1	Side-2	Rear					
<b>TERRACED (ATTACHED) &amp; SEMI-DETACHED DWELLING HOUSES</b>															
<b>TERRACED / ATTACHED Type 'A'</b>	Up to 150	20-29			2	30'	5'	--	--	5'	One	100***			
	151 to 200	25-30			2	30'	6'	--	--	6'	One	150***	.14 <sup>th</sup> of G.F permissible block area		
	201 to 320	30-39		Construction may cover a block, leaving compulsory setbacks	2	30'	10'	--	--	8'	One	180**	.14 <sup>th</sup> of G.F permissible block area	Allowed leaving the setbacks	3'-6"
	300 to 450	40-49			2	30'	10'	--	4**	10'	One	200**	.14 <sup>th</sup> of G.F permissible block area		
<b>SEMI-DETACHED Type 'B'</b>	300 to 525	40-49			2	30'	10'	--	5*	10'	One	200**	.14 <sup>th</sup> of G.F permissible block area		
<b>DETACHED DWELLING HOUSES</b>															
<b>DETACHED Type 'C'</b>	400 to 1000	50 to 80			2	30'	15'	5'	5'	10'	Two				
	530 to 1335	60 to 69			2	30'	15'	10'	5**	10'	Two				
<b>DETACHED Type 'D'</b>	700 to 1570	70 to 79			2	30'	20'	10'	10'	10'	Two	Single (200 sq ft) or Double (400 sq ft) per unit is allowed**			
	690 to 2070	80 to 89		Construction may cover a block, leaving compulsory setbacks	2	30'	25'	10'	10'	10'	Two		1/4 <sup>th</sup> of G.F permissible block area maximum up to 800 sq. ft.	Allowed leaving the setbacks	5'-0"
	800 to 2500	90 to 99			2	30'	30'	10'	10'	10'	Two				
	1770 to 2720	100 +			2	30'	40'	15'	15'	10'	Two				
<b>FLATS / APARTMENT BUILDINGS</b>															
<b>FLATS / APARTMENT</b>	Type 'A' Apartments (Up to Appro. 2.0 Acres)		50%	1:3.0	Flexible	80'	30'	30'	40'	40'	40-	N/A	3000 sq. ft.	4b-	5'-0"
	Type 'B' Apartments (More than 2.0 Acres)		50%	1:4.0	Flexible	80'	35'	35'	40'	40'	40-	N/A	4000 sq. ft.	4b-	5'-0"

- Notes:-** (i) \* Smaller side setback shall be kept at South or West, which ever is applicable with reference to orientation of the plot.
- (ii) \*\* Double car porch per unit may be constructed up to maximum 400 sft., subject to available area.
- (iii) \*\*\* Porch may be constructed, subject to available area/space.
- (iv) In case of irregular shape plot, its size and frontage shall generally be determined on the basis of average of front and rear dimensions of the plot.
- (v) Basement may be constructed under the Plinth Area, leaving the minimum permissible set-backs in dwelling houses.
- (vi) Basement may be allowed under the Driveway in the front yard in Dwelling Houses, where plot are in depression more than 8'-0".
- (vii) Type of development of the plot shall be determined considering both, the size and frontage in Dwelling Houses.
- (viii) A small washroom and a sleeping covered space/room may be constructed in Mumty / StairTower in Dwelling Houses only.
- (ix) In Apartment Buildings the following shall be allowed along with StairTower(s) including Water Tanks, CoolingTower, Penthouse etc. subject to maximum covered area of all structures on roof, shall not exceed ten percent (10%) of rooftop area. Suitable penthouse/viewing gallery may be constructed along with StairTower in Apartment Buildings of six (6) storeys and above only.
- (x) The covered area in excess to the above limits shall be demolished.
- (xi) The Roof of Flats/Apartments/multi-storey buildings shall be the property of all owners jointly up to 85 %, according to their shares. The remaining 15 % shall be the property of all owners of the Top Floor jointly, according to their shares, in addition to their original shares. The roof shall be accessible to the all owners and tenants as agreed jointly. The rooftop shall not be used / owned by the developer / owner or any one stakeholder in any case.
- (xii) All services shall be accessible to all owners / occupants at all times, agreed jointly in Flats/Apartment/Multi-storey/ Multi-unit buildings.
- (xiii) Basement may be constructed, leaving the minimum 10'-0" set-backs all around in Flats / Apartment Buildings / Multi-storey /

Multi-unit buildings. Ramps may be constructed in set-backs in Flats/Apartments/multi-storey buildings, other than front set-back.

- (xiv) Mumty size on sub-divided plots shall be permissible according to category of sub-divided plot.
- (xv) No kitchen & independent unit shall be allowed on roof top / along mumty.

[No. CDA-30(3)(Noti)-SCB/2019/2444.]

SYED SAFDAR ALI,  
*Secretary CDA Board.*