

## RISK-BASED PERMITTING MATRIX FOR SANCTIONING OF BUILDING PLANS IN LDA

### (LIST OF NOCS/PERMISSIONS REQUIRED FROM VARIOUS DEPARTMENTS)

SR. NO.	AUTHORITY/ AGENCY	RISK-BASED REQUIREMENTS (NOCS/PERMISSIONS)
1.	<b>Civil Aviation Authority (CAA)</b>	<ul style="list-style-type: none"> <li>• <b>Multi-Storey Building:</b> Requirement of NOC from the Civil Aviation Authority shall be mandatory as per relevant Rules of Civil Aviation Authority and directions received from time to time in multi-storey building above 300-ft.</li> <li>• <b>Installation of BTS / Towers / Antennas:</b> NOC from Civil Aviation Authority where ever required.</li> </ul>
2.	<b>Civil Defense/Rescue-1122/ fire fighting department</b>	<ul style="list-style-type: none"> <li>• <b>Temporary Marquee:</b> Temporary Marquee of steel structure with fire ratted material sheet can be allowed on commercial/converted plots of 4-Kanal and above subject to provision of NOC/certification from Civil Defense/Rescue-1122 and structure stability certificates.</li> <li>• <b>Fire Fighting Arrangements:</b> All firefighting arrangements shall comply with the requirements under Rule 9 of Civil Defense (Special Powers) Rules1951.</li> <li>• In case of commercial, educational, hospital, industrial and apartment buildings as well as multi-storey buildings and buildings of public assembly, a certificate from the firefighting department regarding provision and adequacy of firefighting arrangements prior to issuance of completion certificate, is required to be provided to the Authority, by the developer.</li> </ul>
3.	<b>Water And Sanitation Agency (WASA)</b>	<ul style="list-style-type: none"> <li>• <b>Augmentation Charges:</b> NOC regarding Augmentation Charges of converted plots</li> </ul>
4.	<b>Government House Precincts</b>	<ul style="list-style-type: none"> <li>• All <b>Multi-story Buildings</b> within a distance of 1200 feet (365 m) measured from the outer wall of Governor's House shall be subject to the following conditions/restrictions:-</li> </ul>

		<p>(a) The roof top of buildings may be kept un-accessible. The condition can, however, be relaxed with permission from the Governor's House as well as Scrutiny Agencies as and when the roof top is required to be used in connection with maintenance of the buildings.</p> <p>(b) The design must ensure that windows, ventilators, doors etc, may not directly over look the Governor's House.</p> <p>(c) The side of the buildings facing the Governor's House would not be used for installation and display of neon signs and advertisement boards etc. towards the side road. In case of any opening towards Governor's House the design would ensure that the windows are recessed in such a manner that vision to the Governor's House is completely blocked.</p>
5.	<b>High Level Design Committee (HLDC) and Special Committee</b>	<ul style="list-style-type: none"> <li>• <b>Notified Roads:</b> Government notified twenty (20) roads in Lahore City. For the plots abutting on these roads, the plans are scrutinized by the respective department i.e. LDA/ TMA &amp; forwarded to HLDC for approval/ recommendations.</li> <li>• <b>On Mall Road and Kashmir-Egerton Road:</b> After the clearance of HLDC committee, the plans are forwarded to Special Committee for final approval.</li> </ul>
6.	<b>Certificate of Architect, Resident Engineer and Structure Engineer</b>	<ul style="list-style-type: none"> <li>• For multi-storey buildings and buildings of public assembly, joint Certificate from the builder, the Architect, the Resident Engineer and the Structure Engineer as specified at Appendix-B, at the following stages is to be provided to the Authority, by the developer: <ul style="list-style-type: none"> <li>i. when construction up to plinth level is completed (see BR-7).</li> <li>ii. when construction up to 38ft (11.58m) level is completed (see BR-8).</li> <li>iii. upon completion of the building (see BR-9).</li> </ul> </li> </ul>
7.	<b>Environmental Protection Agency (EPA)</b>	<ul style="list-style-type: none"> <li>• Subject to the provisions of Pakistan Environment Protection Act 1997, every application concerning following buildings shall be accompanied by an EIA and a No Objection Certificate from EPA. <ul style="list-style-type: none"> <li>i. Industrial Buildings</li> <li>ii. Hospitals</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>iii. Hotels</li> <li>iv. Urban Development Projects</li> <li>v. Complex of buildings on a plot of 20 Kanal or above</li> </ul> <p>LDA will conduct the EIA and cost which will be incurred on the study, shall be charged from the individual/owner at the time of approval of building plan.</p> <ul style="list-style-type: none"> <li>• <b>Installation of BTS / Towers / Antennas:</b> NOC from EPA for that particular location for generator set only.</li> </ul>
8.	<b>Traffic Engineering and Transport Planning Agency (TEPA)</b>	<ul style="list-style-type: none"> <li>• <b>Traffic Impact Assessment (TIA):</b> The prospective builder shall conduct a Traffic Impact Assessment study for the construction project if the project falls within any of the following conditions. The builder shall acquire NOC from the TEPA: <ul style="list-style-type: none"> <li>i. Non-residential building having plot area of 4 kanals (1673 sq.m) or above.</li> <li>ii. Non-residential building having 5 storey and above</li> </ul> <p>TIA shall not be required for designated commercial plots in Civic Centre/CBD/Division and District Centre or Neighborhood.</p> </li> <li>• <b>Converted Plots:</b> In the schemes where re-classification plan be prepared under Land Use (Classification, Re-Classification and Re-Development) Rules-2009, the TEPA shall conduct the overall traffic impact study and cost which will be incurred on the study, the proportionate portion of the cost shall be charged from the individual/owner at the time of approval of building plan.</li> <li>• <b>Parking Agreement</b> executed between TEPA and Owner of converted plots, if parking is in basement</li> <li>• <b>Apartment Buildings:</b> Parking Agreement between TEPA and Owner if parking is in basement.</li> </ul>