

DOCUMENTS REQUIRED FOR APPROVAL OF BUILDING PLANS OF COMMERCIAL AND INDUSTRIAL BUILDINGS

Ownership/ Title Document

Building Application on Form **BR-2** duly filled and signed by the Architect, Structure Engineer and the Owner

Building Plan along with Site plan 5 copies (one mounted on cloth)

Specification Form **BR-3 & BR-4** 2 sets

An Undertaking on Stamp Paper of PKR. 1000 for payment of damages caused during the construction **BR-5**

Structure Stability Certificate from a qualified Structure Engineer duly registered with PEC on Form **BR-6** along with structural drawings and calculations as per section 10.3.3 b of Building Regulations 2007.

ADDITIONAL REQUIREMENTS FOR MUTI-STOREY BUILDINGS BEFORE SANCTION OF PLAN

NOC WASA (WASA Augmentation Charges) for all converted commercial plots/buildings

NOC from EPA For Industrial buildings, hospitals, urban development projects, complex of buildings for 20 kanal and above plot

NOC from TEPA (TIA) For all non-residential buildings for 4 kanal & above plots

Non-residential buildings having 5 storey & above

Parking Agreement to be executed with TEPA in case of covered parking

Vetting of Structural Drawings by the Structure Engineer on the panel of LDA

Certificate for Undertaking by the Architect on Record BR-10

Certificate for Undertaking by the Structure Engineer on Record BR-11

Certificate for Undertaking by the Resident Engineer on Record BR-12

PLAN SCRUTINY FEE FOR COMMERCIAL AND INDUSTRIAL BUILDINGS

First Plan, Revised Rs. 15/sq ft of total covered area

Addition/ Alteration Plan Rs. 15/sq ft of total covered area

Malba Stacking charges Rs. 5/ sq ft of total covered area

Note: Extra height charges @Rs. 60/sq ft of covered area are applicable for
building plans above 38-feet height

COMPLETION CERTIFICATE REQUIREMENTS FOR COMMERCIAL BUILDINGS

An application on FORM BR-15 intimating about the completion of building to Director Town Planning along with copy of CNIC and ownership (For buildings up to 3 storeys).

In case of multi-storey buildings, application along with duly filled FORM BR-15, NOC from Civil Defence Deptt regarding the provision of firefighting arrangements.

Payment of Rs. 10,000 at the window towards completion processing fee

DOCUMENTS REQUIRED FOR APPROVAL OF RESIDENTIAL BUILDINGS

Ownership/ Title Document

Building Application on Form **BR-1** duly filled and signed by the Owner and the Registered Architect

Building Plan along with Site plan 5 copies (one mounted on cloth)

Specification Form **BR-3 & BR-4** 2 sets

An Undertaking on Stamp Paper of PKR. 100 for construction to follow approved building plan

An Undertaking on Stamp Paper of PKR. 100 in case of basement proposed in the plan for bearing the damages or mishap

PLAN SCRUTINY FEE FOR RESIDENTIAL BUILDINGS

First Plan, Revised or

Addition/ Alteration Plan Rs. 5/sq ft of total covered area

Malba Stacking charges Rs. 2/ sq ft of total covered area

Payment of Rs. 5,000 at the window towards completion processing fee

Note: Extra height charges @Rs. 100/sq ft of covered area are applicable for Apartment building plans above 38-feet height