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OFFICE OF THE DIRECTOR GENERAL
LAHORE DEVELOPMENT AUTHORITY

LAHORE

NOTIFICATION

Amendments in LDA Roads/Segments of Roads (List-A and List-B) Allowed/Disallowed
for Commercial Use

TP/LDA/590-S/ 1506 /2011

Red: 29-06-2011

District Planning and Design Committee [constituted by the Government of the Punjab, under Rules-51 of Lahore Development Authority Land Use (Classification, Re-classification and Re-development) Rules 2009 vide notification No. SO(H-II)5-2/81 (dated. 10.02.2009) headed by the Commissioner Lahore Division Lahore in its meeting held on 29-06-2011 has reviewed/amended the List-A and List-B (already notified) for the roads falling in the LDA's jurisdiction to be commercialized with or without conditions:

- (1) This Notification covers the fifty eight (58) roads already notified in List-A and List-B of LDA roads/segments of roads inclusive Gulberg Scheme (CBD Area), which were declared as commercial, from time to time.
- (2) The list-A of roads/segments of roads, which are permitted for future commercial use, along with the restrictions imposed, is attached as Annexure-A.
- (3) The list-B of roads/segments of roads, which are not allowed for future commercial use (Frozen Roads), is attached as Annexure-B.

- (5) The general restrictions/terms of this Notification shall apply on the respective road/segment of road permitted for future commercial use, in addition to any restrictions specifically imposed on that road/segment of road.
- (6) Nothing in this notification shall affect the status of a building, plot, or land, which has been converted on payment of the conversion fee under any law for the time being in force.
- (6) The Notification does not cure or condone any violation of LDA Laws in respect of commercial land use or otherwise, all of which shall be dealt with in accordance with the applicable law.
- (7) All the LDA Building Regulations shall remain applicable except where they conflict with any express provision of this Notification, in which case the latter shall prevail.
- (8) On the roads/segments approved for commercial land use, at the time of the submission of the building plan, the right to use to the prescribed front, rear and side setbacks of the plot/property shall be univocally ceded by the owner of the plot/property to LDA through a written legal instrument for the provision of civic amenities and inter-block and inter-block access for emergency and services. The finished floor level of the setbacks shall be determined by LDA. No variation of levels between different adjoining properties shall be allowed. The property parameter may be marked by paving or paint or any other prescribed means.
- (9) The construction of septic tank shall be mandatory for all buildings/ projects on the roads/ segments approved for commercial land use. The building/ projects with covered area of more than fifty thousand (50,000) square feet shall be required to set up a Sewerage Treatment Plant in accordance with International Plumbing Code and International Building Code in the premises to treat to Biochemical Oxygen Demand (BOD) level twenty (20) or lower. No untreated sewage shall be allowed to enter the City Main sewer line.
- (10) The owner of a plot/property situated on a road or segment of road approved for commercial land use shall be required to plant prescribed number of trees of specified height, girth and specie, on the plot/property before the issuance of the completion certificate.
- (11) LDA shall conduct a review of the health of the trees, security systems, vertical access systems, septic tanks, sewerage treatment plants, (where applicable), parking area, fire exits, fire-fighting systems and alarms on the expiry of twenty four (24) months period from the issuance of the completion certificate, and shall release the retention money paid by the owner on the satisfactory report. In case, any of the systems and facilities are not maintained or operational at the satisfactory level, the owner shall be provided one time opportunity to rectify the situation within sixty (60) days failing which the retention money deposit shall stand forfeited.

Annexure-A
List-A

ROADS/ SEGMENTS PERMITTED FOR FUTURE COMMERCIAL USE

1. MAIN BOULEVARD, GULSHAN-E-RAVI

- * Starting Point/Ending: From Morr Samanabad (Plot No.10 and 11 to 1 and 20 Street Scheme, Plot No:39 and 40A Block :A to Plot no:1 Block:K ,Plot No 3 Block :J, Gulshan-e-Ravi)
- * Width of Road: 120 ft
- * Status: Commercial Road
- * Set Back: 20 ft
- * All commercial activities are allowed except:
 - > Transportation Terminal / Stand
 - > Marriage and Banquet Hall less than 4 Kanals
 - > Warehouses and Godowns
 - > Schools/Colleges less than 4 Kanals
 - > Car / Motor Cycle Showrooms less than 4 Kanals
- * All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use
- * Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 - > Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

- * Mandatory Open Spaces
 - > Front house line/Setback should be as per approved road.
 - > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
 - > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.
- * 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 the front of plot/width of the setback.
- * Set Back
 - > The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.
- * Amalgamation
 - > Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

2. MAIN BOULEVARD PIA SCHEME

- * Starting Point/Ending: Wapda Round-About (Plot # 19F and 240D) to Hakim Chowk (Plot No.18A/ and 5/B-1) PIA Scheme
- * Width of Road: 150 ft

Status: Commercial Road
Set Back: 20 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008 Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

3. MAIN BOULEVARD JOHAR TOWN

Starting Point/Ending: From UBD Canal (Plot No. 76-G3 and 1-G4 to (Plot No. 867 R-I and 38 R-I)

Width of Road: 150ft
Status: Commercial Road
Set Back: 20 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

- Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

- 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 the front of plot/width of the setback.

- Set Back

The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.

- Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

4. MAIN BOULEVARD JOHAR TOWN

- Starting Point/Ending: From Doctor's Hospital(Plot No. 23-G-1 and 149 G-1) to Opposite Expo Centre (Plot No.36, Block: J3)
- Width of Road: 100ft-150 ft
- Status: Commercial Road
- Set Back: 20 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%

20ft (6.128m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanal and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

5. APPROACH ROAD SHADBAGH

- Starting Point/Ending: From Tajpura Mori to G.O. Road Shadbagh
- Width of Road: 50-60 ft
- Status: Commercial Road
- Set Back: 20 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
20ft (6.128m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.

> The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

6. MULTAN ROAD

- Starting Point/Ending: Chowk Yateem Khana to Defence Road
- Width of Road: 200 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Collages less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008.

> Building Height, FAR and Ground Converge (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

7. COLLEGE ROAD TOWNSHIP(SEGMENT-I)

- Starting Point/Ending: From Ghazi Road to Plot No. 1 and 18-5-C-II Township
- Width of Road: 100 ft
- Status: Commercial Road
- Set Back: 20 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Washhouses and Godowns
- > Schools/Colleges less than 4 Kanals.
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use.

- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 - > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
20 ft (6.128m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

8. FERROZEPUR ROAD (SEGMENT 5)

- Starting Point/Ending: From Chungi Amar Sadhu to Sua-Asif
- Width of Road: 220 ft
- Status: Commercial Road

- Set Back: 30 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

• All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

• Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

• Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanals and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• 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 the front of plot/width of the setback.

• Set Back

The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.

• Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

MAIN BOULEVARD GARDEN TOWN

- Starting Point/Ending: From Kalma Chowk to Y-Junction
- Width of Road: 200 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

• All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

• Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
200ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

- **Mandatory Open Spaces**
 - Front house line/Setback should be as per approved road.
 - Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
 - The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.
- **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 the front of plot/width of the setback.
- **Set Back:**
The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.
- **Amalgamation**
Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

10. MAIN BOULEVARD ALLAMA IQBAL TOWN

Starting Point/Ending: From Scheme Morr to Bhekewal Morr
 Width of Road: 120 ft
 Status: Commercial Road
 Set Back: 20 ft

- All commercial activities are allowed except:
 - Y Transportation Terminal / Stand
 - Y Marriage and Banquet Hall less than 4 Kanals
 - Y Warehouses and Godowns
 - Y Schools/Colleges less than 4 Kanals
 - Y Car / Motor Cycle Showrooms less than 4 Kanals
- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use
- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 - Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
200ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

- **Mandatory Open Spaces**
 - Front house line/Setback should be as per approved road.
 - Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
 - The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.
- **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 the front of plot/width of the setback.
- **Set Back**
The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.
- **Amalgamation**
Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

14. MAIN BOULEVARD SHADMAN

- **Starting Point/Ending:** From Shadman Chowk to Shah Jamal Round About
- **Width of Road:** 100 ft
- **Status:** Commercial Road
- **Set Back:** 30 ft
- **All commercial activities are allowed except:**
 - Transportation Terminal / Stand
 - Marriage and Banquet Hall less than 4 Kanals
 - Warehouses and Godowns
 - Schools/Colleges less than 4 Kanals
 - Car / Motor Cycle Showrooms less than 4 Kanals
- **All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use**
- **Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008**
 - Building Height, FAR and Ground Converge (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
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The increase in FAR shall be proportionate to the actual proposed height

- **Mandatory Open Spaces**
 - Front house line/Setback should be as per approved road.
 - Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
 - The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved roads. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved roads located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

12. MAULANA SHAUKAT ALI ROAD (Segment 1)

Starting Point/Ending: From Canal Bridge to Model Town Link Road Junction

- Width of Road: 150 ft
- Status: Commercial Road
- Set Back: 20 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008.

- > Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

13. COLLEGE ROAD TOWNSHIP

- Starting Point/Ending: From Akbar Chowk to Ghazi Chowk
- Width of Road: 100 ft
- Status: Commercial Road
- Set Back: 20 ft
- All commercial activities are allowed except:
 - > Transportation Terminal / Stand
 - > Marriage and Banquet Hall less than 4 Kanals
 - > Warehouses and Godowns
 - > Schools/Colleges less than 4 Kanals
 - > Car / Motor Cycle Showrooms less than 4 Kanals
- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use
- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 - > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

- Mandatory Open Spaces
 - > Front house line/Setback should be as per approved road.
 - > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
 - > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.
- 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 the front of plot/width of the setback.
- Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.
- Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

14. HUMDARD JAIL ROAD, TOWNSHIP

- Starting Point/Ending: From Plot No. 1223-5-D-II to Ghazi Chowk
- Width of Road: 100 ft
- Status: Commercial Road
- Set Back: 20 ft

- All commercial activities are allowed except:
 - > Transportation Terminal / Stand
 - > Marriage and Banquet Hall less than 4 Kanals
 - > Warehouses and Godowns
 - > Schools/Colleges less than 4 Kanals
 - > Car / Motor Cycle Showrooms less than 4 Kanals
- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use
- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 - > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

5. SHABIR USMANI ROAD, GARDEN TOWN

- Starting Point/Ending: From Y-Junction to Maulana Shaukat Ali Road, Garden town and Faisal Town Schemes
- Width of Road: 100 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals
- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use
- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

➤ Building Height, FAR and Ground Convergence (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

• Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• 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 the front of plot/width of the setback.

• Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

• Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

16. FERROZEPUR ROAD (SEGMENT I,II,III & IV)

- Starting Point/Ending: (i). From Qartaba Chowk to UBD Canal,(ii) From UBD Canal to Kalma Chowk,(iii) From Kalma Chowk to Railway Crossing (iv) From Railway Crossing to Chungi Amer Sadhu
- Width of Road: 220 ft
- Status: Commercial Road
- Set Back: 30 ft
- All commercial activities are allowed except:
 - Transportation Terminal / Stand
 - Marriage and Banquet Hall less than 4 Kanals
 - Warehouses and Godowns
 - Schools/Colleges less than 4 Kanals
 - Car / Motor Cycle Showrooms less than 4 Kanals
- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use
- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 - Building Height, FAR and Ground Convergence (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

17. SHER SHAH ROAD, GUJJARPURA

Starting Point/Ending: From WASA Disposal Station to Gujjar Pura Drain (From Property No. 1 D/I Sher Shah Road to C/I Commercial Zone)

- Width of Road: 50 ft
- Status: Commercial Road
- Set Back: 20 ft

All commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- Building Height, FAR and Ground Converge (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

10. AL-MADINA ROAD, TOWNSHIP

Starting Point/Ending: From Property Nos. 35-10-B/I and 59-1-B/I to 150-13-B/I to 418-6-B/I, Township

- **Width of Road:** 50 ft
- **Status:** Commercial Road
- **Set Back:** 20 ft

All commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area-Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- Building Height, FAR and Ground Converge (With minimum 20ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• **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 the front of plot/width of the setback.

• **Set Back**

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

• **Amalgamation**

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

19. **BAGRIAN ROAD, TOWNSHIP**

• **Starting Point/Ending:** From Property Nos. 626-3-C/I and 730-2-D/I Quid-e-Azam Town to Property Nos. 398-6-C/I and 1175-2-D/II

• **Width of Road:** 100 ft

• **Status:** Commercial Road

• **Set Back:** 20 ft

• **All commercial activities are allowed except:**

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

• All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

• Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

• **Mandatory Open Spaces**

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• **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 the front of plot/width of the setback.

• **Set Back**

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

20. MAIN BOULEVARD SAMANABAD

- Starting Point/Ending: From Property Nos. 22 and 76 Multan Road Street Scheme to Property Nos. 110 and 114 Main Samanabad

- Width of Road: 120 ft
- Status: Commercial Road
- Set Back: 20 ft

- All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
20 ft (6.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

21. APPROACH ROAD TAJPURA

- Starting Point/Ending: From Property Nos. 1 and 2 Block A/I to Property Nos. 35 and 36 Block A/I Taj Pura Scheme

- Width of Road: 80 ft
- Status: Commercial Road
- Set Back: 20 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and parking requirements should be linked with building regulations i.e. 2008

Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

- Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

- 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 the front of plot/width of the setback.

- Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

- Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

22. MAIN BOULEVARD SHADBAGH

- Starting Point/Ending: From Plot Nos. 194 to Plot No. 252 Shad Bagh
- Width of Road: 100 ft
- Status: Commercial Road
- Set Back: 20 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns.
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

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Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 > Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
200ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

23. PART OF ROAD CIVIC CENTER, GARDEN TOWN

- Starting Point/Ending: From Property No. 5 Civic Center upto Property No. 6-A Civic Center Garden Town
- Width of Road: 30 ft.
- Status: Commercial Road
- Set Back: 30 ft.

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 > Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%

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201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces:

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

24. MODEL TOWN LINK ROAD.

- Starting Point/Ending: From Maulana Shaukat Ali Road Junction to Model Town Scheme

Width of Road: 30R
Status: Commercial Road
Set Back: 30 ft

- All commercial activities are allowed except:

- Transportation Terminal/ Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
- Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side

space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.

> The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• 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 the front of plot/width of the setback.

• Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

• Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

25. ABU UL HASAN ISFAHANI ROAD, FAISAL TOWN

• Starting Point/Ending: Only Property Nos. 30,31,32,33 and 34; Block:B, Faisal Town Scheme

• Width of Road: 150 ft

• Status: Commercial Road

• Set Back: 20 ft

• All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

• All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

• Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

> Building Height, FAR and Ground Converge (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

• Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• 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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

28. SHADMAN PART OF RACE COURSE ROAD, SHAHRAH-E-AIWAN-E-TIJARAT

Starting Point/Ending: From Property No. 6 Shadman-I to Property No. 1 Shadman-I

- Width of Road: 100 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- > Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
20ft (6.128m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots

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> Building Height, FAR and Ground Convergence (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

• **Mandatory Open Spaces**

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• **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 the front of plot/width of the setback.

• **Set Back**

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

• **Amalgamation**

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

30. MAIN BOULEVARD GULBERG

Starting Point/Ending: From Jail Road (Property Nos. 72 and 18 Main Gulberg to Ferozpur Road (Property Nos. 1 and 59 Block :L Gulberg III and 75-L Gulberg-III)

- **Width of Road:** 200 ft
- **Status:** Commercial Road
- **Set Back:** 30 ft

• **All commercial activities are allowed except:**

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

• All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

• Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- > Building Height, FAR and Ground Convergence (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%

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Above 400ft (121.95m)	1:16	65%
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The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

31. M. M. ALAM ROAD GULBERG

Starting Point/Ending: From Property Nos. 28-K and 29-K Gulberg-II to All Zaib Road (Property Nos. 29-C/III and 110-B/III Gulberg-III)

- Width of Road: 80 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008 :

- > Building Height, FAR and Ground Converge (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.

- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

32. HALI ROAD GULBERG (SEGMENT)

Starting Point/Ending: From Property Nos. 136 and 64 Block E/I Gulberg-III to 114 and 73 E/I Gulberg-III

- Width of Road: 50 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

• **Amalgamation**

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

33. **STADIUM ROAD (SHARAH-E-NOOR JEHAN) GULBERG-III**

Starting Point/Ending: From Stadium Roundabout Gulberg (Property Nos. 1-E/II and 63-E/I Gulberg-III) to Gurumangat Road Crossing Property Nos. 28 and 27 Industrial Block Gulberg-III.

• Width of Road: 120 ft
 • Status: Commercial Road
 • Set Back: 30 ft

• All commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

• All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

• Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008 Building Height, FAR and Ground Convergence (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft. (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height.

• **Mandatory Open Spaces**

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• **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 the front of plot/width of the setback.

• **Set Back**

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

• **Amalgamation**

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

34. SHARRA-E-QUAID-E-AZAM (THE MALL ROAD)

Starting Point/Ending: From UBD Canal Road Property No. 237 Upper Mall to Mian Meer Bridge Property No. 307 Upper Mall

- Width of Road: 150 ft
- Status: Commercial Road
- Set Back: 50 ft

All commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- Building Height, FAR and Ground Converge (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

• Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• 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 the front of plot/width of the setback.

• Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

• Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

35. YARIQ ROAD LINK M. M. ALAM ROAD GULBERG

Starting Point/Ending: From Property Nos. 75 and 86 Block C/II Gulberg-III to 9 and 10 C/II Gulberg-III

- Width of Road: 50 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns

- Schools/Colleges less than 4 Kanals.
- Car / Motor Cycle Showrooms less than 4 Kanals
- * All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use
- * Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 - Building Height, FAR and Ground Convergence (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

* **Mandatory Open Spaces**

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

* **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 the front of plot/width of the setback.

* **Set Back**

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

* **Amalgamation**

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

33. **ROAD BEHIND LIBERTY MARKET GULBERG**

Starting Point/Ending: From 19/B Block D/I Gulberg-III to 89 C/II Gulberg-III

Width of Road: 40 ft

Status: Commercial Road

Set Back: 30 ft

* All commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

* All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

* Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- Building Height, FAR and Ground Convergence (With minimum 80ft Right of Way)

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HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportional to the actual proposed height
Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear spaces and side spaces should be provided as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side spaces up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

Height

The height of any building shall not exceed 1.6 times the width of the Right of Way plus the width of the building line in the front of plot/width of the setback.

Set Back:

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

WRODUS MARKET ROAD GULBERG

Starting Point/Ending: From Property No. 1, Block J Gulberg-III to Property No. 57 Block J Gulberg-III

- Width of Road: 50 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use.

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- Building Height, FAR and Ground Coverage (with minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportional to the actual proposed height

• **Mandatory Open Spaces**

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• **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 the front of plotwidth of the setback.

• **Set Back**

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

• **Amalgamation**

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

38. **LINK MAIN MARKET (I) GULBERG (CHEZAN SIDE)**

Starting Point/Ending: From Property No. 12 - F, Gulberg-II to 42 - F Gulberg-II

- **Width of Road:** 50 ft
- **Status:** Commercial Road
- **Set Back:** 30 ft

All commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

• All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

• Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- Building Height, FAR and Ground Converage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

• **Mandatory Open Spaces**

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

- **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 the front of plot/width of the setback.
- **Set Back**
The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.
- **Amalgamation**
Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

39. **LINK MAIN MARKET (2) GULBERG (AURIGA SIDE)**

Starting Point/Ending: From Property Nos. 11 Block F and 39 Block G Gulberg-II to Property Nos. 12 Block G and 44/D Block G Gulberg-II

- **Width of Road:** 50 ft
- **Status:** Commercial Road
- **Set Back:** 30.ft

All commercial activities are allowed except

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular Subdivided plots) abutting the approved road should be considered for conversion of land use

- **Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008**
 - > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

- **Mandatory Open Spaces**

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

- **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 the front of plot/width of the setback.

- **Set Back**

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

46. GHALIB ROAD (CHEN ONE ROAD) GULBERG (SEGMENT)

Starting Point/Ending: From Property No. 93 E-I and 114 E-I Gulberg-III to 74 E-I and 124 E-I Gulberg-III

Width of Road: 60 ft

Status: Commercial Road

Set Back: 30 ft

- All commercial activities are allowed except:
 - Transportation Terminal / Stand
 - Marriage and Banquet Hall less than 4 Kanals
 - Warehouses and Godowns
 - Schools/Colleges less than 4 Kanals
 - Car / Motor Cycle Showrooms less than 4 Kanals
- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use
- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008 Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
20ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations proscribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

41. COLLEGE ROAD GULBERG (SEGMENT-1)

Starting Point/Ending: From Main Boulevard Gulberg Property No. 9K and 10 K Gulberg-II to Mini Market Roundabout (Property No. 15-L Gulberg-II and Mini Market Area)

Width of Road: 80 ft
 Status: Commercial Road
 Set Back: 30 ft

Commercial activities are allowed except:

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

All plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Building requirements should be linked with building regulations i.e. 2008

Building Height, FAR and Ground Coverage (With minimum 30ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
200ft (61.20m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

42. COLLEGE ROAD GULBERG (SEGMENT-2)

Starting Point/Ending: From Mini Market Roundabout Property No. 16 L and 167 P Gulberg-II to Gurumangat Road Crossing Property No. 1 Q, 32 Q and 29-L Gulberg-II

Width of Road: 80 ft
 Status: Commercial Road
 Set Back: 30 ft

- All commercial activities are allowed except:
 - Transportation Terminal / Stand
 - Marriage and Banquet Hall less than 4 Kanals
 - Warehouses and Godowns
 - Schools/Colleges less than 4 Kanals
 - Car / Motor Cycle Showrooms less than 4 Kanals
- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use
- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
 - Building Height, FAR and Ground Converage (With minimum 30ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

- **Mandatory Open Spaces**
 - Front house line/Setback should be as per approved road.
 - Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
 - The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.
- **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 the front of plot/width of the setback.
- **Set Back**

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.
- **Amalgamation**

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

43. COLLEGE ROAD GULBERG (SEGMENT-3)

- Starting Point/Ending: From Gurumangat Road (Property No. 2 and 31 Q Gulberg-II) to Sher Pao Bridge (Property No. 6 H and 24 H Gulberg-II)
- Width of Road: 80 ft
- Status: Commercial Road
- Set Back: 30 ft
- All commercial activities are allowed except:
 - Transportation Terminal / Stand
 - Marriage and Banquet Hall less than 4 Kanals
 - Warehouses and Godowns
 - Schools/Colleges less than 4 Kanals
 - Car / Motor Cycle Showrooms less than 4 Kanals
- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008
- Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

- Mandatory Open Spaces

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

* 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 the front of plot/width of the setback.

- Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

- Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

14. PARK ROAD (ALI ZAIB AVENUE) GULBERG

Starting Point/Ending: From Jinnah Bridge (Property No. 14 J and 25 B/II Gulberg-III) to Grave Yard Intersection (Property No. 21 G Gulberg-III)

- Width of Road: 120 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- Transportation Terminal/ Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car/ Motor Cycle Showrooms less than 4 Kanals

- All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

- Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%

20m (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- > The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

LINK M. M. ALAM ROAD, T BLOCK GULBERG

- Starting Point/Ending: From Property No. 9-T Gulberg-II to 14-T Gulberg-II
- Width of Road: 30 ft
- Status: Commercial Road
- Set Back: 30 ft

All commercial activities are allowed except:

- > Transportation Terminal / Stand
- > Marriage and Banquet Hall less than 4 Kanals
- > Warehouses and Godowns
- > Schools/Colleges less than 4 Kanals
- > Car / Motor Cycle Showrooms less than 4 Kanals

All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use

Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008

- > Building Height, FAR and Ground Coverage (With minimum 80ft Right of Way)

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
20ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

Mandatory Open Spaces

- > Front house line/Setback should be as per approved road.
- > Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.

- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

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 the front of plot/width of the setback.

Set Back

The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

Amalgamation

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

43. GURUMANGAT ROAD

Starting Point/Ending: From 12 N and 55 N Block Gulberg-II to Property No. 39 Industrial and 239 A/3 Gulberg-III

- **Width of Road:** 80 ft
- **Status:** Commercial Road
- **Set Back:** 30 ft

• **All commercial activities are allowed except:**

- Transportation Terminal / Stand
- Marriage and Banquet Hall less than 4 Kanals
- Warehouses and Godowns
- Schools/Colleges less than 4 Kanals
- Car / Motor Cycle Showrooms less than 4 Kanals

• **All size of plots (Regular/ Subdivided plots) abutting the approved road should be considered for conversion of land use**

• **Plot size, Floor Area Ratio (FAR), Height, Mandatory Open Spaces and Parking requirements should be linked with building regulations i.e. 2008**

- Building Height, FAR and Ground Converage (With minimum 80ft Right of Way

HEIGHT	FAR	GROUND COVERAGE
Up to 200ft (60.97m)	1:8	65%
201ft (61.28m) to 400ft (121.95m)	1:12	65%
Above 400ft (121.95m)	1:16	65%

The increase in FAR shall be proportionate to the actual proposed height

• **Mandatory Open Spaces**

- Front house line/Setback should be as per approved road.
- Rear space and side spaces should be provide as per Building Regulations prescribed with reference to plot size i.e. 7ft rear and 5ft side space up to 1 Kanal, and 13ft rear and 13ft on both side spaces for 2 Kanals and above.
- The additional Regulation/Mandatory Open Spaces for specific uses shall also be applicable according to the Building Regulations 2008.

• **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 the front of plot/width of the setback.

▪ **Set Back**

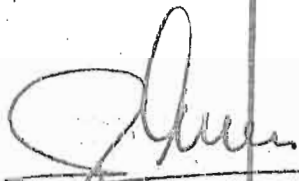
The set back should be provided as prescribed for each approved road. However, an additional setback for widening of road (if required) should also be provided as prescribed by TEPA on the approved road located in the controlled area other than approved scheme.

▪ **Amalgamation**

Amalgamation of plots in a row should also be allowed subject to the condition that all the plots were owned by the same owner. The rear plots should also be amalgamate if the rear road is also an approved commercial road.

ANNEXURE-BList-B**FROZEN ROADS/SEGMENTS OF ROADS NOT ALLOWED FOR CHANGE OF LAND USE**

1. Tollinton Market Road, Shadman (LOS Chowk to Jail Road Junction)
2. Zafar Ali Road Gulberg-V
3. Campus Bridge Road, Garden Town (Canal Bride to Y-Junction)
4. Shah Jillani Road Quaid-e-Azam Town (College Road to Humdard Jail Road.
5. Khayaban-e-Jinnah Road (Shoukat Khanum to Raiwind Road)
6. Canal Bank Road (From district boundary Wagha to Thokar Niaz Baig)
7. Canal Bank Road (From Thokar Niaz Baig to District Boundary)
8. Link Raiwind Road (Raiwind Road to Aitchison College Gate)
9. Main Boulevard, Sabzazar Scheme (Fawara Chowk Multan Road to Liaqat Choek and Liaqat Chowk to Multan Road)
10. Main Boulevard Johar Town/Khayaban-e-Firdousi (Maulana Shoukat Ali Road to Shaukat Khanum Hospital)
11. Bypass Road M. A. Johar Town (Canal to Wapda Town Roundabout)
12. Wahdat Road (Naksha Stop plot No.70 Block C New Muslim Town to Multan Road Chungi)
13. Qazi Eesa Road, Faisal Town
14. Raiwind Road (Thokar Niaz Baig to Defence Road Manu Chowk)
15. Abu ul Hasan Isfahani Road Faisal Town (Faisal Town Roundabout to Akbar Chowk except Property No. 30, 31, 32, 33, and 34 Block B Faisal Town.)
16. Maulana Shaukat Ali Road (Segment 2) (Model Town Link Road Junction Up To Railway Crossing)
17. Humdard Jail Road, Township (From Pindi Stop/Shaukat Ali Road to Plot No. 1222-5-D-II)
18. Defence Road (Multan Road to Raiwind Road)


 28.5.11
ABDUL JABBAR SHAHEEN
 Director General, LDA

