

EXISTING REGULATIONS	PROPOSED AMENDMENTS
<p><b>Regulation: 1.1</b></p>	<p><b><u>Regulation 1.1.</u></b></p> <p>Following new definitions may be added:-</p> <p><b><u>Area</u></b> As defined in the LDA Act.</p> <p><b><u>Amalgamation</u></b> Means the joining of two or more adjoining (side by side and/or back to back) plots of the same land use into a single plot for building purposes.</p> <p><b><u>Drainage</u></b> Any system of natural and artificial removal of surface and sub surface water (liquid, sewage etc.) from any area.</p> <p><b><u>Fire Fighting System</u></b> The properly placed equipments to extinguish fire.</p> <p><b><u>Steel Structure</u></b> A structure which is made from organized combination of structural steel members designed to carry loads and provide adequate rigidity.</p> <p><b><u>Open Space</u></b> Area of protected or conserved land on which development is indefinitely set aside.</p> <p><b><u>Marquee</u></b> A large tent used for social or commercial functions.</p> <p><b><u>Earth Quake Resistive Structure</u></b> Building designed to prevent total collapse, preserve life, and minimize damage in case of an earthquake or tremor, to ensure Earthquake resistant structures that absorb and dissipate seismically induced motion through a combination of means: damping decreases the amplitude of oscillations of a vibrating structure, while ductile materials (e.g., steel) can withstand considerable inelastic deformation.</p> <p><b><u>Skyline</u></b> The maximum prescribed height limit beyond which no structure including machine room, parapet wall, mummy, HTML tower, advertisement boards/hoardings etc. are permitted</p> <p><b><u>Basement</u></b> Means the lowest part of a building, partly or completely below ground level.</p>

	<p><b><u>Multi-Storey Building:</u></b> Means a building having more than three stories or more than 38 ft. height (11.58m), whichever is less <b>excluding basement.</b></p> <p><b><u>Local Development Plan</u></b> A plan for any specific area for specific type of urban development for which specific Building and Zoning Regulations may be prepared and notified by the Authority.</p>
<p><b>Regulation:1.2.4 Special Areas Zones</b></p> <p style="text-align: center;"><b>N/A</b></p>	<p><b>Regulation:1.2.4 Special Areas Zones</b></p> <p><b>e. Shahalam Gate Development Scheme, Walled City, Lahore.</b></p> <p><b>This scheme shall be governed under the provisions of the Damaged Area Act-1952 and the Building Regulations framed there under.</b></p>
<p><b>2.1.2 Building Height</b></p> <p><b>a.</b> The height of any building other than Apartment Buildings measured from the crown of the road to the top of the parapet wall (exclusive of chimney stacks, lift heads and water tower) shall not exceed 38 ft (11.58 m).</p> <p><b>b.</b> In case of Apartment Building the maximum building height allowed on residential plots measured from the crown of the road to the top of the parapet wall (exclusive of chimney stacks, lift heads and water tower) shall not exceed 45 ft (13.72m).</p> <p><b>c.</b> The total number of storey permissible in an apartment building on residential plots, excluding basements, shall not be more than four. Each storey shall have a minimum building height of 9-ft 6-inches (2.9m), other than the basement</p>	<p><b>2.1.2 Building Height</b></p> <p><b>a.</b> The height of any residential building other than Apartment Buildings measured from the crown of the road to the top of the parapet wall shall not exceed as described in section 2.2.3</p> <p><b>b.</b> No residential building other than Apartment Building shall contain more storey as described in section 2.2.3 and the minimum height of each storey shall not be less than 9-ft 6-inches (2.9 m).</p> <p><b>c.</b> The total number of storey permissible in an apartment building allowed on residential plots in approved schemes excluding basements, shall not be more than seven, each storey having a minimum building height of 9-ft 6-inches (2.9m) other than the basement.</p> <p><b>d.</b> Maximum height of any Apartment Building allowed on residential plots in approved Schemes measured from the crown of the road to the top of the parapet wall shall not exceed 80'. (Exclusive of chimney stacks, lift heads and water tower).</p> <p><b>e.</b> In case of Approved apartment sites the maximum height of any Apartment Building measured from the crown of the road shall not exceed 1.5 times of the width of right of way plus the width of the building line in front of the plot (Exclusive of chimney stacks, lift heads and water tower).</p>
<p><b>2.1.4 Porch</b></p> <p>In case of plot size 10 Marlas and above, a car porch not exceeding 20-ft (6.1m) in length shall be permissible in the side space. In case of corner plots car porch shall be permissible along longer side. In case of sites with minimum 5-ft (1.5m) side space, construction of a room over the car porch equal to its area shall also be permissible.</p>	<p><b>2.1.4 Porch</b></p> <p>Car porch not exceeding 20-ft (6.1m) in length shall be permissible in the side space. In case of corner plots car porch shall be permissible along longer side. In case of sites with minimum 5-ft (1.5m) side space, construction of a room over the car porch equal to its area shall also be permissible.</p>

**Regulation:2.1.6****Apartment Buildings**

The apartment building can be allowed on the sites measuring 4 kanals and above

**\*\*DELETED\*\***

**2.2.2 Building Height**

**a.** The height of any building other than Apartment Buildings measured from the crown of the road to the top of the parapet wall shall not exceed 38 ft (11.58 m). (Exclusive of chimney stacks, lift heads and water tower).

**b.** No building other than Apartment Building shall contain more than three storey and the minimum height of each storey shall not be less than 9-ft 6-inches (2.9 m).

**c.** The total number of storey permissible in an apartment building allowed on residential plots in approved schemes excluding basements, shall not be more than four, each storey having a minimum building height of 9-ft 6-inches (2.9m) other than the basement.

**d.** Maximum height of any Apartment Building allowed on residential plots in approved Schemes measured from the crown of the road to the top of the parapet wall shall not exceed 45ft (13.72m). (Exclusive of chimney stacks, lift heads and water tower).

**e.** In case of Approved apartment sites the maximum height of any Apartment Building measured from the crown of the road shall not exceed 1.5 times of the width of right of way plus the width of the building line in front of the plot (Exclusive of chimney stacks, lift heads and water tower).

**2.2.2 Building Height**

**a.** The height of any residential building other than Apartment Buildings measured from the crown of the road to the top of the parapet wall shall not exceed as described in section 2.2.3

**b.** No residential building other than Apartment Building shall contain more storey as described in section 2.2.3 and the minimum height of each storey shall not be less than 9-ft 6-inches (2.9 m).

**c.** The total number of storey permissible in an apartment building allowed on residential plots in approved schemes excluding basements, shall not be more than seven, each storey having a minimum building height of 9-ft 6-inches (2.9m) other than the basement.

**d.** Maximum height of any Apartment Building allowed on residential plots in approved Schemes measured from the crown of the road to the top of the parapet wall shall not exceed 80'. (Exclusive of chimney stacks, lift heads and water tower).

**e.** In case of Approved apartment sites the maximum height of any Apartment Building measured from the crown of the road shall not exceed 1.5 times of the width of right of way plus the width of the building line in front of the plot (Exclusive of chimney stacks, lift heads and water tower).

**Regulation:2.2.3.****Ground Coverage and Floor Area Ratio (FAR).**

Maximum ground coverage and floor area ratio shall be as follows:

Plot size	Maximum Ground Coverage	Maximum FAR
Less than 5-Marlas	80%	1:1.8
5-Marlas & above but less than 10 marlas	75%	1:1.6
10 Marlas & above but less than 1-Kanal	70%	1:1.5
1-Kanal & above but less than 2-kanals	65%	1:1.4
2-kanals & above	60%	1:1.3
Apartment building on residential plot	55%	1:2.5
Apartment building on residential plot	55%	1:4
Approved Apartment Sites	55%	1:5

**Regulation:2.2.3.****Ground Coverage and Floor Area Ratio (FAR).**

Maximum ground coverage, height and floor area ratio (FAR) shall be as described

Plot Size	Maximum Ground Coverage	Height	MAX FAR	No. of Storeys (Expect Basement)	Car Parking
Less than 5M	80%	38'	1:3.20	3	1 Car Porch
5M to 10M	80%	38'	1:3.20	3	1 Car Porch
Above 10M to 1K	70%	45'	1:2.80	4	1 Car Space / Storey
Above 1K to 2K	65%	45'	1:2.60	4	1 Car Space / Storey
Above 2 K	55%	45'	1:2.20	4	1 Car Space / Storey

a) Basement Not Included in FAR.

b) Structure Stability Drawing/Calculations are required above 38' (4 Storeys).

	c) In case of amalgamation, Building Regulations of the resultant plot size will be applicable.								
<p><b>Regulation:2.2.6</b> <b>Farm house</b></p> <p>a. The number of storey permissible in a farm house shall not be more than two with a maximum building height of 30ft (9.15m).</p>	<p><b>Regulation:2.2.6</b> <b>Farm house</b></p> <p>a. The number of storey permissible in a farm house shall not be more than two with a maximum building height of 30ft (9.15m) <b>and one basement may be permitted in farm house.</b></p>								
<p><b>N/A</b></p>	<p><b><u>ADDITION</u></b></p> <p><b>2.5 Apartment Buildings</b> The apartment building can be allowed on sites:-</p> <p>a) On approved apartment sites with height 1.5 times of the width of right of way plus the width of the building line in front of the plot (Exclusive of chimney stacks, lift heads and water tower).</p> <p>b) In areas other than (a) apartment building may be permitted on sites measuring 4-Kanal and above with 80-ft height (Exclusive of chimney stacks, lift heads and water tower).</p> <p>c) On amalgamation of plots with resultant plot size of 4-Kanal and above apartment building may be permitted with maximum height up to 80-ft height. (Exclusive of chimney stacks, lift heads and water tower).</p> <p>g) The maximum size of an Apartment shall be 2000-sft.</p> <p>h) Parking requirement for Apartment Building shall be as follows:  1-Car/1000 sqft. of covered area or 1 Apartment Unit</p> <p>i) Mandatory Open Space For Apartment Building shall be as follows-</p> <table border="1" data-bbox="808 1884 1511 2107"> <thead> <tr> <th>Plot Size/zone</th> <th>Building Line</th> <th>Rear Space</th> <th>Side Space</th> </tr> </thead> <tbody> <tr> <td>*All Apartment buildings</td> <td>30-ft (9.15 m)</td> <td>13-ft (3.96 m)</td> <td>13 ft (3.96 m) (on both sides)</td> </tr> </tbody> </table> <p>*Notwithstanding the provisions of above, a guard room measuring not more than 100 sq ft (9.29 sq m) in area is permissible near the gate in case of apartment building.</p> <p>Whereas FAR and ground coverage shall be as follows:</p>	Plot Size/zone	Building Line	Rear Space	Side Space	*All Apartment buildings	30-ft (9.15 m)	13-ft (3.96 m)	13 ft (3.96 m) (on both sides)
Plot Size/zone	Building Line	Rear Space	Side Space						
*All Apartment buildings	30-ft (9.15 m)	13-ft (3.96 m)	13 ft (3.96 m) (on both sides)						

	<table border="1" data-bbox="808 236 1528 540"> <thead> <tr> <th data-bbox="808 236 1154 338">Site</th> <th data-bbox="1154 236 1406 338">Max. Ground Coverage</th> <th data-bbox="1406 236 1528 338">FAR</th> </tr> </thead> <tbody> <tr> <td data-bbox="808 338 1154 440">Approved Apartment Sites</td> <td data-bbox="1154 338 1406 440">55%</td> <td data-bbox="1406 338 1528 440">1:5</td> </tr> <tr> <td data-bbox="808 440 1154 540">Residential/Converted Plots</td> <td data-bbox="1154 440 1406 540">55%</td> <td data-bbox="1406 440 1528 540">1:4</td> </tr> </tbody> </table> <p data-bbox="857 540 1528 854"> a) Structure Stability Drawing/Calculations are required above 38'.  b) Plots can be amalgamated side by side and/or back to back, considering the same plot size category  c) Multiple Ownership for amalgamation is allowed  d) Extra Height Charges above 38'  e) Augmentation Charges for converted plots </p>	Site	Max. Ground Coverage	FAR	Approved Apartment Sites	55%	1:5	Residential/Converted Plots	55%	1:4
Site	Max. Ground Coverage	FAR								
Approved Apartment Sites	55%	1:5								
Residential/Converted Plots	55%	1:4								
<p data-bbox="94 887 578 924"><b><u>SET BACK ON UPPER FLOORS</u></b></p> <p data-bbox="94 924 354 962"><b>Regulation:3.1.3</b></p> <p data-bbox="94 1002 784 1115">Instead of constructing boxes Architect shall provide a set backs at upper floors after appropriate height intervals for beautification.</p>	<p data-bbox="808 887 1295 924"><b><u>SET BACK ON UPPER FLOORS</u></b></p> <p data-bbox="808 924 1068 962"><b>Regulation:3.1.3</b></p> <p data-bbox="808 1002 1531 1115">Instead of constructing boxes Architect <b>may</b> provide a set backs at upper floors after appropriate height intervals for beautification.</p>									
<p data-bbox="94 1225 740 1300"><b>Regulation:3.2.3</b> <b>Ground Coverage and Floor Area Ratio (FAR)</b></p> <p data-bbox="94 1333 784 1435">a. The maximum coverage of the plot area shall be 7/8th on the ground floor and 3/4th on the subsequent floors with maximum FAR of 1:5</p>	<p data-bbox="808 1225 1531 1333"><b>Regulation:3.2.3</b> <b>Ground Coverage and Floor Area Ratio (FAR) for designated commercial plots</b></p> <p data-bbox="857 1365 1531 1505">a. The maximum coverage of the plot area shall be 7/8th on the ground floor and 3/4th on the subsequent floors with maximum FAR of 1:6</p>									
<p data-bbox="94 1615 367 1653"><b><u>Regulations 3.3.1</u></b></p> <p data-bbox="94 1690 784 1878">No mandatory open spaces are required in commercial /office building use in the main Civic and Commercial Centers including Divisional and District Centre, including basement except under the arcade.</p>	<p data-bbox="808 1615 1081 1653"><b><u>Regulations 3.3.1</u></b></p> <p data-bbox="808 1690 1531 1927">No mandatory open spaces are required in commercial /office building use in the main Civic and Commercial Centers including Divisional and District Centre and neighborhood, <b>including basement provided the level of arcade shall not be more than 6-inches from the adjoining road level.</b></p>									

**Regulation:3.4.3  
Ground Coverage and Floor Area Ratio (FAR)**

The maximum ground coverage and FAR shall be as follows:

Plot size	Ground Floor Coverage including Arcade	Subsequent Floors Coverage	FAR
Less than 3-Marlas	7/8 <sup>th</sup> of plot area	3/4 <sup>th</sup> of plot area	1:1.6
3-Marlas & above but less than 10-Marlas	7/8 <sup>th</sup> of plot area	3/4 <sup>th</sup> of plot area	1:2.3
10 Marlas & above	7/8 <sup>th</sup> of plot area	3/4 <sup>th</sup> of plot area	1:4

**Regulation:3.4.3  
Ground Coverage and Floor Area Ratio (FAR)**

The maximum ground coverage and FAR shall be as follows:

Plot size	Ground Floor Coverage including Arcade	Subsequent Floors Coverage	FAR
Less than 3-Marlas	7/8 <sup>th</sup> of plot area	3/4 <sup>th</sup> of plot area	<b>1:2.5</b>
3-Marlas & above but less than 10-Marlas	7/8 <sup>th</sup> of plot area	3/4 <sup>th</sup> of plot area	<b>1:3</b>
10 Marlas & above	7/8 <sup>th</sup> of plot area	3/4 <sup>th</sup> of plot area	<b>1:4.5</b>

**Regulation:3.5  
Other Commercial Areas**

In all other commercial areas / roads specified in the Master Plan, of the city, the building height, coverage & Floor Area Ratio shall be as specified by the Development Authority for the particular area

**Regulation:3.5  
Other Commercial Areas**

In all other commercial areas / roads specified in the Master Plan of the city/**any other Local Area Development Plan/Action Area Plan**, the building height, coverage & Floor Area Ratio shall be as specified by the Development Authority for the particular area

**Regulation:3.6.1  
Mandatory Open Spaces**

Plot Size	Rear Space	Side Space
Less Than 5 Marlas	5-ft (1.52m)	Not Required
5 Marla and above but less than 10 Marla	5-ft (1.52m)	Not Required
10 Marla and above but less than 1 Kanal	7-ft (2.13m)	5-ft (1.52m)
Above 1 Kanal but less than 2 Kanals	7-ft (2.13m)	5-ft (1.52m) on both sides
2 Kanals and above	13-ft (3.96m)	13-ft (3.96m) on both sides

**Regulation:3.6.1  
Mandatory Open Spaces**

Plot Size	Rear Space	Side Space
Less Than 5 Marlas	5-ft (1.52m)	Not Required
5 Marla and above but less than 10 Marla	5-ft (1.52m)	Not Required
<b>10 Marla and above but less than 1.5-Kanal</b>	<b>7-ft (2.13m)</b>	<b>5-ft (1.52m)</b>
<b>Above 1.5-Kanal but less than 2 Kanals</b>	<b>7-ft (2.13m)</b>	<b>5-ft (1.52m) on both sides</b>
<b>2 Kanals and above</b>	<b>13-ft (3.96m)</b>	<b>13-ft (3.96m) on both sides</b>

**Regulation:3.6.2  
Building Height**

The height of any building shall not exceed 1.5 times the width of the right of way plus the width of the building line in front of the plot plus width of the setback. However, extra height charges will have to be paid above 38 ft (11.58m) height.

**Regulation:3.6.2  
Building Height**

The height of any building shall not exceed 1.5 times the width of the right of way plus the width of the building line in front of the plot plus width of the setback **if any**. However, extra height charges will have to be paid above 38 ft (11.58m) height.

**Regulations 3.6.3**

The maximum ground coverage shall be 65% of the plot area. The FAR upto 38 ft height shall not exceed 1:1.4. However, the FAR shall increase proportionate to the increase in height subject to maximum of 1:8.

**Regulations 3.6.3**

The maximum ground coverage shall be 65% of the plot area. The FAR upto 38 ft height shall not exceed **1:2.4**. However, the FAR shall increase proportionate to the increase in height subject to maximum of 1:8.

**Regulation:3.6.4**  
**Additional Regulations**

Following additional Regulations shall also be applicable:

c. Only one vehicular entry and exit shall be provided.

d. No window and other openings on the upper floors shall be allowed, which may adversely affect the privacy of adjoining properties.

h. Maximum of four (04) parking basements are allowed upto a depth of 45' from the adjoining road level.

i. For mega projects, FAR, Ground Coverage, Height and similar architectural/planning aspects shall be decided by the authority (Board of Governors)

**Regulation:3.6.4**  
**Additional Regulations**

Following additional Regulations shall also be applicable:

**c. vehicular entry and exit shall be provided.**

**d. No window and other openings on the upper floors shall be allowed, which may adversely affect the privacy of adjoining properties except Emergency Exits.**

**NEW REQUIREMENTS**

**h. Maximum no. of Parking Basements can be constructed according to the soil conditions/water table in the particular area.**

**i. For mega projects, FAR, Ground Coverage, Height and similar Architectural/Planning aspects shall be decided by the Authority (Board of Governor).**

**j. No pillar construction is allowed in residential buildings up to 45-ft height.**

**k. No lift is allowed in residential buildings.**

**l. No billboard and hoardings shall be installed over the building beyond the prescribed skyline/building height.**

**m. For energy efficiency, all new commercial building shall provide LED lights for lighting.**

**n. In all new commercial buildings shall provide solar energy systems at least for corridors lights.**

**o. For plots abutting on 60-ft and above right of way, separate plans for basement shall be submitted and sanctioned released in the first phase in residential buildings.**

**p. 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 200-ft.**

**q. The Authority may permit residence accommodation/guest houses for patient and Charity Buildings for Hospitals, etc. subject to provision of requisite structure stability certificate and necessary undertaking for**

	<p><b>non-commercial use and provision of parking.</b></p> <p><b>r. For determination of building completion date for issuance of completion certificate of residential buildings the utility bills of electricity &amp; sui gas installation may be considered by the Authority.</b></p> <p><b>s. For determination building completion date for issuance of completion certificate of commercial and industrial buildings less than 5-marla area the utility bills of electricity &amp; sui gas installation may be considered by the Authority. For plots of more than 5-marla area the property tax certificate issued by the Excise and Taxation shall be considered by the Authority.</b></p>
<p><b>3.8.2 CNG / Petrol Filling Stations</b>  A minimum of 20 ft (6.1m) building line shall be provided.  b. All structures shall be single storey.  c. A clear space of 5ft (1.52m) shall be provided on both sides and at the rear.  d. Turning angle for Entry / Exit points from the adjoining road shall be less than 45 degree.  e. Access shall be limited to only one exist and one entry.  f. The minimum width, depth and area of the plot shall be in accordance with the notification of the Government  <b>Note: All requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies shall be complied with by the builder.</b></p>	<p><b>3.8.2 CNG / Petrol Filling Stations</b>  <b>Building Plan of CNG / Petrol Filling Station will be approved considering the following requirements:</b>  A minimum of 20 ft (6.1m) building line shall be provided.  b. All structures shall be single storey.  c. A clear space of 5ft (1.52m) shall be provided on both sides and at the rear.  d. Turning angle for Entry / Exit points from the adjoining road shall be less than 45 degree.  e. Access shall be limited to only one exist and one entry.  f. The minimum width, depth and area of the plot shall be in accordance with the notification of the Government  <b>Note: All requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies shall be complied with by the builder.</b></p>
<p><b><u>Regulation:3.8.4</u></b></p> <p><b><u>N/A</u></b></p>	<p><b><u>Regulation:3.8.4</u></b></p> <p><b><u>Temporary Marque</u></b></p> <p><b>Temporary Marque 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 regarding fire protection Civil Defense/Rescue-1122 and availability of emergency response team from them and structure stability certificates. The building line of 30-ft and 13-ft mandatory spaces shall be kept clear on both sides and rear of the plot and parking shall be provided as prescribed for marriage halls.</b></p>
<p><b><u>Regulation:3.9.1</u></b></p> <p><b><u>Mandatory Open Spaces.</u></b></p> <p><b>Note:</b></p>	<p><b><u>Regulation:3.9.1</u></b></p> <p><b><u>Mandatory Open Spaces.</u></b></p> <p><b>Note:</b></p>



<p><i>a. notwithstanding the provision under section 3.9.1 no mandatory open spaces shall be required in case of mosques.</i></p> <p><i>b. In case of educational institutions, a separate lane for pick up and drop purposes shall be provided within the plot outside the boundary wall.</i></p>	<p><i>a. notwithstanding the provision under section 3.9.1 no mandatory open spaces shall be required in case of Mosques/Masjid <b>except front building line according to plot category/zone.</b></i></p> <p><i>b. In case of educational institutions, a separate lane for pick up and drop purposes shall be provided within the plot outside the boundary wall <b>by providing 15-ft wide space in addition to the building line as required in Building Regulations.</b></i></p>
<p><b><u>General Conditions</u></b></p> <p><b><u>Regulations:4.4</u></b></p> <p>a. The minimum effective height of each storey shall be 9 ft-6 inches (2.9 m).</p> <p>b. Waste treatment plants and disposal works shall be provided in accordance with the design/construction requirements of industries department and Environmental protection Agency. Waste treatment plant and disposal station shall not be constructed in the mandatory open spaces.</p> <p>c. All requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies, if applicable to industrial setup shall be complied with by the builder.</p> <p>d. Where ever residences /rest houses are provided the same shall be governed by the regulations provided in chapter 2 and these shall not be constructed in the mandatory open spaces. However, the ground coverage and FAR of the industrial plot shall be strictly complied with.</p> <p>e. No structure in any shape other than a guard room not exceeding 40 sq ft (12.19m) shall be permitted in mandatory open spaces</p>	<p><b><u>General Conditions</u></b></p> <p><b><u>Regulations:4.4</u></b></p> <p><b><u>New Requirements</u></b></p> <p><b>f) Rain water invert wells for houses having area of more than 5 marla shall be provided to increase water aquifer level and less disposal activity (less consumption of electricity/diesel at Disposal Station).</b></p> <p><b>g) Underground water tank and over head water tank shall be provided in all types of buildings including residential buildings having area of 3-marlas and above.</b></p> <p><b>h) In commercial and residential building insulation of outer walls, roofs and windows shall be provided for energy efficiency.</b></p> <p><b>i) In multi storey buildings, the outer window glass shall be double glazed and tinted in order to control air leakage.</b></p> <p><b>j) Walls facing sun shall be insulated in residential and commercial buildings.</b></p> <p><b>k) The roofs and sun facing buildings sides shall be insulated.</b></p> <p><b>l) Heat/Light repellent paints shall be used on outer walls of buildings.</b></p> <p><b>m) The lighting system of buildings shall comply with the provisions of Building Code of Pakistan (energy provision-2011) and LED lights shall be installed in commercial buildings in place of conventional incandescent bulbs.</b></p> <p><b>n). For false ceiling and wooden paneling fire ratted building material shall be used with proper fire safety measures.</b></p> <p><b>o). No building plan shall be entertained in Area if the sub-division of land or Private Housing Scheme is not approved by the</b></p>

**Regulations:5.1  
General**

The requirements of parking space shall not be applicable in such commercial areas including District and Divisional Centers and Neighborhood Commercial Areas in the Approved schemes where provisions for parking space have been made by the Development Authority.

**Regulation:5.2.2  
Offices, Commercial Including Large Stores & Retail Shops, Hospitals & Exhibition Halls**

One car space for every 1000 sq ft (92.95 sq m) of floor area; and

**Regulation:5.2.3  
Hotels**

a. One car space for every 6 rooms, provided that in case of family suites, each room will be counted separately as one room for calculation of parking spaces.

b. One car space for every 800 sq ft (75 sq m) of shopping area.

c. One car space for every 1000 sq ft (92.95 sq m) of office area.

d. One car space for every 500 sq ft (46.47 sq m) of floor area. Under restaurant, café and banquet hall.

**Regulation:5.2.4  
Restaurants ,Clubs & Cafes**

One car space for every 500 sq ft (46.47 sq m) of floor area; and

**Regulation:5.2.5  
Marriage Halls, Banquet Halls & Community Centres**

One car space every 500 sq ft (46.47 sq m) of floor area; and

**Regulation:5.2.6  
Cinema, Theatres & Concert Hall**

One car space for every 5 seats; and

**Regulation: 5.2.7  
Post Offices & Police Stations**

**Authority.**

**In addition to the parking standard already given in the Building Regulations, parking requirements for other permitted and permissible land use as narrated in the Land Use Rule-2009 shall be as follow:-**

Land USE	Proposed Amendments			
	Reg No.	Plot Area	Height	Parking
Government or semi govt. offices.	5.2.2	4-K	45-ft	1-Car/ 1000 sqft & 1-Motorcycle/500 sft
Court or Tribunal	New	2-K	38-ft	1-Car/ 1000 sqft & 1-Motorcycle/500 sft
Cultural Institutions (parks & monuments)	New	100-K	-	1-Car/ 2000 sqft & 1-Motorcycle/50 % of Car Parking
Motels (not more 20-rooms)	New	2-K	Double Storey	1-Car for 1-room
Social welfare institution	New	2-K	Double Storey	1-Car/ 1000 sqft & 1-Motorcycle/500 sft
Taxi Stand and bus	New	25-K	Single Storey	1-Car per 5-buses 1-Car per 10-taxies
Place of worship/prayer.	New	1-K	Double Storey	1-Car/1500 sqft 1-Motorcycle/500 sqft.

Land USE	Proposed Amendments			
	Reg. No.	Plot Area	Height	Parking
Institutions in agricultural/ peri urban area	New	Min 8-Acre for University & 4-Kanal for Institution	3-Storeys	1-Car/1500 sqft & 1-Motorcycle/500 sft
Universities	New	8-Acre	3-Storeys	1-Car/1500 sqft & 1-Motorcycle/500 sft
College	New	8-Kanal	3-Storeys	1-Car/1500 sqft & 1-Motorcycle/500 sft
Secondary School	New	4-Kanal	Double Storey	1-Car/1000 sqft & 1-Motorcycle/500 sft & Bicycle/500
Primary School	New	2-Kanal	Single Storey	1-Car/1500 sqft & 1-Motorcycle/500 sft

One car space for every 2000 sq ft (185.90 sq m) of floor area; and

**Regulation:5.2.8**

**Industrial Buildings, Warehouses & Godowns**

a. One car space for every 500 sq ft (46.47 sq m) of floor area of the administrative block of the building for the staff.

b. One car space for every 2000 sq ft (185.9 sq m) of floor area for the workers ; and

**Regulations: 5.2.9**

**Schools, Colleges and Educational Institutions**

a. One car space for every 2000 sq ft (185.9 sq m) of floor area.

b. 40% of car parking space shall be reserved for motor cycles and buses

**5.2.10 Motor Cycles**

16% of the total car parking area shall be reserved for motor cycle

Bus terminals /trucks stands on highways.	New	20-Kanal	Single Storey	1-Car per 5-buses 1-Car per 10-taxies
Hostels	New	Min 1-Kanal	Max. 3-Storey	1-Car for 5-room & 1-Motorcycle for each room
Industrial buildings	New	Min 1-Kanal	2-Storey	1-Car/500 (Administrative Block) 1-Car/2000 sqft worker area 1-Motorcycle/1000 sqft
Mixed land use projects in approved schemes and controlled areas (such as Expo Centre)	New	Min 2-Kanal	-	1-Car/1000 sqft 1-Motorcycle/500 sqft
Mega projects in approved schemes and controlled areas.	New	Min 32-Kanal	-	1-Car/1000 sqft 1-Motorcycle/500 sqft
Centers for hospital patients/NGO's.	New	Min 1-Kanal	Max. 3-Storey	1-Car/5 rooms 1-Motorcycle/2 rooms

Land Use	Proposed Amendments			
	Reg. No.	Plot Area	Height	Parking
Apartment	5.2.1	4-K (min)	70-ft	a. 1-Car/1000.sqft. (subject to min. 1-Car/Housing Unit) b. 1-Motorcycle/1000.sqft.
Offices, Commercial/Large Stores and Retail Shops, Hospitals and Exhibition Halls	5.2.2	--	--	a. 1-Car/1000 sqft. b. 1-Motorcycle/500.sqft. c. For Hospitals 1-Ambulance/3000.sqft.
Hotels	5.2.3	--	--	a. 1-Car/every 3-rooms. b. 1-Car/500 sqft. of shopping area. c. 1-car/1000 sqft. of office area d. 1-car/500 sqft for area under restaurant, Banquet Hall.
Restaurant, Clubs and Café's	5.2.4	--	--	1-Car/500 sqft. 1-Motorcycle/500 sqft.
Marriage Hall, Banquet Hall and	5.2.5	--	--	1-Car/500 sqft. 1-Motorcycle/500 sqft.

	Community Centres				
	Cinema Theater and Concert Hall	5.2.6	4-K	--	1-Car/5 seats 1-Motorcycle/5 seats 1-Bicycle/15 seats
	Post office & Police Station	5.2.7	--	--	a. Post office : 1-Car/2000 sqft. 1-Motorcycle/500 sqft. 1-bicycle/500 sqft b. Police Station: 1-Car/1000 sqft. 1-Motorcycle/500 sqft.
	Industrial Buildings, warehouses, Godowns	5.2.8	--	--	a. 1-Car/1000 sqft. (for Administrative Block) b. 1-Car/2000 sqft. (for worker area) c. 1-Motorcycle/1000 sqft. (for administrative block) d. 1-Motorcycle/500 sqft. (for worker area)
	School, Colleges and Educational Institutions	5.2.9	--	--	a. 1-car/every 2000 sqft (for workers area) b. 40% of Car Parking space for Motorcycle

**Regulation: 5.3.1**

**Calculating the Parking Requirements**

a. For the purpose of calculating parking requirements, the gross floor area shall not include the area of mechanical plant rooms, air conditioning plants, electric substation, space provided for prayer, ducts, service shafts, public toilets for common use, lifts, escalators, stairs, covered parking and circulation of vehicles.

**Regulation: 5.3.1**

**Calculating the Parking Requirements**

a. For the purpose of calculating parking requirements, the gross floor area shall not include the area of mechanical plant rooms, air conditioning plants, electric substation, space provided for prayer **which shall not increase by 5% of total covered area of the building excluding the area under the use of** ducts, service shafts, public toilets for common use, lifts, escalators, stairs, covered parking and circulation of vehicles.

d. **For better visibility/parking provision and to avoid interruption in traffic flow, for plots located at junctions, minimum setback/building line of 50-ft. shall be provided in commercial/converted plots.**

<p><b>5.3.6 Basement, Ramp, Parking</b></p> <p>a. The lower ground floor/basement if used for car parking purposes can be constructed after leaving 4ft (1.22 m) space all around within the plot. This would apply in the case where only one basement is provided with a maximum excavation of 12 ft (3.66 m). Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level.</p> <p>b. For the construction of basement beyond 12 ft (3.66 m) depth from road level, the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot.</p> <p>e. The lower ground floor/basement if used for purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these Regulations.</p>	<p><b>5.3.6 Basement, Ramp, Parking</b></p> <p>a. The lower ground floor/basement if used for car parking purposes can be constructed after leaving 4ft (1.22 m) space all around within the plot. This would apply in the case where only one basement is provided with a maximum excavation of 12 ft (3.66 m). Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level. The owner will have to surrender the setback area for road widening in future if needed without any compensation.</p> <p>b. For the construction of basement beyond 12 ft (3.66 m) depth from road level, the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot. The owner will have to surrender the setback area for road widening in future if needed without any compensation.</p> <p>e. The lower ground floor/basement if used for <b>usable</b> purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these Regulations.</p> <p><b>i. In the parking basement non-usable areas such as generator room/water tanks/pumping stations/engineering services/transformer may be permitted subject to the condition that the area does not increase 10% of the particular floor area with proper enclosure.</b></p> <p><b>j. The rooms for security/emergency staff may also be permitted in parking basement which will not create any hindrance in parking.</b></p>
<p><b>6.1.3 Amalgamation of Plots</b></p> <p>In any zone two or more plots of the same uses may be combined for the purposes of constructing one or more buildings subject to the condition that all such plots are owned by the same builder. If at any later stage the sub-division is again done then the building period charges will have to be paid for the sub-divided plots from its original date of expiry of building period of approved plans.</p>	<p><b>6.1.3 Amalgamation of Plots</b></p> <p>In any zone two or more plots of the same uses may be combined for the purposes of constructing one or more buildings considering that the plots are owned by the same or multiple owners. If at any later stage the sub-division is again done then the building period charges will have to be paid for the sub-divided plots from its original date of expiry of building period of approved plans. Whereas for commercial/converted plots building regulations will be applicable as per policy of Commercialization</p>

<p><b>6.1.4 Subdivision of Plots in Approved Housing Schemes</b></p> <p>a. Subdivision shall not be allowed for a plot of less than one kanal.</p> <p>b. Subdivision of one kanal and above but less than two kanals plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Competent Authority. The resultant subdivided plot shall not be less than 10 marlas (209.14 sqm)</p> <p>c. Subdivision of 2 kanals (836.55 sqm) and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the subdivision plan from the Competent Authority. The resultant subdivided plot shall not be less than 1kanal (418.28 sqm )</p>	<p><b>6.1.4 Subdivision of Plots in Approved Housing Schemes</b></p> <p>a. Subdivision shall not be allowed for a plot of less than two kanal.</p> <p>b. Subdivision of 2 kanals (836.55 sqm) and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the subdivision plan from the Competent Authority.</p> <p>c. The resultant subdivided plot shall not be less than 1kanal (418.28 sqm ) with frontage not less than 40 feet.</p>
<p><b><u>Regulation: 6.1.10</u></b></p> <p><b><u>Boundary Wall</u></b></p> <p>Boundary wall where permitted should not exceed 7ft (2.13m) in height measure from the plinth level</p>	<p><b><u>Regulation: 6.1.10</u></b></p> <p><b><u>Boundary Wall</u></b></p> <p><b>The plan for construction of gate and Boundary wall in the approved public/private housing schemes, land sub-division and private housing in the Area as defined in LDA Act, shall be got approved from the authority on payment of prescribed fee (Provided no structure plan road or access to adjoining properties will be blocked by construction such boundary walls). Provided no Boundary wall where permitted should not exceed 7ft (2.13m) in height measure from the plinth level &amp; no structural plan road or any access to adjoining abadies will be blocked. To control mushroom growth, building plan application will be entertained only in the approved housing schemes and land sub-division in the LDA Area.</b></p>
<p><b><u>Regulations 6.2.2 (c ) i</u></b></p> <p>The minimum width of arcade in Main Civic &amp; Commercial Centers and Divisional /District Centers shall be 10 feet. In case of neighborhood Shops/Centers the maximum width of arcade shall not be less than 5 feet. This will also be applicable in all approved private housing schemes and other commercial areas.</p>	<p><b><u>Regulations 6.2.2 (c ) i</u></b></p> <p>The minimum width of arcade in Main Civic &amp; Commercial Centers and Divisional /District Centers shall be 10 feet. In case of neighborhood Shops/Centers less than 10 marla the maximum width of arcade shall not be less than 5 feet for plots <b>above 10 marla 10 feet arcade required.</b> This will also applicable in all approved private housing schemes and other commercial areas.</p>
<p><b><u>Regulations 6.2.1 (e)</u></b></p> <p>In case of houses, the minimum area of the basement shall be 100 Sqft and shall be constructed after leaving the mandatory open spaces required under these Regulations. However, a minimum of 5 feet space shall be kept clear towards the dead wall.</p>	<p><b><u>Regulations 6.2.1 (e)</u></b></p> <p><b>In case of residential /commercial, the minimum area of the basement shall be 100 Sqft and shall be constructed after leaving the mandatory open spaces required under these Regulations.</b></p>

<p><b><u>ARCADES:</u></b></p> <p><b><u>Regulations: 6.2.2</u></b></p> <p>i) The minimum width of arcade in Main Civic &amp; Commercial Centres and Divisional/District Centres shall be 10ft. In case of neighborhood shops/Centres the minimum width of arcade shall not be less than 5.ft (1.52m). This will also be applicable in all approved private housing schemes and other commercial areas.</p>	<p><b><u>ARCADES:</u></b></p> <p><b><u>Regulations: 6.2.2</u></b></p> <p>i) The minimum width of arcade in Main Civic &amp; Commercial Centres and Divisional/District Centres shall be 10ft. <u>In case of neighborhood shops/mohallah shops the minimum width of arcade shall not be less than 5.ft (1.52m) upto plot area of 5-marla. For plots of above 5-marla width of arcade shall be 10-ft.</u> This will also be applicable in all approved private housing schemes and other commercial areas.</p> <p>ii) <b>For one shop upto 2-Marla, No arcade is required</b></p>
<p><b><u>Regulations 6.2.3</u></b></p> <p>In all commercial buildings, public buildings and apartments a ramp of minimum 6 feet width and having maximum gradient of 1:6 should be provided. In case of non-provisions of lifts, each floor should be accessible through this ramp. A toilet for disabled must also be provided.</p>	<p><b><u>Regulations 6.2.3</u></b></p> <p>In all commercial buildings public buildings and apartments of more than 7-marla area a ramp of minimum 6 feet width and having maximum gradient of 1:6 should be provided for disabled. In case of non-provisions of lifts in Multi-Storey Buildings each floor should be accessible through this ramp. A toilet for disabled must also be provided.</p>
<p><b>Regulations: 6.4.5</b></p> <p><b>Fire Drills</b></p> <p><i>NOTE: All fire fighting arrangements shall comply with the requirements under Rule 9 of Civil Defense (Special Powers) Rules1951.</i></p> <p><b>6.4.6</b></p> <p><b>N/A</b></p>	<p><b>Regulation: 6.4.5</b></p> <p><b>Fire Drills</b></p> <p><i>NOTE: All fire fighting arrangements shall comply with the requirements under Rule 9 of Civil Defense (Special Powers) Rules1951.</i></p> <p><b>6.4.6</b></p> <p><b>The recommendations of fire safety commission regarding following components shall be fulfilled:-</b></p> <ul style="list-style-type: none"> <li><b>i. External Steel Stair Cases</b></li> <li><b>ii. Fire Door</b></li> <li><b>iii. Hydrant System</b></li> <li><b>iv. Installation of Fire Extinguishers</b></li> <li><b>v. Fire Alarm System</b></li> <li><b>vi. Clear access and removal of obstructions.</b></li> <li><b>vii. Evacuation plan and emergency lighting system.</b></li> <li><b>viii. Emergency response team.</b></li> </ul>
<p><b>Regulation: 6.6.1</b></p> <p><b>Water Supply</b></p> <p>a. An over head tank and underground water tank must be provided in each building.</p>	<p><b>Regulation: 6.6.1</b></p> <p><b>Water Supply</b></p> <p>a. An over head tank and underground water tank must be provided in each building.</p>

**b.** Underground/Overhead Water Tank to be provided in all buildings as per following minimum sizes:

Plot size	Width	Length	Depth	Total Volume
7-marlas and less	3-ft (0.91 m)	4-f (1.22 m)	2-ft-6 inches (0.76 m)	30 cu ft (085 cu m)
Above 7-marlas upto 01-Kanal	5ft (1.52 m)	5ft (1.52 m)	2-ft-6 inches (0.76 m)	62.5 cu ft (1.77 cu m)
Above 01-Kanal	5ft (1.52 m)	5ft (1.52 m)	4-ft (1.22 m)	100 cu ft (2.83 cu m)

**c.** The design of internal water supply net work, underground and overhead tanks shall be in accordance with NRM standards /WASA or Public Health Engineering Department requirements.

**d.** The capacity of the water tanks for multi-storey buildings shall be as per the Building Code of Pakistan/NRM, in accordance with size, Building Height and use of the building

**Regulation:6.6.6  
Rain Water Harvesting**

N/A

**b.** **The Provision of Ground Water tank is mandatory.** Underground/Overhead Water Tank to be provided in all buildings as per following minimum sizes:

**Under Ground Water Tank**

PLOT SIZE UPTO 3 STOREY	LENGTH	WIDTH	HEIGHT	CUBIC FEET	GALLON
5-Marla	3-ft (0.91m)	3-ft. (0.91m)	2-ft (0.61m)	18 cu.ft (0.51 cu.M)	--
Upto 7 Marla	6'-0"	4'-0"	2'-6"	60 Cft	400
7 Marla to 1 Kanal	10'-0"	5'-0"	2'-6"	124 Cft	800
Above 1 Kanal	10'-0"	5'-0"	4'-0"	200 Cft	1200
Multy Storey 4to 10 storey	30'-0"	10'-0"	8'-0"	2400 Cft	15000
Above 10 storey	30'-0"	20'-0"	8'-0"	4800 Cft	30000

**c.** The design of internal water supply net work, underground and overhead tanks shall be in accordance with NRM standards /WASA or Public Health Engineering Department requirements.

**OVERHEAD WATER TANK**

PLOT SIZE UPTO	WIDTH	LENGTH	HEIGHT	CUBIC FEET	GALLO N
Upto 7 Marla	3'-0"	4'-0"	2'-6"	30 Cft	200
7 Marla to 1 Kanal	5'-0"	5'-0"	2'-6"	62 Cft	400
Above 1 Kanal	5'-0"	5'-0"	4'-0"	100 Cft	600
Multy Storey 4 to 10 storey	15'-0"	10'-0"	8'-0"	1200 Cft	7500
Above 10 storey	20'-0"	15'-0"	8'-0"	2400 Cft	15000

**d.** The capacity of the water tanks for multi-storey buildings shall be as per the Building Code of Pakistan/NRM, in accordance with size, Building Height and use of the building

**Regulation:6.6.6  
Rain Water Harvesting**

- a) All buildings to be constructed in future in Lahore should have provision for roof top rainwater harvesting commensurate with its plinth area.
- b) Captured rain water may be utilized for all purposes other than drinking purpose.



**c) RESIDENTIAL BUILDINGS**

**i. STORAGE TANK CAPACITIES FOR RAIN WATER HARVESTING FOR HOUSES**

For each and every house having area 05-Marlas or above provision of Rain Water Harvesting system is mandatory. Every house is required to construct a storage tank of capacity, as described below, above the ground level:

Sr. No.	Size of Plot	Capacity of Storage Tanks (Gallons)
1.	05-6.9 Marla	300
2.	7.0-09-Marla	450
3.	10-Marla	500
4.	10.1-15-Marla	600
5.	15.1-marla-less than 1-kanal	800
6.	1-Kanal	1000
7.	1.1-Kanal-2-Kanal	1700
8.	2.1-Kanal-3-Kanal	2500
9.	3.1-Kanal-4-Kanal	3400
10.	4.1-Kanal-5-Kanal	4000
11.	5.1-Kanal-6-Kanal	5000
12.	6.1-Kanal-7-Kanal	6000
13.	7.1-Kanal-8-Kanal	6800

**ii. CONNECTIONS OF ROOF DRAIN PIPE WITH THE SEWERAGE SYSTEM OR TO THE STREET.**

No downspout or roof drain pipe capturing the rain water of the residential building shall be directly connected with the sewerage system or to the street/right of ways. For the houses under 15-marlas overflow arrangement from the rain harvesting tank will be provided connected to the sewerage system or to the street/right of ways. For buildings 15-marlas and above no over flow from rain water harvesting tank is allowed to connect sewerage system or to the street/right of ways and will be diverted to landscapes, natural areas and to the ground water recharge bores/wells.

**iii. RAIN WATER HARVESTING FROM HOUSES (15-MARLAS & ABOVE FOR RECHARGE OF AQUIFER.**

For each and every house having area 15-marlas or above provision of recharge well/recharge pit is mandatory. Every house is required to construct a recharge well/recharge pit. A Typical diagram is attached as Annex-I.

**d) PUBLIC BUILDINGS**

No downspout or roof drain pipe capturing the rain water from any public buildings, commercial plazas, community centers, factories/industrial units, etc. shall be

directly connected with sewerage system or to the street/right of ways. Rooftop rainwater captured will be diverted to landscapes, natural areas and to the ground water recharge bores/wells.

**e) PARKS, GARDENS ETC.**

Provision of rain water harvesting to recharge the aquifer in parks and gardens is mandatory. Park owner agencies and Departments are required to implement all necessary techniques to harvest the rain water for the purposes of recharging the aquifer. This may include but limited to spread basins, recharge pits, recharge trenches, dug wells, recharge shafts, injection wells. A typical diagrams are attached as Annex-II. Recharge trenches may also be provided as an alternative to recharge well.

**f) MAINTENANCE OF THE RAIN WATER HARVESTING SYSTEM:**

- i. Operation & Maintenance of all rainwater harvesting system along the roads will be the responsibility of Water & Sanitation Agency.**
- ii. Operation & maintenance of all rainwater harvesting system in the parks and gardens will be solely responsibility of management of parks and gardens.**
- iii. Operation & maintenance of all rainwater harvesting system in the public buildings, commercial plazas, community cnetres, factories/industrial units, etc. will be the responsibility of owners/management of that unit. The rain water of 1<sup>st</sup> 10 minutes will be drained out to the green lawns, by operation of valves to avoid contamination.**
- iv. Operation & Maintenance of all rainwater harvesting system in the residential building will be the responsibility of property owner of that building. The rainwater of 1<sup>st</sup> 10 minutes will be drained out preferably to the green lawns, by operation of valves to avoid contamination.**
- v. Operation & Maintenance of all rainwater harvesting system in a housing society, public or private housing scheme a solely responsibility of association of home owners or property owners.**

**g) APPROVAL OF BUILDING PLAN OF THE RAIN WATER HARVESTING SYSTEM**

Competency for approval of rainwater harvesting plan lies with Lahore Development Authority (LDA).

**h) INSPECTION OF THE RAINWATER HARVESTING SYSTEM**

	<b>LDA and WASA reserves the right to periodically inspect Rainwater Harvesting System of any public or private building to verify that regular maintenance activities are being performed adequately.</b>
<b><u>Regulations: 6.5.1(k)</u></b> N/A.	<b><u>Regulations: 6.5.1(k)</u></b>  <b>For every Multi-Storey Building a Building Safety Manager with a designated Emergency Response Team to implement fire safety plan and to ensure prompt evacuation at the hour of need shall be appointed. The designated Manager and his Emergency Team should be trained by rescue-1122 and Civil Defense.</b>
<b>7.4.2 Lifts</b> a. Lifts shall be provided in buildings where the climb is more than 4 storey. b. Lifts shall conform to the international standards with respect to all safety devices and specifications. c. Number of lifts should be provided keeping in view the size, building height and use of the buildings in conformity with standards of Uniform Building Code, 1997 or International Building Code, 2006 of USA & NRM, 1986.	<b>7.4.2 Lifts</b> a. Lifts shall be provided in buildings (other than residential) on plot size above 7 marlas b. Lifts shall conform to the international standards with respect to all safety devices and specifications. c. Number of lifts should be provided keeping in view the size, building height and use of the buildings in conformity with standards of Uniform Building Code, 1997 or International Building Code, 2006 of USA & NRM, 1986.
<b>Regulation: 7.5 Design Requirements for BTS / Towers / Antennas</b>	<b>Regulation: 7.5 Design Requirements for BTS / Towers / Antennas</b>  <b>BTS/Towers/Antennas may be permitted on commercial/converted plots subject to NOC from the concerned Authorities. No BTS/Tower/Antennas shall be allowed in residential building.</b>
<b><u>Regulations:10.3.3 (g)</u></b>  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	<b><u>Regulations:10.3.3 (g)</u></b>  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/Department. <b>The LDA on examination if required may ask for further details for environment protection as per relevant rules and regulations.</b>
<b>10.3.6 Location of Installation of BTS / Towers / Antennas</b>  a. The Development Authority may allow installation of antennas / towers on following properties: i. Roof tops of private / Government / Semi Government etc. ii. Water tanks. iii. Disposal Works. iv. Nook / Corners of other properties, which can not ordinarily be put to any productive use by local	<b>10.3.6 Location of Installation of BTS / Towers / Antennas</b>  a. The Development Authority may allow installation of antennas / towers on following <b>commercial/converted</b> properties: i. Roof tops of private / Government / Semi Government etc. ii. Water tanks. iii. Disposal Works. iv. Nook / Corners of other properties, which can not ordinarily be put to any productive use by local

government authorities. v. Redundant parts of parks. (Only after permission from the concerned authorities and areas which cannot be used for other activity)	government authorities. v. Redundant parts of parks. (Only after permission from the concerned authorities and areas which cannot be used for other activity).
<b><u>Regulations:10.3.3-(h).</u></b> <b><u>NOC from Traffic Engineering Agency</u></b>  N/A	<b><u>Regulations:10.3.3-(h).</u></b> <b><u>NOC from Traffic Engineering Agency</u></b>  <b>TIA shall not be required for designated commercial plots in Civic Centre/CBD/Division and District Centre or Neighborhood. 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.</b>
<b>10.4.1 Sanction of Plan</b>  Within 45 days of the receipt of an application along with required plans and documents as under section 10.2 and 10.3 and payment of scrutiny fee for permission to carry out building works, the Development Authority shall:-	<b>10.4.1 Sanction of Plan</b>  Within 45 days of the receipt of an application <b>for residential buildings</b> along with required plans and documents as under section 10.2 and 10.3 and payment of scrutiny fee for permission to carry out building works. This Clause will not apply on the commercial buildings/Public Building Plans , time frame will 45-days shall applicable as an when owner/builders/developers will submit all the required NOC's such as TIA, EPA and NOC from WASA structural drawings vetted from approved Structural Engineer of LDA, parking agreement, approval from HLDC and Special Committee if required, the Development Authority shall:-
<b><u>Regulations:10.4.4</u></b> <b><u>Commencement of Works of Multi-storey and Building of Public Assembly</u></b>  In case of multi-storey and buildings of public assembly, the construction works shall not commence even if the building plan is sanctioned, until structural drawings are approved by the Development Authority.	<b><u>Regulations:10.4.4</u></b> <b><u>Commencement of Works of Multi-storey and Building of Public Assembly</u></b>  In case of multi-storey and buildings of public assembly, the construction works shall not commence even if the building plan is sanctioned, until structural drawings <b>are vetted from the structure engineer on penal of LDA</b> are approved by the Development Authority.
<b>10.5 Plan Scrutiny Committee</b> <b>10.5.1</b> a. Notwithstanding the provisions under 10.4.5 all building plans for apartment buildings, multi-storey buildings, buildings of public assembly, commercial buildings on more than two kanals plots and industrial on more than 4 kanal plots shall be scrutinized by a committee consisting of the following before sanction of the plans: i. Town Nazim of the Area or his/her representative ii. Director Town Planning  iii. Director Structural Engineer	<b>10.5 Plan Scrutiny Committee</b> <b>10.5.1</b> a. Notwithstanding the provisions under 10.4.5 all building plans for apartment buildings, multi-storey buildings, buildings of public assembly, commercial buildings on more than two kanals plots and industrial on more than 4 kanal plots shall be scrutinized by a committee consisting of the following before sanction of the plans: <b>i. Director Town Planning</b> <b>ii. Director Architect</b>  <b>b. The completion certificate for the</b>

<p>b. The completion certificate for the buildings mentioned at 10.5.1 (a) shall only be issued after the clearance of the committee constituted under 10.5.1(a).</p>	<p>buildings mentioned at 10.5.1 (a) shall only be issued after the clearance of the committee constituted under 10.5.1(a).</p>																								
<p><b>Regulation: 10.8.1</b> <b>Inspection of Buildings</b></p> <p>The Development Authority may inspect such premises, without giving previous notice, through its authorized official / officer, at any time:- e. The minimum visits by the Development Authority staff will be as follows:</p> <table border="1" data-bbox="94 682 708 1257"> <tr> <td>Building Inspectors/Draftsman/ Sub Engineers</td> <td>Once a week</td> </tr> <tr> <td>Assistant Director (Town Planning)</td> <td>Once a fortnight</td> </tr> <tr> <td>Deputy Director (Town Planning)</td> <td>Once a month</td> </tr> <tr> <td>Director (Town Planning)</td> <td>Once in Two months</td> </tr> </table>	Building Inspectors/Draftsman/ Sub Engineers	Once a week	Assistant Director (Town Planning)	Once a fortnight	Deputy Director (Town Planning)	Once a month	Director (Town Planning)	Once in Two months	<p><b>Regulation:10.8.1</b> <b>Inspection of Buildings</b></p> <p>The Development Authority may inspect such premises, without giving previous notice, through its authorized official / officer, at any time:- e. The minimum visits by the Development Authority staff will be as follows:</p> <table border="1" data-bbox="812 747 1500 1091"> <thead> <tr> <th>Staff</th> <th>Residential</th> <th>Commercial</th> <th>Multi storey</th> </tr> </thead> <tbody> <tr> <td>Assistant Director (Town Planning)</td> <td>Twice a week</td> <td>Weekly</td> <td>Weekly</td> </tr> <tr> <td>Deputy Director (Town Planning)</td> <td>Fortnightly</td> <td>Weekly</td> <td>Weekly</td> </tr> <tr> <td>Director (Town Planning)</td> <td>Occasionally</td> <td>Once in a month</td> <td>Once in a month</td> </tr> </tbody> </table>	Staff	Residential	Commercial	Multi storey	Assistant Director (Town Planning)	Twice a week	Weekly	Weekly	Deputy Director (Town Planning)	Fortnightly	Weekly	Weekly	Director (Town Planning)	Occasionally	Once in a month	Once in a month
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<p><b>10.8.10 Inspection Committee</b> On receipt of application from the builder along with the required certificate as above, a committee consisting of: 1. Town Nazim of the area or his / her representative 2. Director Town Planning and 3. Director Structure Engineering shall visit the site and verify the construction done at site is as per sanctioned plans, designs/specifications before release of subsequent plans or completion certificate as the case may be.</p>	<p><b>10.8.10 Inspection Committee</b> On receipt of application from the builder along with the required certificate as above, a committee consisting of: 1. Director Town Planning and 2. Deputy Director Town Planning shall visit the site and verify the construction done at site is as per sanctioned plans, designs/specifications before release of subsequent plans or completion certificate as the case may be.</p>																								
<p><b>10.9.3 Issuance of Completion Certificate</b> The Development Authority shall issue a completion certificate on completion of building works provided the work has been carried out according to the sanctioned plan. In case of deviations made therein during construction the completion certificate can only be issued if deviation are compoundable and are settled in advance in writing by an officer duly authorized by the Development Authority.</p>	<p><b>10.9.3 Issuance of Completion Certificate</b> a. The Development Authority shall issue a completion certificate on completion of building works provided the work has been carried out according to the sanctioned plan. In case of deviations made therein during construction the completion certificate can only be issued if deviation are compoundable and are settled in advance in writing by an officer duly authorized by the Development Authority. b. In case completion of designated commercial plots in approved (private and regular LDA) housing schemes minimum structure should not be less than two storey i.e. Ground and First Floor excluding the basement.</p>																								
<p><b>Regulations:10.11.1</b> <b><u>Non-compoundable Violations</u></b></p> <p>Following violations of the sanctioned building plans shall be non-compoundable:-</p>	<p><b>Regulations:10.11.1</b> <b><u>Non-compoundable Violations</u></b></p> <p>Following violations of <b>commercial buildings plans</b> shall be non-compoundable:-</p>																								

<p>c. Any construction in the mandatory open spaces including the setback to be left open at ground level.</p> <p>e. Building Height and basement violations in Main Civic and Commercial Centres including Divisional and District Centres.</p> <p>f. Conversion of areas provided under section 5.3.1.</p> <p>g. N/A</p>	<p>c. Any construction in the mandatory open spaces including the setback to be left open at ground level <b>in commercial/converted plot.</b></p> <p>e. Building Height and basement violations in Main Civic and Commercial Centres including Divisional and District Centres <b>above prescribed height limit.</b></p> <p>f. Conversion of areas provided under section 5.3.1.</p> <p>g. <b>The Chief Town Planner / Director Town Planning may consider composition of mandatory open space in residential buildings after the approval of Director General, LDA.</b></p> <p>i. <b>100% coverage of front side and rear mandatory spaces</b></p> <p>ii. <b>In case of complaint subject to NOC from the adjoining neighbor</b></p>
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<p><b><u>Chapter-11</u></b></p> <p><b><u>N/A</u></b></p>	<p><b><u>Chapter-11</u></b>  <b><u>SPECIAL BUILDING REGULATIONS FOR FINANCE &amp; TRADE CENTER M.A, JOHAR TOWN, LAHORE</u></b></p> <table border="1" data-bbox="846 1292 1492 1674"> <thead> <tr> <th>Plot Size</th> <th>Less than 25 Kanals</th> <th>25-50 Kanals</th> <th>Above 50-Kanals</th> </tr> </thead> <tbody> <tr> <td>Height</td> <td colspan="3">As per height fixed by the Civil Aviation Authority</td> </tr> <tr> <td>Building Line</td> <td>40-ft</td> <td>40-ft</td> <td>50-ft</td> </tr> <tr> <td>Ground Floor Coverage</td> <td>60%</td> <td>60%</td> <td>60%</td> </tr> <tr> <td>Rear</td> <td>15-ft</td> <td>15-ft</td> <td>15-ft</td> </tr> <tr> <td>Both Side</td> <td>15-ft</td> <td>15-ft</td> <td>15-ft</td> </tr> <tr> <td>Floor Area Ration</td> <td>1:8</td> <td>1:10</td> <td>1:12</td> </tr> </tbody> </table> <p><b>Note: Apart from Special Regulations, all other provisions of Prevailing Building Regulations shall remain applicable.</b></p>	Plot Size	Less than 25 Kanals	25-50 Kanals	Above 50-Kanals	Height	As per height fixed by the Civil Aviation Authority			Building Line	40-ft	40-ft	50-ft	Ground Floor Coverage	60%	60%	60%	Rear	15-ft	15-ft	15-ft	Both Side	15-ft	15-ft	15-ft	Floor Area Ration	1:8	1:10	1:12
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