

**GOVERNMENT OF PAKISTAN  
MINISTRY OF DEFENCE**

Rawalpindi, the 3<sup>rd</sup> February, 2007.

**NOTIFICATION**

SRO. (I)/2007.— The following bye-laws for regulating the addition to or alteration in or demolition to the existing buildings or erection or re-erection of buildings in Clifton Cantonment, made by the Cantonment Board, Clifton, Karachi, in exercise of the powers conferred by section 186 of the Cantonments Act, 1924 (II of 1924) [vide Resolution No. 1 dated 3<sup>rd</sup> November, 2006] and in supersession of the bye-laws published vide Notification No. **S.R.O. 233(I)/98**, dated the 26<sup>th</sup> March, 1998, are hereby published for general information, the same having been published by the said Cantonment Board, and approved and confirmed by the Federal Government as required by sub section (1) of section 284 of the said Act, namely:-

**THE CANTONMENT BOARD CLIFTON BUILDING BYE-LAWS, 2007**

**CHAPTER 1  
PRELIMINARY**

**1. Short title, application and commencement.**— (1) These bye-laws may be called the Cantonment Board Clifton, [Karachi] Building Bye-laws, 2007.

(2) They shall come into force at once.

(3) They shall apply to the whole Clifton Cantonment.

**2. Definitions;**- In these bye-laws, unless there is anything repugnant in the subject or context,-

(i) "Act" means the Cantonments Act, 1924 (II of 1924);

(ii) "addition" means the addition of any unit or structure to any building or structure constructed in accordance with these Bye-laws;

- (iii) “alteration” means any change made after the approval of building plan without affecting or violating any provision of these Bye-laws;
- (iv) “amalgamation” means the joining of two or more adjoining plots of the same land used into a single plot in accordance with these Bye-laws;
- (v) “amenity plot” means a plot allocated exclusively for the purpose of amenity uses, such as Government uses, health and welfare uses, education uses, assembly uses, burial grounds, parking and recreational areas;
- (vi) “ancillary building” means a building subservient to the principal building on the same plot e.g. servant quarters, garages and guardroom etc;
- (vii) “approved” means approved in writing by the Board;
- (viii) "arcade" means a covered walk-way or a verandah between the shops and the road or street on which the shops abut;
- (ix) “architect” means a person currently registered as such with the Pakistan Counsel of Architects and Town Planners (PCATP) and whose name is listed on the panel of approved architects maintained by the Board;
- (x) “architectural plan” means a plan showing the arrangements of proposed building works, including floor plans, elevations and sections, in accordance with the requirements of these bye-laws;
- (xi) “attached building” means a building which is joined to another building on one or more sides;
- (xii) "**Authority**", for the purpose of these bye-laws, means the Pakistan Defence Officers Housing Authority established under the Pakistan Defence Officers Housing Authority Order, 1980 (P.O. No.7 of 1980);
- (xiii) "balcony" means a projection outwards from the walls of any building on an open space or a public street and not used as a passage;

- (xiv) "basement" means the portion of building partly or wholly below ground level;
- (xv) "bathroom" means a room containing a water tap, wash basin and a shower or a bathtub or a bath tray, and may be with or without a W.C.;
- (xvi) "Board" means the Cantonment Board, Clifton.
- (xvii) "building line" means a line upto which any part of a building from its lowest level, including any and all foundations, or other structure, abutting on a public street or a road planned future public street, may extend, provided always that such line is within the property line of such building or cut line as provided in these bye-laws of such plots;
- (xviii) "carpet area" means the net floor area within a habitable, rent-able or saleable unit excluding the area of peripheral walls but including the area of internal walls and columns;
- (xix) "commercial building" means a building constructed for commercial use on a commercial plot;
- (xx) "commercial zone" means and includes the area for shops, show rooms, stores or godowns, warehouses, shopping center, hotels and sites reserved for filling stations, etc; except activities for carrying out denting, painting, welding and repair of vehicles, etc.
- (xxi) "completion plan" means an as built plan submitted to the Board for the purposes of obtaining approval and occupancy certificate;
- (xxii) "compulsory open space" means minimum part of a plot which is to be left completely compulsorily open to sky under the Bye-laws, over which no structure or any integral part of the building shall be permitted except ramp upward or downward, permissible projections, basement, steps, septic tanks, soak pits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc, or those structures required by civic agencies such as electric sub-station permitted in these Bye-laws;

- (xxiii) “detached building” means a building not joined to another building on any side;
- (xxiv) “engineer” means a person currently registered as such with Pakistan Engineering Council (PEC);
- (xxv) “external wall” means any outer wall of a building abutting on an external or internal open space on adjoining property lines;
- (xxvi) “fire escape” means an exit from a building, in the event of fire;
- (xxvii) “floor area” means horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projection allowed under these Bye-laws;
- (xxviii) “floor area ratio (F.A.R)” means the total floor area of a building as permissible under these Bye-laws divided by the area of the plot;
- (xxix) “footprint” means the portion of a plot of land covered, at any level, by a building or part thereof other than basement;
- (xxx) "form" means Form appended to these bye-laws;
- (xxxi) “gallery” means an open or covered walkway or a long passage;
- (xxxii) “head room” means the clear vertical distance measured between the finished lower level and the underside of lowest obstruction such as ceiling or rafter, whichever is lower;
- (xxxiii) "height of building” means the vertical measurement from the mean level of the ground adjoining the building to the highest part of the roof;
- (xxxiv) “height of a room” means the vertical distance measured between the finished floor level and under side of the ceiling;

- (xxxv) "house or bungalow" means an independent residential unit for the use of people, a family having at least one habitable room with kitchen, a bath, and a toilet;
- (xxxvi) "industrial building" means a building constructed on a plot allotted exclusively for the purpose of industry under these bye-laws;
- (xxxvii) "license" means permission granted under these bye-laws by the Board to perform such functions as are allowed under these bye-laws;
- (xxxviii) "licensee" means an individual or firm who has been duly licensed by the Board;
- (xxxix) "loft" means a horizontal slab used only for storage purposes, which shall be allowed in kitchens, baths, corridors and store rooms or shops with access from inside only upto five feet clear height between the loft floor and ceiling above;
- (xl) "low car porch" means car porch having height not more than eight feet from floor to ceiling of the porch;
- (xli) "master plan" means a development plan for an area providing short terms and long term policy guidelines for a systematic and controlled growth in future;
- (xlii) "owner" means a person holding title to a piece of land or construction thereupon;
- (xliii) "parapet" means a dwarf wall whether plain, perforated or paneled along the edge of a roof, balcony, verandah or terrace;
- (xliv) "pergola" means a structure of which the roof must be at least seventy five percent open;

- (**xliv**) “plinth” means the height of the finished floor level of the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the centre of the property line of the plot along the road. In case of more than one road serving the plot, the plinth will be measured from the road providing principal access at the higher level. The height of the plinth shall be limited to four and half feet except on plots where the natural contours are more than four and half feet over at least (forty percent) of the plot area as measured from the point at the centre of the property line of the road adjacent to it;
- (**xlvi**) “proof engineer” means an engineer registered with the Pakistan Engineering Council (PEC) as Consulting Engineer (Structural Design) and with minimum of ten years experience of structural design of building works and whose name is listed on the panel of proof engineers maintained by the Board;
- (**xlvii**) “property line” for the purposes of Bye-laws means that part of plot boundary which separates private property from the public property or a private property from another private property;
- (**xlvi**) “proposed plans” means plans submitted for approval in respect of proposed building works;
- (**xliv**) “public building” means a building designed for public use such as dispensary, post office, police station, Town Hall, library or recreational buildings, etc.;
- (**i**) “residential zone” means a zone earmarked for buildings exclusively designed for human habitation and in no case shall include its use in whole or a part thereof for any other purpose e.g. shops, clinics, offices, schools, workshops, store or godowns or any other commercial activity;
- (**ii**) “revised or amended plan” means previously approved drawings or plans re-submitted for approval with amendments in accordance with the provision of these bye-laws;

- (lii)** "registered geo-technology consultant" means a person holding registration from Pakistan Engineering Council (PEC) as a geo-technologist and whose name is listed on the panel of approved geo-tech consultants maintained by the Board;
- (liii)** "registered structural engineer" means a qualified structural engineer registered as such with the Pakistan Engineering Council (PEC) and whose name is listed on the panel of approved structural engineers maintained by the Board;
- (liv)** "scrutiny fee" means a fee to be determined and levied in pursuance of provisions of these bye-laws by the Board;
- (lv)** "repair or renovation" means repair work to services, painting, white-washing, plastering, flooring, paving, replacement of roof of corrugated sheets or of T-iron or girders or wooden roof with RCC slab without change in the cubical capacity or structure approved on payment of fees fixed by the Board;
- (lvi)** "septic tank" means a tank in which sewage is collected and decomposed, before its discharge into the public sewer or soakage pit;
- (lvii)** "shop" means and includes any room or part of a building used, wholly or mainly, for the purpose of trade or business but shall not be used for any activity as may cause noise and nuisance in the neighbourhood;
- (lviii)** "site engineer" means a qualified engineer engaged to supervise building operations at the site and registered with the Pakistan Engineering Council (PEC) as professional engineer;
- (lix)** "sub-division" means the division of land held under the same ownership into two or more plots;
- (lx)** "sub-division plan" means a layout plan for a proposed sub-division duly approved by the Board as provided in these Bye-laws;

- (lxi) “sunshade” means an uninhabitable outside projection from a building at lintel level to provide protection from weather;
- (lxii) “temporary structure” means a structure constructed purely on temporary basis, wholly within the plot with the approval of the Board for a specific period which shall be demolished on completion of the project;
- (lxiii) “total floor area” means the sum of the floor areas of all the floors of all the buildings on a plot, less exemption as permitted in these bye-laws;
- (lxiv) “Town Planner” means a person currently registered as such with the Pakistan Council of Architects and Town Planners (PCATP) and whose name is listed on the panel of approved Town Planners maintained by the Board; and
- (lxv) “ware house” means a building in which goods are stored;

**3 Application of Bye-laws:-** (1) Every person who within the limits of Clifton Cantonment, intends to carry out addition or alteration to existing building or demolish the existing building or erects or re-erects a building shall comply with the requirements of these Bye-laws.

(2) A building plan shall be approved only for the specified purpose of the plot mentioned in lease deed, sale deed, allotment order, etc., If number of storeys are mentioned in the lease deed, then the number of storeys according to these bye-laws shall prevail.

(3) The buildings which have already been considered or approved for regularization, revision, addition or alteration under the Bye-laws notified on the 26<sup>th</sup> March, 1998, shall not be further considered for regularization, addition, alteration or revision of extra floors on the existing buildings under the Bye-laws. However, the plan approved under the Bye-laws notified on the 26<sup>th</sup> March, 1998, shall only be considered under the same bye-laws.



## CHAPTER II

### SUBMISSION OF PLANS FOR SANCTION

**4. Notice under section 179 of the Act:-** (1) Every person intending to erect, re-erect, or alter a building shall apply for sanction under section 179 of the Act on *Form 1* along with the necessary documents specified therein.

(2) Every person intending to erect, re-erect or demolish, or carry out addition or alteration in a building shall engage an architect or structural engineer for residential building and an architect and a structural engineer for high-rise flat sites, residential-cum-commercial and commercial buildings.

(3) A registered professional as specified in sub-bye-law (2), shall give notice of his having undertaken the preparation of plans and supervision of building works, in *Form 2*. When the person so engaged ceases to be incharge of such building works before the same is completed, further such work shall forthwith be suspended until a fresh appointment is made under clause (2) and a certificate in *Form 3*, duly signed by the previous professional, shall be obtained by the owner and submitted to the Board to the effect that the professional has ceased to be in charge of the work and that the work carried out under his supervision was to his entire satisfaction.

**5. Site plan.-** Every notice in *Form 1* shall be accompanied by a site plan drawn to a scale not less than forty feet to an inch, and scale shall be indicated on plan which shall indicate :-

- (a) the direction of the north point;
- (b) the boundaries of the site;
- (c) the position of all adjacent streets vacant lands and drains;
- (d) fixed distance from the centre of roads;
- (e) the names, if any, and width of street on which the site abuts, together with the numbers, if any, of adjoining house or premises;  
and
- (f) the alignment of adjoining buildings.

**6. Building plan.-** Building plan to a scale not less than eight feet to an inch and the scale used shall be indicated on plan which shall include section, elevation and shall inter alia indicate:-

- (a) the external dimension of the main building;
- (b) the basement, ground floor, upper floor, if any, and the roof;
- (c) the position and dimension of all projections beyond the walls of the building;
- (d) the position of underground and overhead tanks;
- (e) the clear dimensions of all rooms and position of doors, windows and ventilators in each room at every storey;
- (f) the material to be used in the foundation, walls, floors and roofs;
- (g) the purpose for which it is intended to use the building;
- (h) the level and width of the foundation and the level of the ground floor with reference to the level of the centre of the street on which the front of the proposed building is to abut;
- (i) building corners on roadside are chamfered properly as prescribed in bye-law 34;
- (j) detailed structural drawing and calculation, on the basis of soil investigation report prepared by geo tech consultant, are required for residential and commercial projects taller than G+2 height duly prepared and vetted by the licensed structural and vetting engineers respectively on *Form 4* as required under these bye-laws;
- (k) any other information or document required by the Board;
- (l) all new works shall be indicated on the site plans and building plans by a distinct colour and key to the colour shall be given thereon as under:
  - (i) Proposed work.....Red;
  - (ii) Existing work .....Black; and
  - (iii) Demolition .....Yellow; and
- (m) all site plans and building plans prepared and signed by a registered architect and a registered structural engineer; if engaged as envisaged in clause (2) of bye-law 4 shall be submitted (seven copies, one ferro copy cloth or linen mounted and six ammonia prints and one soft copy); and

(n) all title document relating to the plot showing his right to carry out such works, shall be accompanied with application (two sets) as per checklists.

**7. Return of defective plans.-** Where the plans are unintelligible, ambiguous or are in contravention of section 181 of the Act or these bye-laws, CEO may return such plan to the applicant giving his reasons in writing in case there is a violation of these bye-laws or allotment order, lease deed or sale deed, etc., and until a rectified plan and required documents are submitted the applicant shall be deemed to have given no notice under section 179 of the Act; Provided if the plot was allotted by the Authority, it may return the plans to the applicant at the initial stage in case there is a violation of allotment order, lease in Form 'A' or Form 'C'.

**8. Reference to building experts.-** In case of building other than an ordinary residential building the Board may refer the plan to a building expert for technical scrutiny from architectural, and structural point of view on payment of a fee by the applicant as determined by the Board from time to time. The building expert will return the plan along with technical clearance and comments, if any, within seven days after receipt of the plan from the Board.

**9. Evidence of permission.-** Wherever under any of these bye-laws the doing of or omitting to do a thing or the validity of anything depends upon the sanction, permission, approval, direction, requisition, or any satisfaction of the Board, a written documents signed by the Executive Officer duly authorized by him purporting to convey or set forth his sanction, permission approval, order, direction, requisition, notice or satisfaction shall be sufficient prima facie evidence thereof.

**10. Compliance of permission.-** Every person who carries out building works shall comply with the directions and conditions specified, in the permission.

**11. Verification of building at all construction stages.-** Every person who commences any building works, shall give notice to the Board on *Form 5* at the important stages of construction i.e. before and during the construction of the foundations of basements to ensure safety of adjoining buildings, at plinth level and at pouring of slabs of all roof levels.

**12. Cancellation of permission.**- If any time after permission to carry out building work has been granted, the Board is satisfied that such permission was granted due to any defective title of the applicant, material misrepresentation or fraudulent statement contained in the application therewith in respect of such building, such permission may be cancelled and any work done thereunder shall be deemed to have been done without permission and any oversight in approved building plan does not entitle the owner to violate the bye-laws.

**13. Inspection of building.**- The Board may, without giving previous notice, cause the premises to be inspected at any time before the sanction of a plan under these bye-laws, during the construction, within thirty days from the receipt of the notice of completion and if no notice of completion or certificate has been received at any time after the building has been erected, added or altered.

**14. Notice of completion and occupation.**- (1) Every person who carries out and completes building works sanctioned under these bye-laws shall give notice thereof under section 74 of the Act in *Form 6* to the Cantonment Executive Officer, hereinafter referred to as the CEO, within thirty days of the completion of such works.

(2) After receipt of the notice` of completion, the CEO may cause such works to be inspected by him or by his representative and after such inspection he may approve the building for occupancy if the construction is complete in all respects according to approved plan or may disapprove if the construction is not complete and premises is not fit for habitation.

(3) No person shall occupy any such building or use any part affected by the erection or re erection of such building until thirty days notice of completion is given to the Board and the permission under these bye-law has been granted by the CEO.

**15. Submission of deviated plans.-** Where a person has erected or re-erected a building which is not in conformity with the sanctioned building plans such person shall, together with the report of completion of the building, submit a completion plan showing the building exactly completed and the deviation made in the building from the sanctioned building plan on *Form 7* for consideration of the Board provided that for the sites allotted by the Authority, the deviated plans shall be submitted to Board through the Authority.

**16. Application of provisions of cantonments act, 1924.-** Provisions of the Act from sections 178-A to 197, under chapter XI, titled “Control over Buildings, Streets, Boundaries, Trees, etc.” shall be the part and parcel of these bye-laws.

**17. Inspection by the senior cantonment engineer.-** The Senior Cantonment Engineer (SCE) or Building Inspector or a person appointed on this behalf by the CEO may inspect any building so as to determine whether any action is required to be taken in respect of such building or any thing affixed thereof.

**18. Availability of forms and checklists, etc.-** The Forms prescribed in these bye-laws shall be obtainable from the office of the Board on payment of price fixed by the Board from time to time. The CEO can make changes to the format of the Forms for public convenience. Checklists of documents required for approval of plan shall be the part and parcel of the bye-laws.

**19. Federal Government instructions and policies.-** The Board shall follow the instructions and policies on building control issued by the Federal Government from time to time.

## CHAPTER III

### SPACE REQUIREMENTS OF BUILDINGS

**20. Residential buildings standards.-** All residential houses or bungalows shall comply with the following standards:

Plot size	FP (Max)	Minimum COS			No. Of Floors
		Front	Rear	Sides	
Upto 200 SYd	90%	-	-	-	B+G + 1
201 to 400 SYd	75%	5 Ft	3 Ft	5 Ft	B+G + 1
				one side	
401 to 700 SYd	60%	10 Ft	7.5 Ft	5 Ft	B+G + 1
Above 700 SYd	50%	20 Ft	10 Ft	10 Ft	B+G + 1

Note: 5 feet COS at both sides of sub-divided line shall be maintained.

**21. Residential buildings cubical capacity standards.-** The following shall be cubical capacity standards for residential buildings:-

Description	Area (Min.)	Width (Min.)	Clear Height (Min.)
Habitable room	100 Sft	9 Ft	9.5 Ft
Kitchen	50 Sft	6 Ft	9.5 Ft
Bath room with WC	24 Sft	4.5 Ft	7.5 Ft
WC only	15 Sft	3 Ft	7.5 Ft
Servant quarter	80 Sft	7 Ft	9.5 Ft
Passages, corridors, galleries	-	3.5 Ft	7.5 Ft
Main stairs case	-	3.5 Ft	-

**22. Residential buildings height standards.-** The following shall be the height standards for residential buildings, namely:-

Description	Clear Height	
	Maximum	Minimum
Plinth level subject to contour of plot as defined in these bye-laws	4.5 Ft	2 Ft
Parapet wall	4 Ft	3 Ft
Ground floor	12 Ft	9.5 Ft
1 <sup>st</sup> floor	10.5 Ft	9.5 Ft
Stair tower above 1 <sup>st</sup> Floor	-	8 Ft
Max height of building including stair tower above the plinth	33 Ft	-
Boundary wall from crown of the road	8 Ft	6 Ft
Clear height of basement	-	8 Ft

**23. General conditions.-** The following conditions shall apply to bye-laws 20, 21 and 22 above, namely:-

- (a) no construction shall be allowed in the compulsory open space, hereinafter referred to as COS except a pergola for car porch, spiral stair and a guardroom in front not exceeding sixty five square feet with clear overall height upto maximum eight feet above the floor of car porch;
- (b) under ground water tank and septic tanks to be kept three feet away from boundary walls except roadside;
- (c) three feet wide balcony or bay window on roadside or within COS permitted.
- (d) basement shall be permitted upto allowable footprint of ground floor. Safety of neighbouring properties to be ensured while constructing basement. Any damage occurring to neighbouring property or the Board or the Authority property shall be made good by the owner or builder to the satisfaction of the Board. Indemnity Bond shall be obtained from owner before issuing approval of building plan;

- (e) sub-division of residential plots less than eight hundred square yards shall be prohibited. Each sub-divided plot shall not be less than four hundred square yards;
- (f) maximum projection of sunshades over streets and in the compulsory open space shall not exceed two feet wide at lintel level;
- (g) construction of pergola of car porch, overhead water tank (OHT), underground water tank (UGT), guard room at front and seven feet high stair tower in addition to approved covered area shall be exempted from penalty by the Cantonment Executive Officer (CEO), while sanctioning the completion plan or occupancy certificate;
- (h) minimum size of car porch will be 10 ft x 14 ft;
- (i) ramps or stairs outside of the boundary wall shall be strictly prohibited;
- (j) hoardings and antenna towers on residential buildings is strictly prohibited;
- (k) access to basement ramp is permitted within compulsory open space, hereinafter referred to as (COS);
- (l) area of basement of residential buildings shall be exempted from the floor area ratio (FAR);.
- (m) for odd or irregular shaped plots, the requirement of footprint area shall prevail over COS. However, COS in front shall be left as per provision of these bye-laws;
- (n) COS on non-rectangular shaped plots shall be measured as average space between buildings and property line. At least fifty percent permissible COS shall be ensured; and
- (o) for residential buildings, the maximum riser of staircase shall be seven inches and the minimum tread will be nine inches.



**24. Flat sites building standards.-** Fats sites of all sizes shall observe the following standards, namely:-

S.No.	Foot print	F.A.R.	Minimum COS		
			Front	Sides	Rear
1	40%	1:2.75	20 ft.	20 ft.	20 ft.

- (a) For category 'G' plots in Blocks 8 and 9, KDA Scheme-5, Clifton, the height of fifty feet or four storeys whichever is less shall prevail and for category 'H' plots in Blocks 8 and 9, KDA Scheme-5, Clifton, the height of seventy two feet or six storeys whichever is less shall prevail; and
- (b) in case where a number of blocks are designed within the plot boundary, open space between two blocks on front and rear sides of the blocks shall be fifty percent of the height of block with minimum twenty four feet and minimum open space between the blocks on other two sides shall be twenty percent (with minimum of fifteen feet) of the height of block.

**25 Commercial buildings standards.-** Residential-cum-commercial and commercial plots shall observe the following standards, namely:-

Plot Size	FP (Max.)	ARCADE (Min)	COS (Min)		FAR	Floors
			Rear	Sides		
Upto 80 SYd	95%	-	25 sft compulsory ventilation duct.		-	B+G+3
81 to 250 SYd	95%	-	50 sft compulsory ventilation duct.		-	B+G+4
251 to 400 SYd	90%	8 Ft	7.5 Ft	-	-	B+G+4
401 to 600 SYd	GF = 85% Above GF =75%	8 Ft	7.5 Ft	5 Ft one side	1:5	According to FAR
601 to 999 SYd	GF = 80% Above GF =70%	8 Ft	8 Ft	5 Ft	1:5	According to FAR
1000 to 1999 SYd	GF = 75% Above GF =65%	8 Ft	10 Ft	7.5 Ft	1:5.5	According to FAR.
2000 Syd and above	GF = 70% Above GF =65%	8 Ft	10 Ft	10 Ft	1:5.5	According to FAR.

**26. Commercial buildings height standards.-** The following shall be height standards for commercial buildings, namely:-

Description	Clear Height	
	Max	Min
Parapet wall	4 Ft	-
Ground floor	-	9.5 Ft
1 <sup>st</sup> Floor and subsequent floors	-	9.5 Ft
Stair tower above top floor	7.5 Ft	-
Arcade	-	8 Ft
Arcade from crown of road.	1.33 Ft	-
Ceiling height of basement without obstruction.	-	9 Ft.
Min clear height of basement for parking without obstruction.	-	7.5 Ft.

**NOTE:-** For all buildings except houses the height of building will be such that it would not intersect an imaginary line from the opposite side of the main road serving the building at an angle of sixty five degrees with the horizontal. (Not applicable on communication towers). Width of the road shall be the dominating factor to determine the maximum height of the building. For plots upto four hundred square yards the max height of top floor slab shall be sixty feet from the crown of the road. The over all height of building shall not exceed seventy feet.

**27. Basement for commercial plots.-** (1) Basement shall be permitted on entire plot ensuring safety of adjoining buildings.

(2) Basement may be used for purposes other than parking but area shall be included in the floor area ratio (FAR) and ceiling height of basement shall be minimum of nine feet without obstruction.

(3) Steps or ramps for access to basement or GF should not come out of property line.

**28. Other conditions.-** The following conditions shall also apply to byelaws 24, 25, and 26, namely:-

- (a) minimum floor area of a shop shall be one hundred square feet and a min width of eight feet
- (b) the riser of staircase in commercial building shall not be more than seven inches and the tread shall not be less than ten inches;
- (c) 3'-0" wide projection above sixteen feet shall be permitted for balconies. However, these projections may be utilized as habitable area. In rear portion of building, the projection will stay in the form of balcony. For sides of corner plots abutting the street, the projections may be utilized as habitable area if it abuts on a street more than twenty feet wide otherwise it shall be utilized for balconies or staircase landing;
- (d) provision of lift is compulsory as per design requirement for climbing height of forty-six feet Additional lift required for climbing height above fifty-nine feet;
- (e) corridors or passages shall be minimum five feet upto plot area four hundred and ninety-nine square yards and minimum six feet for plots five hundred square yards and above;
- (f) steps for GF or basement out side the plot line are strictly forbidden;
- (g) forty percent loft having a max clear height of five feet shall be allowed for shops with minimum ceiling heights of sixteen feet;
- (h) structural design and vetting is compulsory for all types of buildings taller than G+2 floors and for all amenity buildings irrespective of height. It shall also be compulsory for residential buildings envisaging construction of swimming pool;

(i) for plots abutting on public streets at rear, the rear COS shall be condoned. In case of corner plot, the COS on side abutting the road shall be condoned and arcade shall be provided. For plots upto six hundred square yards abutting on streets at three sides, the COS on the side not abutting on street shall be condoned. No opening of shop or office on side road shall be provided;

(j) access for handicapped should be provided in public building; and

(k) storage under the stairs can be provided.

**29. Standards for health and education amenity buildings.-** Amenity plots shall observe the following standards, namely:-

Type of plot	Plot Sizes	FP (Max)	FAR	Minimum COS			Height
				front	sides	rear	

Educational	All sizes	40 %	1:1.6	10 ft.	10 ft.	10 ft.	B+G+3
Hospitals	All sizes	60%	1:2.8	10 ft.	10 ft.	10 ft.	B+G+4

Elevators or lifts and ramps (Slope 1:12) for pedestrian and stretcher use shall be provided for all health related buildings of more than G+1 floors. Basement can be provided on entire plot area for parking.

**30. Standards for amenity buildings mosques.-** (1) Building plans of mosques shall be considered for B+G+2 floor on case-to-case basis.

(2) Distance between approved mosque and club or cinema shall not be less than seven hundred feet.

(3) Maximum of five percent of covered area can be reserved for commercial activity in plots for mosques.

**31. Standards for petrol stations and C.N.G. stations.-** (1) Subject to the general conditions as defined in Chapter 3, for the purposes of this clause the term “Petrol Station” means a station for the sale, at retail, of petrol and ancillary products for motor vehicles.

(2) A petrol or CNG station may be located only on a main collector street having a right of way (ROW) of atleast eighty feet.

(3) A petrol or CNG station may not be located within one kilometer of the site of an existing or approved petrol or CNG station unless the petrol or CNG station and the other such sites are located on the opposite side of a street having a ROW of not less than one hundred feet and a dividing median strip.

(4) The minimum street frontage of a petrol or CNG station shall not be less than sixty feet.

(5) The minimum area of a petrol station used for petrol filling facilities and servicing activities shall not be less than one thousand square yards.

(6) The minimum area of a CNG station shall not be less than six hundred square yards.

(7) Access roadways of petrol or CNG station shall be constructed in accordance with the following requirements, namely:-

- (i) no Access roadway may cross the sidewalk at an angle of more than forty five degrees;
- (ii) the width of each lane shall be at least twelve feet; and
- (iii) Both an “in” and “out” roadway shall be provided, respectively leaving and entering the approach traffic lane at an angle of not more than forty five degrees.

(8) Adequate space shall be provided in petrol stations for parking for oil supply tankers while discharging its load.

(9) Not less than one lavatory shall be provided at each petrol or CNG station exclusively for public use (for both ladies and gents separately) in addition to lavatory provided for the staff.

(10) Petrol or CNG Station can be allowed on commercial plots after conversion into specific designated petrol pump or CNG use provided all other requirements noted above are met and after calling of public objections through press and with the approval of Board on payment of prescribed fees.

(11) On an existing petrol pump, CNG facility shall be allowed only if the area is one thousand square yards or more.

(12) A single storey office and retail mart or shop shall be permitted on an area not exceeding five percent of the plot area in addition to the tyre and puncture shop, telephone booth and drinking water facility.

(13) All building structures shall be constructed leaving a COS of at-least ten feet from the boundary of the plot of the petrol or CNG stations or according to standards of Explosives Department whichever is more.

(14) Distance between two dispensers shall not be less than twenty four feet.

(15) Distance between dispenser and road edge shall not be less than eighteen feet.

(16) All title documents including site plan duly attested are to be supplied for Petrol or CNG Station. In addition permission from Ministry of Petroleum and Natural Resources is also required for CNG Station.

(17) The compressor station shall be located at a minimum distance of five feet inside from the boundary walls and all measures provided in CNG Safety Rules, 1992, as amended from time to time.

**32. Exemptions from floor area ratio.-** The exemptions from FAR apply to bye-laws 24 to 30 comprise of parking space including ramps and driveways, Arcade, mechanical or electrical plant rooms, escalators or lift towers, Karachi Electric Supply Corporation KESC sub-station, stairs and stair towers, open balconies over streets, passages around voids, UGT and non-regularizable five percent of permissible F.A.R. for recreational facility and prayer.

**33. Amalgamation of plots.-** Amalgamation of residential, commercial, and amenity plots shall be allowed subject to a maximum area not exceeding four times the area of the larger plot of the category concerned provided land grant or allotment conditions of the plots are similar and on payment of fees determined by the Board from time to time.

**34. Chamfering for corner plots.-** The corners of all types of plots abutting on two intersecting roads shall be chamfered as follows.-

- (a) from thirty to fifty nine feet width of the road, the distance should be eight feet;
- (b) from sixty to one hundred and nine feet width of the road, the distance should be ten feet;
- (c) from one hundred and ten feet and above width of the road, the distance should be twelve feet.
- (d) in case of plot area upto one hundred and twenty square yards abutting on two roads of two different width, the required chamfer on both sides shall be governed by width of smaller road; and
- (e) the length of chamfered portion noted above shall be in accordance with width of the respective road and shall be measured along the length of the road.

**CHAPTER IV**  
**PARKING REQUIREMENTS**

**35. Scope.-** Parking requirements for vehicles in these bye-laws shall apply whensoever:-

- (a) a new building is constructed or a change of use of existing building is established; and
- (b) an existing building is altered and there is an increase in the floor area of the building, then additional parking requirement shall be totally applicable to the proposed addition only within the property limits as required under these bye-laws.

**36. General conditions.-** (1) The parking space, including ramps, shall be exempted from FAR.

(2) Total parking requirement of every building shall be determined as a sum of parking requirement for each type of use of the building.

(3) Minimum clear height of parking structure without obstruction shall not be less than seven and half feet.

(4) Detailed plan showing entry, exit, gradient of ramp, turning radius, storage spaces, circulation & movement of vehicles, shall be submitted.

(5) Parking can be provided on any floor with the ramp as a mean of access.

(6) Mechanical ventilation to be provided for parking in the basement.

(7) Multiple basements for parking can be permitted.

(8) Sixteen percent of the total car parking space will be utilized to provide space for motorcycle parking for six motorcycles and eight bicycles for every one car.

(9) When units of measurement used in computing the number of parking spaces result in the requirement of a fractional space, the nearest whole number to next higher side of parking spaces shall be taken.

(10) Car lifts shall not be allowed as means of access for car parking. Ramps as per standard noted in bye-law 38 shall be provided.

**37. Application of parking requirements.-** Minimum one motor vehicle parking space shall be provided for.-



- (a) every eight hundred square feet of floor area for retail shopping area, business offices, for all facilities of hotels e.g. bedrooms, restaurants, conference room, indoor recreational area & retail outlets;
- (b) every one thousand square feet of floor area for apartment building, residential or residential-cum-commercial building;
- (c) every four thousand square feet of floor area for all educational institutions or minimum three fourth of motor vehicle parking space shall be provided per classroom whichever is more; and
- (d) minimum one out of every fifty car parking stalls shall be dedicated for the disabled persons at the most convenient location.

**38. Standards for parking spaces.-** The following shall be standards for parking space:

Description	For car	For Motorcycles
Bay width	8 ft	2.5 ft
Bay length	16 ft	6.0 ft
Gradient of ramp	1:7.5	1:7.5
Straight turning radius (outer)	24 ft.	-
Helical ramp turning radius (outer)	32 ft	-
Lot turning radius	17.5 ft.	-
Minimum ramp & driveway width:		-
Two way traffic	18 ft.	
One way traffic	11 ft.	
Minimum space for parking one car	8 ft. x 16 ft.	-

**39. Exemption from provision of parking space.-** The following types of buildings or plots shall be exempted from the provision of car parking space within the premises.

- (a) plots upto four hundred and ninety-nine square yards;.
- (b) all buildings on plots of odd shapes and dimensions where there is no physical possibility of designing car parking space within the premises. Such exemption shall be given by the Board; and
- (c) all places of worship.

## CHAPTER V

### DRAINAGE AND SANITATION

**40. Connection to public sewer.-** If there is a public sewer, all sullage water shall be connected through septic tank to public sewer. Without septic tanks, sewer connections shall not be granted.

**41. Cesspools, septic tanks and soak pits.- (1)** Where no public sewer is existing all waste water shall be connected through septic tank to soak pits.

**(2)** Septic tanks shall be so constructed as to be impervious to liquid either from the outside or inside and located as not to liable to pollute any well the water of which is used or likely to be used for drinking or domestic purposes subject to minimum distance of six meter.

**(3)** Septic tanks and drainage mains shall, within boundaries of the plot, be so sited as not to pollute any water line at a minimum distance of one meter between, and where it is to be reduced due to any reason, then the water main be protected by encasing of concrete completely impervious to liquid from outside.

**(4)** Any settlement tank or septic tank shall be of suitable depth, adequate size with the capacity not less than ninety-five cubic feet, covered or fenced, and if covered, adequately be ventilated and shall be constructed with mean of access for the purpose of inspection of the inlet and outlet, emptying and cleaning.

**42. Trenches for drains and private sewers.- (1)** Where any drain or sewer is constructed adjacent to a load bearing part of a building, such precaution shall be taken to ensure that the trench in no way impairs the stability of the building.

**(2)** Except where the nature of the ground makes it unnecessary, where any drain or private sewer is adjacent to a wall and the bottom of the trench is lower than the foundation of the wall, the trench shall be filled in with concrete to a level which is not lower than the bottom of the foundation of the wall by more than the distance from that foundation to the near side of the trench less than six inch:

(3) Provided that, where the trench is within three feet of the foundation of the wall, the trench shall be filled in with concrete to the level of the underside of the foundation.

**43. Sanitary provisions.-** The minimum sanitary provisions as prescribed hereunder shall be followed-

- (a) for every five single room units or servant quarters: one wash basin, one W.C. and one bathroom shall be provided;
- (b) for every ten bedrooms or less in a boarding-house or guest house there shall be at least two W.C's, two washbasins and two showers;
- (d) for every twenty persons in a dormitory and hostel there shall be at least three W.C's, three wash-basins and three showers, and for every ten additional persons one W.C., one washbasin, and one shower is to be added;
- (e) in an office with twenty persons (calculated at a rate of one person per one hundred and twenty square feet)—there shall be minimum of two W.Cs., two wash-basins and one urinal. For every additional twenty persons there shall be one W.C., one washbasin and one urinal. One wash-basin or equivalent washing space per twenty five or less persons shall be provided for ablution purposes;
- (f) shopping center – a minimum of three W.C.'s, one urinal, and one wash-basin shall be provided for three thousand square feet of total floor area. For every additional two thousand square feet floor area, one W.C., one wash-basin and one urinal shall be provided;
- (g) public assembly building – two W.C's, one wash-basin, and three urinals shall be provided for fifteen hundred square feet of total floor area and for every additional fifteen hundred square feet of floor area one W.C., one wash-basin and two urinals shall be provided;

- (g) for mosque— five ablution spaces for every one hundred namazis' and two W.Cs., one shower room shall be provided. For every additional one hundred namazis' the number of ablution space will be extended by 8,6,4, respectively plus special arrangement for the female having a capacity of three hundred namazis' three ablution and one W.C shall be provided;
- (h) school - four W.C.'s and two wash-basins per one hundred students and for every additional fifty students, one W.C. and one wash-basin shall be provided;
- (i) hospital - for every ten beds in a general ward there shall be at least one water closet, one wash-basin, one ablution tap and one bathroom with shower. One kitchen sink shall be provided in each ward;
- (j) for fifty seats of restaurant, one water closet, one urinal, one wash-basin shall be provided;
- (k) two urinals may be replaced by W.C., while proportionately dividing the fixtures for ladies;
- (l) provision of one W.C. for special persons shall be provided; and
- (m) all fixtures shall be divided proportionately amongst the genders.

**CHAPTER VI**  
**LIGHTING AND VENTILATION.**

**44. Size of external openings.-** (1) Every room, other than rooms used for the storage of goods, shall be provided with natural light and natural ventilation by means of one or more openings in external walls. These openings shall have a combined area of not less than ten percent of floor area for habitable rooms and seven and half percent for other rooms, and the whole of such openings shall be capable of allowing free and uninterrupted passage of air.

(2) Area for openings in case of warehouse, godown, storage places etc. shall not be less than five percent of the floor area unless the space is mechanically ventilated.

**45. Size of internal openings.-** Unless the light and ventilation requirements are met by an air well or ventilation duct, all internal habitable rooms must have openings in internal air wells in addition to door openings not less than seven and half percent of the floor area of such room. Access for maintenance of shaft be provided at level for where the shaft is commence.

**46. Internal air wells.-** (1) Sizes of internal air wells for daylight and natural ventilation of habitable rooms shall be-

- (a) for buildings up to two storeys, fifty sq.ft. with min width of well five feet;
- (b) for buildings with three to five storeys, one hundred sq.ft with min width of well 8ft.; and
- (c) for buildings higher than five storeys, one hundred sq.ft. plus ten sq.ft. for each additional floor over five storeys and min width of well ten feet.

(2) Sizes of internal air wells for daylight and natural ventilation of kitchen, W.C and bathroom shall be-

- (a) for building upto two storeys, twenty-five sq.ft. with min. width of well three ft.;
- (b) for building with three to five storeys, fifty sq.ft with min width of well five feet; and

(c) for buildings higher than five storeys, fifty sq.ft. plus five sq.ft. for each additional floor with minimum width of well five feet.

(3) Access for maintenance of each such shaft shall be provided at lowest level of the shaft.

**47. Permanent openings in kitchen.-** Every kitchen shall have openings for permanent ventilation into the external air space not less than fifteen percent of its floor area.

**48. Water closet, bath room and ablution places.-** Every appliance including water-closet, urinal stall, bathroom or ablution area shall be provided with natural lighting and ventilation with openings in external walls having a combined area of not less than two square feet per appliance except where adequate and permanent mechanical ventilation is provided which discharges into open space.

**49. Garages.-** Every garage shall be provided with opening of not less than five percent of the floor area for ventilation and lighting.

**50. Staircases.-** seven and half percent of the staircase area shall be provided with openings for adequate lighting and ventilation of staircases.

**51. Mechanical ventilation and central air-conditioning waiver & minimum requirement.-** (1) Where central air-conditioning and permanent mechanical ventilation is provided, the relevant clauses of these bye-laws dealing with natural ventilation, lighting and height of rooms may be waived. Where permanent mechanical ventilation of lavatories, water closets, bath rooms has been provided and maintained according to the following clauses, conditions of natural ventilation and natural lighting of these bye-laws shall not apply to such lavatories, water-closets and bathrooms.

(2) Mechanical ventilation shall be provided in basement and underground car parks.

(3) HVAC code shall be followed for mechanical ventilation and central air conditioning of buildings.

## CHAPTER VII

### SAFETY AND SECURITY MEASURES DURING CONSTRUCTION

**52. Site hoardings.-** No person shall start building work on a site abutting on a street without having first provided hoarding or barriers to the satisfaction of the Board along the whole length of such site so as to prevent danger or injury to the public or the persons employed in the work provided however that this bye-law does not apply in the case of building works in connection with structures situated at least fifteen feet away from a public street and being not more than twenty-five feet in height.

**53. Use of public streets.-** No part of any street shall be used in connection with the construction, repair or demolition of any building except with the written permission of the Board. Any person holding such permission shall put up and maintain to the satisfaction of the Board, fences or barriers in order to separate the building work from such street. Where such separation is not possible he shall make arrangement for the security of public to the satisfaction of the Board.

**54. Caution light's for obstructions.-** Any person causing any building material or other things to be deposited, any excavation to be made or any hoarding to be erected shall at his own expense cause sufficient and adequate red lights to be fixed upon or near the same while such materials, hoardings, things or excavation remain. In addition to above red flags of reflectorized material shall be provided during day time.

**55. Utility services not to be obstructed.-** All materials, hoarding, fences or other obstructions on any street shall be kept clear of any fire hydrants of any and other utility services installation or alternative arrangements shall be made and precautions shall be taken according to the laid down procedure of the utility agencies and to the satisfaction of the Board to divert and to keep clear of obstruction of any roadside or other drain during the period of temporary obstruction.

**56. Removal of obstruction after completion of works.-** All obstructions shall be removed within seven days of the completion of the work and the street and all drains and public utility installation shall be left in clean, tidy and in serviceable conditions.

**57. Dangerous obstruction.-** If any material, hoarding, excavation or any other thing near or on any street shall be in the opinion of the Board dangerous to the passers-by along such street, the Board shall cause the same to be removed, protected or enclosed so as to prevent danger therefrom and shall be entitled to recover the expenses thereof from the owner of such materials or from the person who made such hoarding, excavation or other thing to become dangerous.

**58. Stability of adjacent building.-** No excavation, dewatering, earthwork or demolition of a building which is likely to effect the stability of adjacent building shall be started or continued unless adequate steps are taken before and during the work to prevent the collapse or damage of any adjacent building or the fall or any of it.

**59. Filling of excavated site.-** A site once excavated shall not be kept open and idle for a period beyond the validity period of building plan failing which the Board shall not revalidate the plan and in case of any mishaps the owner shall be responsible for life and property of the effectees.

**60. Adequate safety measures.-** (1) Adequate safety measures shall where necessary be provided and used to protect any person from falling on earth, rock or other material of or adjacent to any excavation or earth work.

(2) Material shall not be placed or stocked near the edge of any excavation so as to endanger persons working below.

(3) No load shall be placed or moved near the edge or any excavation where it is likely to cause a collapse of the side of excavation and to endanger any person.

(4) Where vehicles or machineries are used close to any excavation there shall be measures to prevent the vehicles or machineries from over-running and falling into the excavation or causing collapse of any side of the excavation.



(5) In all buildings of greater than twenty feet height temporary rails, scaffolding or barriers shall be installed during construction at the edge of slabs and around all openings such as lift or stairwell, etc.

**61. Supervision of demolition work.-** The demolition of a building and the operations incidental thereto shall only be carried out under the direct supervision of a professional.

**62. Safe loading.-** No roof, floor or other part of the building shall be so overloaded during demolition and construction with debris or materials as to render it unsafe.

**63. Scaffolds.-** (1) Suitable and sufficient scaffolds shall be provided for all work that cannot safely be done from the ground or from part of the building or from a ladder or other available means support and sufficient safe means of access shall be provided to every place at which any person has to work at any time.

(2) Every scaffold and means of access and every part thereof shall be adequately fabricated with suitable and sound material and of required strength to ensure stability. All scaffolds, working platforms gangways, runs and stairs shall be maintained to ensure safety and security.

(3) All vertical members of scaffolds on ground level facing roadside should be adequately wrapped with spongy material upto a height of at least seven feet and for any horizontal member if used, upto a height of seven feet from ground, should be wrapped all along its length with such material.

**64. Roadside protection.-** (1) To ensure adequate safety of the pedestrian and other road users, all buildings having a height of over ground+two floors should have adequate arrangement by way of providing protective covering of suitable material.

(2) Adequate provision of safe passage for pedestrian shall be provided, in case the scaffolding covers part of the road or footpath.

**65. Working platform.-** (1) Every working platform from which a person is liable to fall which is more than seven feet height shall be at least two feet wide provided the platform is used as a working platform only and not for the deposit of any material.

(2) A clear passage-way at least one and half foot wide shall be left between one side of any working platform and any fixed obstruction or deposited materials.

**66. Guard rails.-** Every side of a working platform, gangway and stair shall be provided with a suitable guardrail of adequate strength, upto at least one meter above the platform, gangway or steps.

**67. Ladders.-** (1) Every ladder shall be of good construction, sound material and adequate strength for the purpose for which it is used.

(2) Every ladder shall be securely fixed when in use and shall not have any missing or defective rungs.

**68. Work on sloping roofs.-** (1) Where work is to be done on the sloping surface of a roof, suitable precautions shall be taken to prevent persons employed from falling off.

(2) Suitable and sufficient ladders or boards, which are to be securely supported, shall be provided and used to avoid concentration of loads leading to unsafe conditions.

(3) Where persons are employed in a position below the edge of sloping roof and where they are in position of being endangered by work done on the roof, suitable precautions shall be taken to prevent tools or materials falling from such roofs so as to endanger such persons or passers-by.

**69. Precautions for raising and lowering loads.-** For raising or lowering loads or for suspending them by either hand or power operation the following precautions shall be observed-

- (a) no broken wire rope shall be used;
- (b) no chain shall be used which has been shortened or jointed to another chain by means of bolts and nuts;
- (c) no chain or wire rope shall be used which has a knot tied in any part which is under direct tension.
- (d) Safe and efficient devices to prevent the displacement of the sling or load from the hook; or of such shape as to reduce the risk of such displacement, shall be used;
- (e) all debris and waste material during construction shall be disposed off through well designed chutes from each level of under construction building of height over ground plus two floors or more; and
- (f) the vertical hoist platform used shall be enclosed or protected by proper barrier. Every opening of lift, shaft or other such vertical voids or openings in slab, etc., where a person is likely to fall shall be protected by safety barrier and properly lit. Any area including basement, where natural light is not available or which is dark shall be so illuminated as to eliminate any risk of life or hazard to users.

## CHAPTER – VIII

### BUILDING DESIGN AND CONSTRUCTION REQUIREMENTS.

**70. Loads and design.-** Structure analysis, design, detailing and loading shall be in accordance with the requirements of current Uniform Building Code hereinafter referred to as UBC and American Code or British relevant Code or any other Code. Structure shall however be designed by only one approved Code.

**71. Seismic design.-** Seismic Risk Zone for Karachi will be zone-2B (with reference to UBC-97) which is equivalent to Peak Ground Acceleration (PGA) of 16% g to 24% g.

**72. Sub soil investigation.-** In view of the structural design in seismic hazard zone, type of sub-soil for foundation should be thoroughly ascertained by geo-technical investigation under the direct supervision of qualified and experienced geo-technical engineers. The soil report should correlate sub-soil type with UBC-97, or current sub-soil list.

**73. Wind load.-** Wind load should be based on the velocity and gust factors data from local Meteorological Department.

**74. Erection on reclaimed site.-** (1) No building foundation shall be erected upon a site reclaimed by town sweepings or other refuse, except on recommendation of geo-technical and structural engineer.

(2) No building plans shall be approved on open nallahs public sewers and the like.

**75. Protection of existing services.-** During the making of an excavation in connection with a building works or services, adequate precautions shall be taken to Secure the existing services.

**76. Foundation near drains.-** Where a building is to be erected adjacent to existing buildings, or near a drain or nullah, or an excavation at a distance less than depth of the said drain or nullah or excavation, or such as to affect the stability of drains or nullahs, the owner through a structural engineer shall satisfy the Board that the foundations of the building have been carried down to a level safe guarding its stability.

**77. Specifications.-** Specifications of material quality control and workmanship will be of high quality and in accordance with the requirements of ACI Building Codes, Uniform Building Code (UBC) and ASTM Standards.

**78. Testing of materials.-** Regular testing will be carried out of materials such as aggregates, cement, concrete, reinforcing steel and all architectural materials, the quality control and quality assurance criteria laid down in standards of FIDIC, American Standard Testing method (ASTM), OR ACI or UBC and project specifications. quality assurance programme of architect or engineer may also be followed.

**79. Supervision.-** Construction supervision and quality assurance will be carried out by full time or top supervision by the designer, supervising engineers, architects and inspectors, etc., as required in these bye-laws. Contractor, builder's or developers full time supervisory staff for the category of buildings in these bye-laws shall carry out supervision and quality control.

## CHAPTER IX

### FIRE RESISTANCE AND FIRE PRECAUTIONS

**80. Stand pipe equipments.-** (1) for the purpose of the prevention and fire extinguishments, every building shall be equipped with stand pipes as under-

- (a) from four to eight storeys in height shall be equipped with not less than 2.5 inch dia pipes; and
- (b) over eight storeys in height shall be equipped with not less than four inch dia stand pipes.

(2) The number of standpipes shall be such that all parts of every floor area are at a maximum distance of one hundred and twenty feet from the stand point.

(3) Insofar as practicable, standpipes shall be located with outlets within stairway enclosures, but if these are not available, the standpipes shall be located in a common corridor. In any case one shall be located in the main.

(4) The construction of standpipes be of galvanized iron.

(5) Stand pipe risers shall extend from the lowest to the top most storeys of the building or part of building which they serve.

(6) When more than one stand pipe is required, they shall be interconnected at their bases by pipes equal in size to that of the largest riser.

(7) Every standpipe or stand-system in case of interconnected stand-pipes, shall be equipped with a fire department approved in-let connection of corrosion resistant metal (e.g. gunmetal located on an outer building face nearest to street approximately twenty to thirty feet above finished ground and suitably marked "fire department connection-standpipe."

(8) Standpipes shall be provided in every storey with a one and half inch dia flexible base not less than one hundred feet long, with a half inch nozzle, being in an approved rack or cabinet.

(9) The standpipe shall be fed by an overhead water tank reserved solely for this purpose. The minimum capacity of this tank shall not be less than five thousand gallons, with a minimum of seven feet head above the highest discharge point.

**81. Automatic sprinkler system.-** Automatic sprinkler system shall be provided in-

- (a) every institutional building which serves restrained or handicapped persons;
- (b) cover car parking areas in building of which upper storeys are designed for other uses when such parking area exceeds five thousand square feet;
- (c) out garages or terminals for passengers serving more than four buses at a time;
- (d) each floor of mercantile and industrial buildings which are more than one storey high and which exceed two thousand square feet covered area;
- (e) all building compartments used for manufacture, display or sale of combustible materials and products which are more than seven thousand and five hundred square feet in covered area;
- (f) all areas of theaters except auditorium, music hall and lobbies; and
- (g) all building areas used primarily for storage of goods, and materials including areas clearly specified for storage of incombustible materials and goods, which are more than one thousand square feet in area; and

(h) sprinkler provision shall be made in the immediate vicinity of generators or any electrical equipment.

**82. Construction of sprinkler system.** (1) Sprinkler pipes, hangers and sprinkler heads shall be protected from corrosion.

(2) Every sprinkler system shall be equipped with a fire department approved inlet connection located on an outer building face nearest to street approximately twenty to thirty feet above finished ground and suitably marked "Fire department connection-Automatic sprinklers".

(3) Automatic sprinkler system shall be fed by overhead water tank reserved solely for this purpose. The tank shall be capable of supplying twenty five percent of the sprinkle heads for twenty minutes but the minimum capacity of any tank shall not be less than five hundred gallons. There shall be minimum head of 1.05 kg-cm<sup>2</sup> above the highest discharge point.

(4) Automatic sprinkler system shall set off automatic alarm system simultaneously.

(5) Every sprinkler system shall be provided with a readily accessible outlet valve to control all sources of water supply.

**83. Portable fire extinguishing in public buildings.-** There shall be provided-

(a) two extinguishers in stage area, in each dressing room and one immediately outside each entry in theaters;

(b) one extinguisher in each two thousand and five hundred square feet of area of public assembly buildings, but not less than one on each occupied floor, and not less than one in each lab, workshop or vocational room; and

(c) at least one extinguisher on each floor at stairway landing and in corridor at each lift or group of lifts in residential and commercial buildings.



**84. Interior fire alarm system and signal stations.-** (1) Interior fire alarm system shall be installed in all-

- (a) hotels, motels, dormitories and similar buildings with a capacity of fifty or more occupants above the ground level;
- (b) hospitals, asylums, nursing houses, and similar institutional buildings accommodating more than twenty occupants above the ground floor;
- (c) school buildings, with provision of more than thirty students above the ground floor;
- (d) mercantile buildings with more than two thousand square feet above the first floor;
- (e) factory buildings exceeding two storeys in height and with more than four thousand square feet area above the first floor;
- (f) office buildings more than five storeys in height and with occupancy area of more than ten thousand square feet above the ground floor; and
- (g) cinemas, theaters and similar places of public assembly.

(2) At least one signal station shall be located in each storey in accessible location in the natural depth of exit way or escape.

(3) Every signal station shall be so located that no point on any floor or the building is more than fifty meter from such station

**85. Emergency fire exits.** Emergency fire exits of non-combustible material shall be provided in all commercial buildings.

**CHAPTER X**  
**DANGEROUS BUILDINGS**

**86. General.-** For the purposes of this chapter all such buildings or structures which are declared by the Board as dangerous under section 126 of Act, shall fall in the following two categories-

(a) any Building or structure whose strength stability, serviceability, robustness or durability has been impaired due to any reason such as improper structural design and detailing, faulty or poor construction, decay, dilapidation, obsolescence, natural disasters or leading to abandonment due to all these reasons to a level, where it can not be restored to its original status, shall classify as Dangerous Building Category-1, and shall be liable to be demolished; and

(b) any building or structure or part thereof whose strength, stability, robustness, serviceability or durability has been impaired due to all such reasons as cited in paragraph (a) to a level, where it could by way of strengthening, upraisal and restoration be brought partially or wholly near to its original status, shall be classified as Dangerous Building Category-2, and shall be governed by the bye-law 89.

**87. Notices of dangerous buildings.-** (1) If in the opinion of Board, a building or part thereof has become dangerous for human habitation he shall give at least twenty-four hours notice to the owner or occupants (who need not to be named) for inspection of such buildings by the technical representative of the Board.

(2) In case the Board considers a building or a part thereof repairable or modifiable without causing danger to human life or property, it may issue such orders to the owner, occupant or tenant of such building in this regard.

(3) If the Board finds such building dangerous, ruinous or unsafe after proper inspection and investigation by technical representative, the Executive Officer shall serve to the owner of such building or structure a written notice stating the defects thereof, and shall require the owner or person in-charge of the building or premises to commence either the required repairs or improvements, or demolition and removal of the building or structural portion thereof as the case may be, and all such works shall be commenced or completed within the period specified by the Board.

**88. Buildings unfit for human habitation and notice of prohibition.- (1)**

If for any reason it shall appear to the Board that any building or part thereof intended or used for human habitation or human occupation for any purpose whatsoever is unfit for such uses, it shall signify its intention to prohibit the further use of such building or part of a building and call upon the owner or occupiers or tenants to state in writing their objections (if any), to such prohibition within fifteen days after the receipt of such notice. If no objection is raised by such owner or occupier within the prescribed period or if any objection which is raised appears to the Board to be invalid or insufficient, the Board may prohibit by an order in writing the further use of such building or part thereof. The owner or occupier of the building shall be given an opportunity of appearing before the Cantonment Executive Officer in person or by an agent in support of his objection, if he so desires.

(2) A thirty days notice of such prohibition shall be served in person or by any courier service, mail, or by pasting at site in the presence of authorized officer of Board before which every such person shall remove himself and his property from the said building or part thereof; failing compliance the Board may cause him and his property to be removed at his own risk and cost. In case of imminent danger twenty-four hours notice may be issued by the Board.

(3) When a building or part of a building has been vacated under sub-byelaw (2) of bye law 87 the owner shall display at each entrance at prominent places to such building a notice to read “DO NOT ENTER, UNSAFE TO OCCUPY” in English and Urdu. Such notice shall remain displayed until the required repairs, demolition, or removal are completed.

**89. Alteration, modification or repairs of dangerous buildings of category-2.- (1)**

At any time after a building or part of a building has been vacated under sub bye-law (2) of bye-law 87, if the Board considers that it can be rendered fit for human habitation by the structural alterations or repairs of modification and updates or repairs before or after the vacation of habitants from such buildings, the Board may by notice in writing call upon the owner to commence through professional within such time as may be specified (but not less than thirty days) and to complete within the period as specified in the notice but not more than ninety days from the date of receipt of such notice, such structural alterations, modifications, up-dates or repairs, as deemed necessary and if at the expiration of the aforesaid period such alterations,

modifications, updates or repairs have not been commenced or completed to the satisfaction of Board it shall issue to the said owner a notice in writing ordering the demolition within thirty days from the date of receipt of such notice.

(2) If the Board considers it impracticable to render such building or part thereof fit for human habitation, the Cantonment Executive Officer may by notice in writing call upon the owner to demolish it in a period specified by the Board.

**90. Demolition of dangerous building on expiration of notice period.-** If at the expiration of the period specified in the notice and order to demolish a building or part of a building issued under clause (2) of bye-law 89 has not been complied with, the Board may direct, by an order in writing, the demolition thereof through an approved contractor who has on his roll at least one professional responsible for undertaking all necessary safety measures during the process of demolition as per procedure laid down by the Board.

**91. Extension of period for repairable buildings.-** For sufficient causes, the Board may extend the time allowed under, or prescribed by clause (1) of bye-law 89.

**92. Evacuation of dangerous buildings.-** (1) If in the opinion of the Board, any building, wall, or structure or anything affixed thereto is in a hazardous or dangerous state, Board may, by notice in writing, require the owner or occupier thereof forthwith either to remove the same or to cause such repairs to be made thereto as the Board considers necessary for the public safety, and if the danger appears to be imminent, the Board may forthwith take such steps as may be required to avert such danger, including the evacuation without notice from such building of all the occupiers thereof.

(2) Any expenses incurred by the Board shall be paid by the owner concerned.

(3) When the owner of any building, wall, structure or any thing affixed thereto fails to execute the repairs required from him by the Board, the tenant or occupant of such building, wall, structure or anything affixed thereto may, with the previous approval of the Board, carry out such repairs.

(4) Except with the permission in writing of the Board no person shall enter into or remain in any building from which the tenant or occupant has been removed.

## CHAPTER XI

### NO OBJECTION CERTIFICATE FOR PUBLIC SALE PROJECTS

**93. Application for N.O.C.-** A builder applying for N.O.C. to the Board shall furnish the requisite documents and particulars in prescribed Form as appended to these bye-laws, duly signed by all concerned.

**94. Undertaking of the builder or professional.-** The builders and their architects or engineers shall submit the undertaking along with the prescribed Form. The undertaking of the builder, as architect and engineer shall be on a stamp paper in accordance with format specified in Form.

**95. Determination of price and cost estimate.-** A builder shall submit the selling price of various units for registration purposes with details, specifications and work program for the project as specified in prescribed Form. This price shall be quoted in all the advertisement and promotion literature published by the builder, no escalation in the cost shall be allowed except where inflation (as defined by the Ministry of Finance) is above double digit for particular year in such case excess over the double digits shall be the percentage of price increase. In this case the builder shall simply inform the Board along with relevant inflation figure. No escalation shall be granted to the builder who has failed to complete the project in time.

**96. Fee for N.O.C.—**A builder shall pay to the Board a fee for the “NO OBJECTION CERTIFICATE FOR SALE” to publish a notice on the salient features of each public sale project (name of project, address, builder, office address, architect or engineers, number of floors, number and sizes of shops, flats, offices, compulsory open spaces, date of completion, and draft agreement, etc) within seven days of issuance of “NOC for sale.”

**97. Security deposit.- (1)** The builder shall deposit cash security equivalent to one percent of the cost of construction of the project with the Board to be held in a separate account which shall be recovered in advance from owner or builder before issue of approval of building plan or N.O.C. for sale. In addition, in case of delay in completion of the project, where such delay has not been condoned as per bye law 109, deduction from the security shall be made in proportion to the extent of the delay. This amount or lesser amount shall be refunded on the successful completion of the project and after obtaining the Occupancy or Completion Certificate and the expiry of the maintenance period as enunciated in the NOC granted by the Board.

**(2)** Board shall have the right to utilise the security deposit to remedy any fault or defect in the construction of the building after receiving complaints or notice and if the builder fails to rectify the same by himself or violation of any condition of the N.O.C. granted by the Board that come to light at the time of the completion of the project or in case the builder fails to comply with any of the following, namely:-

- (a)** to construct the building in accordance with the design specifications agreed with the purchaser and approved by the Board;
- (b)** to complete the building on time as per agreement with the purchaser;
- (c)** to provide services as per agreement with purchaser;
- (d)** to obtain Occupancy Certificate from the Board;
- (e)** if builder is found to be involved in any unlawful activities in the project; and
- (f)** to rectify defects after occupation provided the builder is at fault.

**(3)** Any such defect or violation shall have to be made good by the builder at his own cost and risk and the cash security deposit, shall not absolve the builder of his responsibility to the project as per condition of N.O.C.

**(4)** This security deposit shall not, in any way prejudice the Board's rights under these Bye-laws to initiate any other proceedings or action in the event or violation of any of these bye-laws.

(5) The deposit shall be released to the builder after one year of obtaining Occupancy Certificate but after meeting all builder's liabilities as cleared by the Board.

**98. Application form for allotment.-** After the receipt of NOC from the Board the builder shall get filled in an application form from a person intending to book a unit in the project.

**99. Execution of sub-lease.-** A unit shall be offered for sale on cash or cash-cum-loan basis as per schedule of payment. Sub-lease shall be executed as per sale and allotment conditions, in favour of allottee, before delivering the possession of the unit. The allottee shall own the building structure of his unit and shall proportionately share the price or rent of land of the unit with other allottees of the project.

**100. Confirmation of allotment.-** The builder through an allotment letter to the allottees shall confirm the allocation of the unit, within fifteen days of booking. The allotment letter shall specify the unit number, floor, floor area of the unit, general facilities, fittings and fixtures with their make and material, the total price of the unit and details of other charges together with the key plan of unit in line with key plan approved by the Board at the time of N.O.C.

**101. Agreement with allottee.-** Within fifteen days of the issuance of allotment letter and before calling other installments in respect of the unit, the builder shall execute an agreement with the allottees.

**102. Payment of installment.- (1)** The payment of installment shall be made by the allottee strictly according to the schedule of payment. In case of failure a fifteen days notice shall be issued by Registered Acknowledgement Due or registered courier service on the last given address and if the allottee fails to make payment within the above period another notice shall be issued by the builder upto another thirty days. In case of further failure a cancellation letter shall be issued to the allottee and a copy of which shall be endorsed to the Board. The builder shall not rebook the cancelled unit within thirty days of receipt of copy of cancellation letter by the Board:

Provided that builder shall publish the cancellation notice in the two leading news papers (English and Urdu) under the heading of cancellation of flat or unit.

(2) In response to the above cancellation notice, if the allottee intends to continue the booking, the builder shall restore the allotment, after receipt of pending payment and charging the markup on the prevailing bank rate for the period of delay on unpaid installment.

(3) If no response to the Board is received from the allottee during the said period, the cancellation of the unit shall be confirmed automatically. In case the cancellation is made before allocation, the builder shall refund the total amount paid till that time by the allottee within thirty days. However, after allotment of unit, the builder shall retain four percent of the amount paid that far, and the rest of the amount shall be refunded within thirty days.

(4) In spite of failure to make payment of installments in time, if the builder does not resort to cancellation as provided in these Bye-laws, the builder may or may not charge markup on the unpaid installments at the prevailing bank rate and the allottee shall be informed accordingly.

**103. Loan component.-** (1) The builder may arrange the availability of loan, if the project contains a loan component. If the loan is refused or reduced due to any reason whatsoever by the loan giving agency, the allottee shall pay the loan amount from his own resources. However, extra time of at least six months shall be given to allottee to pay the loan component to the builder.

(2) The allottee must complete all documentation for lease and loan within one hundred and twenty days of booking as written in the agreement and the builder shall issue a reminder. The repayment of the loan installments shall be made by the allottee or borrower to the loaning agency as and when it falls due as per rules of the relevant agency. The allottee or borrower shall abide by the arrangements of loan and will follow rules and regulations and orders and instructions of the loaning agency.

**104. Documentation and connection and meter charges.-** Documentation charges for sub-lease and loan, and external service connection charges for gas, electricity, sewerage and water shall be paid in proportion to the unit area in accordance with the actual payment made to these agencies plus fifteen percent as service charges for their respective services. This amount should be paid at the time of deposit of challan. In case any allottee fails to make this payment he shall pay mark up on the amount at the prevailing bank rate.



**105. Minor changes.-** The builder shall construct the building strictly according to the approved building plans. However, minor changes, if any, within the unit may be made by mutual arrangement between builder and allottee provided that these do not contravene the Bye-laws and such changes do not effect the structural stability of the building and do not usurp the right of the other allottees.

**106. Clearance of dues for execution of sub-lease.-** The sub-lease of the unit shall be executed in favour of the allottee before handing over the possession of the unit, provided the allottee has made payment of outstanding amount up to that time.

**107. Timely completion of the project.-** The builder shall maintain steady progress of work irrespective of the situation of payment by the individual allottees and availability of loan by the loan-giving agency. The builder shall fulfil the obligation of the timely completion of the project by arranging the deficit finances from his own resources. The builder shall inform the allottees every three months regarding progress of the project.

**108. Withdrawal of allotment.-** The allottee can surrender his allotment of the unit by surrendering the original letter of allocation or allotment to the company and in this event the builder will refund to the allottee the amount deposited till that time. In case the cancellation is made before allotment the builder shall refund total amount paid by the allottee till cancellation within thirty days. However, after the allotment of unit four percent of the amount paid that far, for the unit, shall be retained by the builder and the rest of the amount shall be refunded within thirty days.

**109. Extension in date of completion.-** Extension in date of completion shall be allowed to a builder if he produces documentary proof that more that fifty percent of his clients have defaulted in payments of two or more installments for over six months period. The builder shall also submit consent of atleast fifty percent of the allottees while applying for the extension in time.

**110. Sublet and transfers of allotment.-** The allottee can sublet, transfer or sell his unit to any one, with prior written permission of the builder, who shall allow transfer on receipt of all outstanding dues up to that time and transfer fee at rate of half percent of total price of unit, and no transfer fees shall be charged in case the transfer in made within three months of allotment.

**111. Physical possession and caretaking charges.-** The builder shall, after obtaining Occupancy Certificate from the Board, which shall include the provision of electric, gas, water and sewerage services, issue intimation letters to the allottees. The allottee shall take over possession of the unit within thirty days of receipt of such letter from the builder.

**112. Delay in completion and compensation for period of delay.-** The builder shall complete the project and hand over physical possession of the unit complete in all respect to the allottee by the time specified by the Board. In case of delay in handing over possession, the builder shall pay markup to the allottee at the rate of prevailing banks rate on the total amount paid, for the period of delay calculated from the completion time specified by the Board or extension made thereof.

**113. Abandonment of the project.-** If, for any reason, the project is abandoned by the builder, the builder` will refund the total amount received from the purchaser with mark up at the prevailing bank rate on the same, for the whole period of retention of the money, along with an additional compensatory amount equal to ten percent of the amount received from the allottee up-to-date against the booked unit, within sixty days of the announcement to the effect of the abandonment of the project.

**114. Defect liability.-** The builder shall assume defect liability of the unit for a period of one year in respect of structure and six months in respect of fixture from the date of offering possession of the unit after obtaining Occupancy Certificate, and all defects shall be rectified.

**115. Sale or transfer of the project.-** No builder shall sell or transfer the whole project to any one for sale, or transfer the units of the project to the general public, unless prior intimation to the Board is given and No Objection Certificate from the two-thirds majority of the allottees is obtained. The new builder shall assume all responsibility and liabilities of the agreement made between outgoing builder and allottees, in addition the new builder must get the previous N.O.C. issued by the Board revalidated in his favour.

**116. Formation of association and maintenance of utilities.-** The allottees would form an association to handle the affairs of the project and maintenance of the services and amenities. The rights of easement, appurtenances and other common rights shall be transferred to such association.

**117. Settlement of disputes.-** All disputes of the builder and allottee shall be referred to the Board. Any appeal against the decision made by the authorized officer of the Board may be filed before the Director Military Lands and cantonment, Karachi, whose decision shall be final.

**118. Instructions of the board.-** Besides the above Bye-laws, the orders and instructions of the Board in accordance with these Bye-laws, issued from time to time, in this regard shall be followed strictly.

**119. Use of amenity spaces.-** Common use or amenity spaces, recreational area, parking area in the project shall neither be converted nor mis-utilized but will be used exclusively for the benefits of the allottees of the project as per approved plan

**CHAPTER XII**  
**VIOLATIONS OF BYE-LAWS**

**120. Removal or prevention of violation.-** (1) The Board shall carry out inspection and take other appropriate measures to ensure compliance with these Bye-laws.

(2) If the Board finds that any of the provisions of these Bye-laws, or any rules relating thereto, or any conditions of a general or special permit, are being or have been violated, it shall serve a notice in writing on any person responsible for the violation.

(3) The notice shall indicate the nature of the violation and the Board may order such action as it may deem appropriate to correct the violation including but not limited to-

- (a) the discontinuance of any illegal work being done on, or activities being conducted in relation to, building;
- (b) requiring the owner or builder who are carrying out or have carried out such building works, on or before such day as shall be specified in such notice, by a statement in writing subscribed by him or by an agent duly authorized by him and addressed to the Board, to show sufficient cause why such building works or such part thereof shall not be removed or altered to comply with these bye-laws; and
- (c) if such person fails to show sufficient cause to the satisfaction of the Board why such building works or part thereof shall not be removed or altered, the Board may take following actions, namely:-
  - (i) require the person who has carried out the works against the provisions of these Bye-laws to alter or cessation of the whole or part of construction works thereof; and

- (ii) any other measures authorized by these Bye-laws, or with the conditions of permit.

(4) The order shall specify the period within which the violation shall be corrected and in the event of non-compliance with the order the Board may cause appropriate measures under the relevant bye-law or Act to be taken to effect compliance. The expenses shall be recoverable from the owner in the manner provided for the recovery of arrears of revenues or taxes.

(5) The giving of notice and making and serving of an order under this clause shall not be a prerequisite to the initiation of, and shall not bar, any prosecution under any applicable law, and the Board may take action under this clause whether or not a prosecution has been initiated.

**121. Enforcement by the Board or C.E.O.-** Board or C.E.O. may direct the concerned officer (under whose jurisdiction violations have occurred) to take action under these Bye-laws with respect to any violation including entering upon and sealing of premises.

**122. Appeals.- (1)** Within thirty days from the date of receipt of any order of the Board under these bye-laws, any aggrieved person so served may appeal to the Board and the Board shall give him an opportunity to be heard before Cantonment Executive Officer within fifteen days of filing of such appeal.

(2) The Board after considering a report and any recommendations of the hearing officer or officer, may affirm, modify or amend the order or determination.

(3) Within thirty days from the date of receipt of any order of Board under these bye-laws or of its determination on an appeal under the preceding sub-bye-laws, the aggrieved person so served may appeal to the Director, Military Lands and Cantonments, which shall give him an opportunity to be heard and within such reasonable time as shall be designated by the Federal Government.

**123. Finality of orders or determinations.-** Unless an appeal has been admitted as provided by bye-law 122, an original or appellate order, or determination of the Director, Military Lands and Cantonments shall be final.

**CHAPTER XIII**  
**CHANGE OF LAND USE**

**124. Change of land use amenity plot.-** No amenity plot reserved for the specific purpose shall be converted or utilized for any other purpose.

**125. change of land use of residential plots.-** (1) No residential plot shall be converted into any other use except with the approval of the Federal Government, MPO or the City District Governments, Karachi (CDGK) after the recommendations of the Board.

(2) The applicant shall apply and pay necessary fee to the Board for change of land use of the plot with full justification, which shall examine the case in the light of the planning of the area and forward it to the Federal Government for consideration.

(3) The Board shall also issue a public notice for the change of land use of the plots in accordance with the provisions of these Bye-laws and the expenses shall be borne by the applicant.

(4) The Board shall give due consideration to the objections from the public before the final decision.

(5) The applicant shall pay the prescribed fees and other charges to Board.

(6) Final N.O.C. of change of land use shall be issued by the Board, after approval of the Federal Government.

(7) Residential plot within a residential neighbourhood can be allowed to be used for education purpose by the Board after inviting public objection from neighbourhood.

**126. commercialization of plots.-** Conversion of residential plot into commercial shall be allowed only according to a uniform commercialization policy formulated and revised from time to time with the approval of the Federal Government through notification on the basis of comprehensive study of various urban areas under pressure for commercialization. Individual plots outside the policy will not be considered for commercialization.

**CANTONMENT BOARD CLIFTON, KARACHI, BUILDING BYE-LAWS**

**FORM 1**

**APPLICATION FOR SANCTION OF PLANS**

**[ Bye-law 4(1) ]**

The Executive Officer,  
Clifton Cantonment, Karachi.

1. In pursuance of section 179 of the Cantonment Act, 1924 (II of 1924), I/We hereby apply for permission to erect/re-erect make additions to and/or alterations in the building on plot No. \_\_\_\_\_ situated at \_\_\_\_\_ Clifton Cantt. in accordance with the Building Plans submitted herewith for sanction;
2. Necessary particulars are given below and certified to be true:
  - (i) Plot held from \_\_\_\_\_
  - (ii) Reference of title deed. (In case of Authority area attach 2 copies each of Allotment order/Transfer order issued by the Authority and of lease 'A' or 'C' as the case may be).
  - (iii) Intended use of proposed building works; and
  - (iv) Description of the proposed building works
3. Particulars or enclosures:
  - (i) Seven copies of proposed plans (in case of plot held from the Authority, seven copies of the site plan issued by the Authority shall also be attached and the building application shall be forwarded through the Authority).
  - (ii) Receipt of payment of scrutiny fee
  - (iii) Copy of power of attorney in case the owner is not submitting the plans himself.
4. Mr. \_\_\_\_\_, Registered Architect/Engineer, Registration No. PEC/PCATP \_\_\_\_\_ is hereby authorized by me/ us to do all things required to be done under these bye-laws on my/our behalf.
5. I/We undertake that I/we shall be personally responsible for any violation of these bye-laws and conditions, if any, accompanying the sanction of the plan/plans.

Signature: \_\_\_\_\_  
Owner/Lessee/Allottee/Attorney

Address: \_\_\_\_\_

Dated. \_\_\_\_\_

**CANTONMENT BOARD CLIFTON, KARACHI, BUILDING BYE-LAWS**

**FORM 2**

**REGISTERED ARCHITECT/ENGINEER'S CERTIFICATE**

**[Bye-law 4(3)]**

(To be accompanied with Form 1)

This is to certify that the building plans submitted by \_\_\_\_\_  
\_\_\_\_\_ for Plot No. \_\_\_\_\_ have  
been prepared by me/us and that I/we undertake to supervise the proposed construction as  
per specifications submitted herewith in triplicate. I/We further undertake that if I/We  
discontinue supervision of the work, I/We shall give immediate intimation thereof, as  
required under the. above Bye-law.

Name & Signatures of Architect/ \_\_\_\_\_  
Civil Engineer/ Structural Engineer

Registration No. of PEC/PCATP \_\_\_\_\_

Category of Registration: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_.

**SPECIFICATIONS ATTACHED:**

1. Nature of the soil below foundation.
2. Specification of foundation.
3. Specification of plinth.
4. Specification of superstructure.
5. Specification of floor.
6. Specification of roof.
7. Method of drainage and sewerage.
8. Kind of slab.



**CANTONMENT BOARD CLIFTON, KARACHI, BUILDING BYE-LAWS**

**FORM 3**

**NOTICE OF DISCONTINUANCE**

**[ Bye-law 4(3) ]**

The Executive Officer,  
Clifton Cantonment, Karachi.

I hereby give notice of my discontinuance from the building works with effect from \_\_\_\_/\_\_\_\_/\_\_\_\_ as the Registered Architect/Civil Engineer/Structural Engineer in respect of Plot No. \_\_\_\_\_ situated at \_\_\_\_\_ Clifton Cantt. It is certified that the following building work on the said plot has been carried out under my supervision and to my entire satisfaction.

Name & Signatures of Architect/  
Civil Engineer/ Structural Engineer \_\_\_\_\_

Registration No. of PEC/PCATP \_\_\_\_\_

Category of Registration: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_.

Description of the work:

- 1.
- 2.
- 3.
- 4.
- 5.

Copy to:-

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Owner  
Clifton, Cantt.

**CANTONMENT BOARD CLIFTON, KARACHI, BUILDING BYE-LAWS 2006**

**FORM 4**

**CERTIFICATION OF STRUCTURAL SOUNDNESS OF BUILDINGS.**

[Bye-law 6(j)]

I/we certify that:

1. I/we have been appointed as consulting Structural Engineer by Mr./Mrs./M/s \_\_\_\_\_ for the structural design of the building on Plot No. \_\_\_\_\_ situated on \_\_\_\_\_ Clifton Cantt on \_\_\_\_/\_\_\_\_/\_\_\_\_. Which:
  - (a) Is likely to be constructed from \_\_\_\_/\_\_\_\_/\_\_\_\_.
  - (b) Is under construction since \_\_\_\_/\_\_\_\_/\_\_\_\_.
  - (c) Has been virtually completed on \_\_\_\_/\_\_\_\_/\_\_\_\_.
  - (d) Stage of construction \_\_\_\_\_.
  - (e) No. of storeys designed \_\_\_\_\_.
2. The structure designed has been based on following codes/ Bye-Laws rationally coupled with Engineering knowledge and judgment where necessary:
3. (a) The sub- surface investigation was carried out by M/s \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_.  
(b) A design bearing capacity of \_\_\_\_\_ Tons/Sft was adopted based on \_\_\_\_\_
4. Our/my contractual responsibilities were / are limited to:
  - (a) Structure analysis and design.
  - (b) Preparation of working structure drawings.
  - (c) Preparation of bar bending schedule.
  - (d) Checking bar bending schedule prepared by the contractors/ constructors/ builders.
5. The following documents are attached:
  - (a) Set of working structural drawings.
  - (b) Set of bar bending schedule.
  - (c) Set of design calculations.
  - (d) Set of specifications relevant to structural work.

Name of Structural Engineer: \_\_\_\_\_  
Signature: \_\_\_\_\_  
CBC License No. \_\_\_\_\_  
PEC Registration No. \_\_\_\_\_

**CANTONMENT BOARD CLIFTON, KARACHI, BUILDING BYE-LAWS**

**FORM 5**

**VERIFICATION OF BUILDING AT DIFFERENT CONSTRUCTION STAGES**

**[Bye-law 11]**

The Executive Officer,  
Clifton Cantonment, Karachi.

I/We hereby inform that I/We have commenced the building works on Plot No. \_\_\_\_\_ located \_\_\_\_\_ at \_\_\_\_\_ Clifton Cantt and also to bring into your notice that the following important stage of construction of building has been completed i.e. the foundation, plinth and pouring of all roof levels:

\_\_\_\_\_  
\_\_\_\_\_

2. You are, therefore, requested to depute a representative to verify the building line at the above mentioned foundation level/plinth level/roof levels so as to enable me/us to carry out the building work.

Owner's Signature & Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ARCHITECT'S CERTIFICATE**

I/We hereby certify that the construction of building on Plot No. \_\_\_\_\_ situated at \_\_\_\_\_ Clifton Cantt. has been carried out in accordance with the sanctioned plan (s).

Registered Architect/Engineer: \_\_\_\_\_  
Signature: \_\_\_\_\_  
CBC License No. \_\_\_\_\_  
PEC/PCATP Registration No. \_\_\_\_\_

**CANTONMENT BOARD CLIFTON, KARACHI, BUILDING BYE-LAWS**

**FORM 6**

**NOTICE OF COMPLETION**

**[Bye-law 14(1)]**

The Executive Officer,  
Clifton Cantonment, Karachi.  
Date of delivery at the

I/We hereby give notice of completion of building/additions or alteration in the building on Plot No. \_\_\_\_\_ located at \_\_\_\_\_ Clifton Cantt. and of drainage and water arrangement therein, and apply for permission for occupation for the said building.

The said work has been carried out in accordance with sanctioned Building Plans received vide letter No. \_\_\_\_\_ Dated \_\_\_\_\_.

Owner's Signature, \_\_\_\_\_  
address & Tel. No. \_\_\_\_\_  
\_\_\_\_\_

Dated: \_\_\_\_/\_\_\_\_/\_\_\_\_.

**ARCHITECT'S CERTIFICATE**

I hereby certify that the building / additions or alteration of the building on Plot No. \_\_\_\_\_ located at \_\_\_\_\_ Clifton Cantt. have been completed / partly completed under my supervision and to my satisfaction in accordance with the building plans sanctioned vide letter No. \_\_\_\_\_ dated \_\_\_\_\_.

Registered Architect/Engineer: \_\_\_\_\_  
Signature: \_\_\_\_\_  
CBC Licence No. \_\_\_\_\_  
PEC/PCATP Registration No. \_\_\_\_\_

**CANTONMENT BOARD CLIFTON, KARACHI, BUILDING BYE-LAWS  
FORM 7**

**REGULARIZATION OF WORKS CARRIED OUT WITHOUT PERMISSION**

**[Bye-law 15]**

The Executive Officer,  
Cantonment Board, Clifton, Karachi.

Whereas I/We have constructed \_\_\_\_\_  
\_\_\_\_\_ on Plot No \_\_\_\_\_ located at \_\_\_\_\_  
Clifton Cantt. as shown on the plan attached here with.

2. Whereas I/We have made deviations from building plans sanctioned vide letter No. \_\_\_\_\_ dated \_\_\_\_\_ in the course of construction of the building/ alteration and additions to the building as shown on the plans attached herewith.

3. Whereas I/We are willing to make any alteration required to be made in the said structure so as to make it consistent with the permission of the Board and also willing to pay the composition fee imposed by the Board for regularization of illegal construction/deviations from approved plan or in violation of bye-laws. It is, therefore, requested that plans may be regularized by way of composition as per law and permission to the occupy the said building may be granted.

Owner's Signatures & Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ARCHITECT'S CERTIFICATE**

I/We hereby certify that existing structure on plot No. \_\_\_\_\_ located at \_\_\_\_\_ has been fully and

correctly shown on the plan submitted by me. And I/We further certify that the building is structurally stable. Necessary structural calculations and detail are attached herewith.

Registered Architect/ Structural Engr: \_\_\_\_\_  
Signature: \_\_\_\_\_  
CBC License No. \_\_\_\_\_  
PEC/PCATP Registration No. \_\_\_\_\_  
\_\_\_\_\_

F. No.38/3/Budget/ML&C/96/4/27/D-6(A-VI)/2006.

xxxxSdxxxx  
( Muhammad Zubair Dar )  
Section Officer