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PART II

Statutory Notifications (S.R.O.)

GOVERNMENT OF PAKISTAN
CAPITAL DEVELOPMENT AUTHORITY
(Islamabad Capital Territory)

NOTIFICATION

Islamabad, the 10th August, 2023

BUILDING CONTROL REGULATIONS-2020

S. R. O. 1074(I)/2023.—In exercise of the powers conferred by Section-51 of the Capital Development Authority Ordinance 1960, CDA has been pleased to make the following **Amendments, Additions & Deletions, in Islamabad Capital Territory Building Control Regulations, 2020:** as being expedient:—

2539(1—118)

Price: Rs. 190.00

[1615(2023)/Ex. Gaz.]

8. **Attached Building** means a building which is joined to another building at one or more sides by a party wall or walls;
9. **Authority** means the Capital Development Authority as defined in the Capital Development Authority Ordinance, 1960 (XXIII of 1960);
10. **Authorized Use of buildings** the authorized use of building shall be as authorized by the Authority, except otherwise specifically prescribed or permitted;
11. **Aviary** means a structure for keeping or breeding birds;
12. **Balcony** means an outside projection from a building overlooking a compound, road or courtyard and projecting in front of a room/space and not used as a passage;
13. **Base** (applied to a wall or pillar) means the underside of the course immediately below plinth, if any, or in the case of wall carried by a bressummer immediately below such bressummer or in the case of a building having no plinth, immediately above the footings;
14. **Basement** means a lowest portion of a building / structure wholly or partly below natural ground level / front road level / adjacent ground level under the plinth;
15. **Bathroom** means a room meant for bathing and washing designed in a building as such;
16. **Block of Flats** means a multiunit structure occupied by more than one family and having more than one storey;
17. **Block** means a tract of land bounded by a street/streets, public land etc.;
18. **Bressummer** means a wooden, metal or R.C.C. beam which carries a wall;
19. **Building Line** means the line up to which the plinth of a building abutting on a street or on an extension of a street or on a future street may lawfully extend after allowing for the mandatory set-backs;
20. **Building Works** means erection or re-erection of any building or making additions and alterations in an existing building;

21. **Building** means any structure or enclosure permanently affixed to the land;
22. **Built up Area** means the portion of plot upon which the principal and ancillary buildings can be erected, the measurement includes wall thickness of a building;
23. **C.D** means a compact disk for data storage device for computers;
24. **Canopy** means a roof-like projection from the face of a building and not being a balcony;
25. **Cardinal Points** means a diagram showing North, South, East and West;
26. **Ceiling** means the underside of a roof or a floor either covered with plaster, ceiling boards or other similar material;
27. **Cellar or Vault** means any storey wholly below the level of the land adjacent to it;
28. **Cess Pool** means a tank intended to receive waste water and sewage;
29. **Chancery** means a building meant for use as offices by a diplomatic mission;
30. **Chimney** means a structure, not being a flue pipe, enclosing one or more flues and includes any opening therein for the accommodation of a heat producing appliance;
31. **Column** means any part of construction which shall by its resistance to compression in the direction of its length and to bending action included by such compression, support and transmit loading, in relation to structural steel, timber, or reinforced concrete;
32. **Commercial Building** means a building erected on a commercial plot for commercial use, allotted for shops / offices with or without residential flats / apartments;
33. **Common Areas and Facilities** in multi unit buildings include:—
 - a. yards, gardens, parking areas, storage spaces and central areas;
 - b. the premises for the lodging of janitors or persons employed in the management of the property;

- c. installation of central services such as power, gas, hot and cold water, heating, refrigeration, air-conditioning and incinerating, and fire-fighting and fire-alarm system, etc;
 - d. the top roof of the building and any structure thereon, the stair halls on all the floors, entrance hall, passages, verandahs, corridors and lobbies, the elevators, tanks, pumps, motors, fans, compressors, ducts and in general all areas, apparatus and installations existing for common use, and
 - e. such other community and common facilities as are provided for in the building and other parts of the property necessary or convenient for its existence, maintenance and safety, or normally in common use of the occupants of the building;
34. **Common Expenses**⁶ in multi unit buildings include:—
- i all sums lawfully assessed against the unit-allottees;
 - ii expenses on the administration, maintenance, repairs or replacement of the common areas and facilities; and
 - iii expenses agreed upon as common expenses by the Managing Committee;
35. **Competent Authority**⁶ means Chairman CDA, concerned Member or any other officer empowered by the authority to approve plans and to control the building activity;
36. **Corner Lot**⁶ means a lot situated at the intersection of two vehicular streets;
37. **Corner Plot**⁶ means a plot situated at the intersection of two vehicular streets and declared as corner plot by the Authority;
38. **Cross Wall**⁶ means an internal load, bearing wall built at right angles to an external wall;
39. **Damp-Proof Course (DPC)**⁶ means a layer of material impervious to moisture;
40. **Dangerous Building**⁶ means all buildings, walls or structures which are declared structurally unsafe by the Authority or which constitutes a fire hazard, or otherwise dangerous to human life and public welfare;

41. **Dead-Load** means the actual weight of walls, floors, roofs, partitions and all other components forming part of a building;
42. **Detached Building** means a building not joined to any other building on any side;
43. **Diplomatic Enclave** means the southern portions of sectors G-5 and G-4 of Islamabad;
44. **Domestic Building** means a building used wholly or predominantly as a dwelling house;
45. **Dormitory** means a sleeping room with several beds;
46. **Dwelling House** means a building used or constructed for the use of a single family having at least two habitable rooms;
47. **Embassy** means a building meant for use as the residence of the head of a diplomatic mission, his family and servants and which is not a chancery;
48. **Existing Building** means a building existing on plot allotted by the Authority.
49. **External Wall** means any outer wall of a building abutting on an external or internal open space;
50. **Facade** means the exterior face of a building facing a main street or open space;
51. **Factory** means a building used for manufacture, production or repair of any article;
52. **Family** means a group of persons related by blood or marriage, and if not so related, of not more than five persons living together and maintaining a common household;
53. **Fan-Light** means any aperture above the top level of a door or a window so constructed that the whole of it can permit air and light to pass through without obstruction;
54. **Flat** means an apartment consisting of two or more habitable rooms with kitchen and bathroom;
55. **Floor Area Ratio (F.A.R)** means the sum of gross covered areas of all floors of a building(s) on a plot divided by the total area of that plot;

56. **Floor Area** means the sum of the gross horizontal areas of all the floors, including verandahs, 25 percent of the area covered by the pergolas but excluding basements, vaults, cellars and roof projections (chajjas), if any, not exceeding the maximum permissible limits, measured from the exterior faces of exterior walls or from the centre line of the walls separating two buildings;
57. **Floor** means and includes any horizontal platform forming the surface of any surface of any storey consisting joist boards, timbers, stone, R.C.C complete slabs, steel or other materials connected with or forming part of such platform;
58. **Flue** means a passage or channel through which the products of combustion of a boiler or other furnace are taken to the chimney;
59. **Footings** means the projecting courses at the base of a wall, spreading the weight of the building or structure over the ground;
60. **Form Work** means all forms, moulds, sheeting, shuttering, planks, poles, posts, shores, struts, ties, up-lights and all other temporary supports to the concrete during the process of pouring and setting;
61. **Foul Air** includes exhaust air from lavatories, bathrooms, urinals, toilets, kitchens, canteens, chemical stores, restaurants, hair dresser shops, laboratories, dark rooms, battery room, car parks or similar areas and air discharged from smoke extract system associated with fire protection services of buildings;
62. **Foundation** means a structure entirely below the level of the grounds, which carries and distributes the load from pillars, beams or walls on to the ground;
63. **Frame Building** means a building constructed of timber, metal or R.C.C. load-bearing frame work with non-load-bearing panel walls;
64. **Front of Plot or Building** that portion of a plot or building bordering or facing on the vehicular public street and in case of a corner plot either of the vehicular public street may be considered in determining the front, unless otherwise clearly stated or prescribed in the layout plan.
65. **Functional Plan** means the plan of the Planning Wing such as Blue Area showing the size, shape and number of stories of a building on a plot;

66. **Ground Floor** means a platform constructed at plinth level;
67. **Habitable Room** means a room to be used primarily for human habitation and include living room;
68. **Head Room** means the clear vertical distance between the finished floor level and the soffit (underside of a structural component) of the lowest projecting member of the surface;
69. **Height of a Room** shall be taken to be the vertical measurement from the upper surface of the floor to the underside of the highest part of the ceiling less one half of the vertical measurement between the lowest and highest parts of the ceiling: where there is no ceiling the measurements shall be to the underside of the rafters;
70. **Height of Building** shall be taken to be the vertical measurement from the mean level of front road to the highest part of the roof of that building (less one half of the difference of levels of the lowest and highest parts of the roof in case of pitched roofs);
71. **Home Occupation** means part time use of a part of a residential building or apartment by its resident professionals (for their personal professional use), such as architects, doctors, engineers and lawyers for consultancy and advisory services provided that the residential character of the building is not changed;
72. **House** means a building to be used for residential occupancy of one or more families as prescribed under these Regulations.
73. **Housing Unit** mean an independent unit within a house or bungalow meant for habitation of a single family and having at least two habitable rooms with a kitchen and a bath.
74. **Impervious Material** means any material which prevents the passage of dampness;
75. **Imposed Load** means the load assumed to be produced by the intended occupancy or used including distributed, concentrated impact and inertia loads but excluding wind loads;
76. **Independent Services** means and includes plumbing and water main-supply pipes, main electric distribution lines and meters, gas lines and meters independently linked to each unit;
77. **Institutional Buildings** except otherwise prescribed or permitted by the Authority the institutional buildings are those meant for use as educational, health, training, research and development institutions.

78. **Kitchen** means a room intended to be used wholly for preparing or cooking food for human consumption;
79. **Kitchenette** means a small space for warming food on a floor having no kitchen;
80. **Enlisted Architects** means a person registered with Pakistan Council of Architects and Town Planners (PCATP) as Architect and enlisted with Authority;
- 80-a. **Enlisted Town Planner** means a person registered with Pakistan Council of Architects and Town Planners (PCATP) as Town Planner and enlisted with Authority.
81. **Enlisted Structural Engineer** means an entity/person registered with Pakistan Engineering Council (PEC) as Consulting Engineer and enlisted with Authority.;
- 81a. **Enlisted Vetting Consultant** means an entity registered with Pakistan Engineering Council (PEC) as Consulting Engineer, enlisted with Authority as Enlisted Structural Engineer and Enlisted Vetting Consultant.
82. **Lintel** means a beam supporting walling over an opening or recess;
83. **Load Bearing** in relation to any part of the building including its foundation, means that part of the building which bears a load other than that due to its own weight and to wind pressure on its own surface;
84. **Loft** means a balcony inside a room with no access to it except from inside such room;
85. **Lot** means a single tract of land on which principal buildings and building ancillary thereto may be constructed under the provisions of this Regulation;
86. **Managing Committee** means a committee elected by the unit- allottees and occupants of the units, by whatever name called, for managing the common areas and facilities of a building and liaison between them and the Authority;
87. **Masonry** means stone, bricks or cement concrete blocks laid in lime, cement or mud mortar;
88. **Modular Plot** means a sign indicating the name and or address of a building or the name of the occupant thereof and /or the practice of an authorized or permitted occupation there in;
89. **Module** means unit of size used as a basis for standardizing the design and construction of building parts and materials;

90. **Multi-Unit Building** means a building having at least two floors and four units; for the purpose of this Regulation mezzanine constructed as an independent floor shall count as a floor but a loft or balcony projecting inside a hall, not exceeding one-third of the area of space where it is projecting, will not count as a floor;
91. **Name Plate** means a sign indicating the name and or address of a building or the name of the occupant thereof;
92. **Non-Conforming Use** means the use of a plot or structure thereon not conforming to the purpose authorised or permitted under this regulation or the conditions of allotment;
93. **Noxious Matters** means a material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects on the psychological, social or economic well-being of persons;
94. **Obnoxious Industries** means industries handling hazardous substances and or produces hazardous waste as determined under Pakistan Environment Act, 1997;
95. **Open Staircase** means a staircase of which the roof must be fully open to the sky and of which at least two sides must be fully open and clear of any adjoining walls of any other building;
96. **Ordinary Repairs** means painting, white-washing, plastering, paving and minor renewals or alterations;
97. **One window Operation (OWO)** means counter of one window operation, located in Block-III, CDA Secretariat, off Khayaban-e-Soherwardi, Islamabad.
98. **Owner** means the person to whom a plot has been allotted, leased or otherwise transferred, conveyed by the Authority or the lawful transferee of such plot duly mutated in the record of the Authority;
99. **Panel Wall** means a wall which is built between posts or pillars and which supports no load other than its own weight;
100. **Parapet** means a dwarf wall whether plain, perforated or panelled along the edge of a roof, balcony, verandah or terrace;
101. **Particulate Matter** means the material which is suspended in or discharged into the atmosphere in finely divided form as a liquid or solid at atmospheric pressure and temperature;

102. **Partition** means an internal vertical structure which sub-divides a storey of a building into sections and which supports no load other than its own weight;
103. **Party Wall** means a common wall between adjacent buildings on independent plots;
104. **Pergola** means a structure of which the roof must be at least 75% open to the sky;
105. **Plan** means the building plans showing the proposed details of the arrangement of intended building uses/functions;
106. **Plinth** means the portion of the building between the level of the street or road and the level of the ground floor;
107. **Plot Coverage** means the percentage of area of the plot on which a building is allowed to be constructed;
108. **Plot** means a single tract of land located within a block and demarcated by the Authority as such;
109. **Porch** means a covered space for one or two cars and open at least from one side;
110. **Prescribed** means prescribed by these Regulations or instructions issued by the Authority from time to time;
111. **Principal Building** means a building in which the principal use is authorised or permitted;
112. **Principal Use** means the use of the principal building for which the plot of land is allotted or conveyed to the owner as distinguished from a subordinate or ancillary use;
113. **Property Line** for the purpose of these Regulation, means that part of the plot boundary which separates property from the public property or a private property from another private property;
114. **Public Buildings** means buildings of public assembly, community facilities and public utilities and except otherwise prescribed or permitted by the Authority are for use as authorised under this Regulation;
115. **Public Open Space** means any open area including parks, playgrounds, waterways, streets etc. meant for public use;

116. **Public Street**[‘] means a public right of way having plot on one or both sides and provides a vehicular mean of access or approach to abutting plots. It includes vehicular street, road and parking area;
117. **Rainwater Harvesting**[‘] means the collection of rainwater from rooftops and land runoff through a system of pipes and tanks in a building by which rainwater can be collected in tanks for re-use;
118. **Rain Water Pipe**[‘] means a pipe (not being a drain) which conveys/ or carries only rain water;
119. **Refuse Collection Point**[‘] means a point from which the refuse of a house will be collected;
120. **Regulation**[‘] means Islamabad Building and Zoning Regulations, 2020;
121. **Residential Building**[‘] means a building authorised for residential occupancy by one or more families but does not include hotels or lodging houses or guest houses;
122. **Residential Plot**[‘] means a plot allotted exclusively for residential purpose;
123. **Residential Use**[‘] means a building or part of it authorised for residential occupancy by one or more families;
124. **Retail**[‘] means direct sale of commodities to consumers in relatively small quantities;
125. **Semi-Detached Building**[‘] means either of two buildings constructed in pair on adjacent sites separated by a party wall and having a side yard;
126. **Septic Tank**[‘] means a system of chambers made of imperious material, intended for reception and treatment of sewage;
127. **Set back (Yard)**[‘] means a space compulsory required to be left open between the building and the plot line without any obstruction Set back will be measured in horizontal distance between the plot line and the building;
128. **Shop**[‘] means a building used for carrying on trade or business and does not include a ware-house or a petrol filling station, but includes a residential accommodation attached to it;

129. **Sign** means a name, identification, description, display or illustration affixed to painted or directly/indirectly represented upon a building structure or piece of land which directs attention to an object, product, place, activity, persona, institution, organization or business but does not include any display public office notices nor the flag, emblem, insignia of Pakistan or any other nation, school or religious group;
130. **Site** includes not only the land actually covered by the building, but also the land at the front, rear and side of a building;
131. **Soak Pit** means a pit filled with aggregate, boulders or brick bats and intended for the reception of waste water;
132. **Soil Pipe** means a pipe for conveying foul water to a sewer;
133. **Storey** means the portion of a building included between the surface of any floor and the surface of the floor next above or if there be no floor above, the space between the floor and the ceiling next above;
134. **Street** means a way, having houses on one or both sides, which affords a primary means of access to abutting property;
135. **Structural Alteration** means any change in the structure of a building i.e. supporting members of a building such as load-bearing walls, columns, beams, slabs, floors and girders etc.;
136. **Structural Calculations** means detailed calculations prepared by a Enlisted Architect/Engineer showing the sufficiency of the strength of every load-bearing part of the proposed structure;
137. **Superimposed Load** means all loads other than the dead load;
138. **Tenement** means a building suitable for letting out in separate units each consisting of not more than two rooms with a cooking place attached, a common passage and common sanitary arrangements;
139. **Terrace** means a raised level placed, in front of building on sloping ground artificial or natural shelf in hill side, row of houses built into one block;
140. **Terraced Building** means buildings in row and attached on both plot side lines;

141. **Terraced houses** means contiguous houses constructed on adjacent plot, separated by party walls and having no side set back;
142. **Toilet** means a space for washing up and dressing purpose and may include urinals and water closets;
143. **Toxic Material** means a material which is capable of causing injury to living organisms by chemical means even which present in relatively small quantities;
144. **Unit Allottee** means the person to whom the allottee allots, sells or agrees to sell or otherwise transfers, in whatever form, his rights in a unit in the multi-unit building;
145. **Unit** means a self-contained unit of shop, office, residential flat or apartment of an area not less than 150 square feet in the case of shop or office and not less than 600 square feet in the case of residential flat or apartment; Minimum area of residential flat/apartment in case of studio/one bed, minimum covered area requirement is 450 square feet.;
146. **Use** means the purpose for which a plot or building thereon is authorised or permitted under this regulation;
147. **Ventilating Pipe** means a pipe open to the external air at its highest point, which ventilates a drainage or a sewage system or part thereof and does not convey / carry any soil water, waste water or rain water;
148. **Verandah** means a part of a building facing street or an internal or external open space with at least half of the external wall space permanently open to light and air;
149. **Ware-house Class Building** means a building in which merchandise and other goods are stored and includes a factory;
150. **Warehouse** means a building in which merchandise and other goods are stored;
151. **Waste Water** means used water not being soil water;
152. **Water Closet (W.C)** means a fixture which is connected to a sanitary system so that the excreta may be carried away by flushing and may also refer to an enclosure containing such a fixture;
153. **Wind Load** means all loads due to the effect of wind pressure on structure;

154. **Yard** means an open space on a plot unobstructed from its lowest level to the sky;
155. **Zones-Diplomatic Enclave** are the internal divisions of the Diplomatic Enclave.
156. **Zones** are the internal divisions of the Islamabad Capital Territory (ICT) as per ICT Zoning Regulations 1992.

BUILDINGS AND USES

2.1 AUTHORIZED BUILDINGS AND USES

- 2.1.1 Only such types of buildings/structures can be constructed in Islamabad Capital Territory plots, which are in accordance with the Master Plan / Functional Plan / these regulations and/or as described in the terms and conditions of allotment of respective plot(s).
- 2.1.2 The plots / buildings in Islamabad Capital Territory (ICT) shall be used only for the purpose for which they have been allotted and conveyed.
- 2.1.3 No land or building shall be put to a non-conforming use. Any building or structure designed or intended for a use not authorised or permitted under these or other regulations of the Authority, or conditions of allotment, shall either be removed or converted into a building or structure designed or intended for the authorised use.
- 2.1.4 A non-conforming use of a building may render the owner and the occupant of the building liable to penalty and eviction from the building and the allotment/conveyance deed of the plot may also be cancelled.
- 2.1.5 Authority may consider change of land-use on request of allottees, with or without charges, provided that, the layout plan and Functional Plan framed for the same permits such change.
- 2.1.6 Small temporary buildings or structures of approved size for storage purpose can be constructed for the duration of the construction of the principal building(s) on the same plot or on adjacent land on approved location, with prior approval of the Authority before starting construction. Such buildings or structures shall be removed immediately after the main structure is constructed or earlier, if so directed by the Authority.

- 2.1.7 A residential house, may be used by its resident professional such as architect, town planner, lawyer, doctor, engineer etc. for —Home Occupation” with prior permission of the Authority on yearly basis, provided that the overall residential character of the building is not changed and not more than two rooms/not more than 25% of covered area of the house is used for home occupation. Furthermore it should not constitute, in any way, nuisance to the neighbors’ in any form as determined by the Authority. Charges of Rs. 50,000/- per year shall be payable for home occupation.
- 2.1.8 Construction may cover a block, leaving compulsory setbacks on ground and first floors in case of dwelling houses. However, in case of flats / apartment buildings, Schedule -1 shall be followed.

2.2 PERMISSION FOR CONSTRUCTION OF BUILDINGS

- 2.2.1 Every person, who intends to carry out building works shall comply with the provisions of these Building Bye-Laws/Regulations.
- 2.2.2 No building or structure shall be constructed nor shall any addition/alteration be made thereon except:-
- (a) with the prior approval of the Authority, and
 - (b) minor internal repairs which shall be made in accordance with the Building & Zoning Regulations or instructions, issued by the Authority in this behalf from time to time.
- 2.2.3 Any construction started/carried out without prior approval of the Authority shall be liable to be removed (partly or wholly) at the risk and cost of the owner(s)/allottee/occupant(s) and/or imposition of penalty as prescribed in the schedules/annexure;
- 2.2.4 Any construction that does not-conform to the Building & Zoning Regulations, shall be liable to be demolished at the risk and cost of the owner(s)/allottee(s)/occupant(s), after giving 15 days notice.
- 2.2.5 Building plan shall remain valid for a maximum period of five (5) years or for the construction period stipulated in the terms and conditions of the allotment. After the expiry of the period of their validity, revalidation, revised approval of plans shall be mandatory.
- 2.2.6 Provided that the building plans submitted to the Authority through Architect in accordance with these Regulations, the Authority shall convey intimation of approval of plans or otherwise, as the case may be, to the allottee/owner well as to the Architect, within a period of 10 working days from the date of submission of plan. Otherwise written intimation regarding reasons for non approval shall be given by the Authority within the said period.
- 2.2.7 Fee as prescribed in the regulations shall be paid in advance for obtaining approval of plans.

2.3 SUB-DIVISION AND AMALGAMATION OF PLOTS/ BUILDINGS

2.3.1 In case of Amalgamation of plots the Building Bye-laws will remain same as per Original Bye-Laws of individual plots. Amalgamation Fee will be as under:

For Residential:

a. Upto 299 Sq. Yds.	= Rs.10,000
b. 300 to 605 Sq. Yds.	= Rs.50,000
c. 606 to 1000 Syds.	= Rs.100,000
d. 1001 and Above	= Rs.150,000

For Commercial:

a. Upto 299 Sq. Yds.	= Rs.50,000
b. 300 to 605 Sq. Yds.	= Rs.150,000
c. 606 to 1000 Sq. yds.	= Rs.300,000
d. 1001 and Above	= Rs.500,000

Four Commercial plots & Two Residential plots can be amalgamated.

Note:-

FAR/Covered Area of Residential plot shall be capped according to the new size of the plot. Whereas in case of Commercial Plot, FAR shall be according to original size of plot.

- 2.3.1 Sub-division of any plot or construction thereon shall not be allowed without prior approval of the Authority.
- 2.3.2 Only one bifurcation/sub-division of plots will be allowed in respect of plots measuring 1000 sq. yrds and above, provided each divided portion of the plot is not less than 500 sq. yards. The sub-division will however, be allowed on the condition that, only one living unit will be permitted to be constructed on each sub-divided portion.
- 2.3.3 Where plots have been sub-divided, the Zoning and Building Regulations relating to FAR / permissible covered area and setbacks of the original un-divided plots will be applicable. And the combined FAR / permissible covered area of both the living units on the sub-divided portions shall not exceed the total FAR / permissible covered area permissible on the un-divided plot.
- 2.3.5 Plots, which abut on one road only, can also be sub-divided, provided an independent road access is 'given to the rear sub-divided portion from within the front portion. The area and ownership of this access lane will remain with the rear plot. However, each sub-divided portion should not be less than 500 sq. yards.
- 2.3.6 In old cases where approval on a sub-divided portion has already been given for more than two units, the approval will not be withdrawn. However, for sub divided portions where the allottees have not so far submitted drawings for approval, the new rules i.e., permission to construct one unit on each sub-divided portion, will apply.

2.4 F.A.R, Ground Coverage, Size, Height, Number of Storeys, Stair Tower, Type & Nature of Development

2.4.1 Except as otherwise prescribed or permitted by the Authority the maximum Ground Coverage, maximum Built-up Area of building on a plot/(total FAR), the minimum Setbacks from the plot lines, the maximum Number of Storey, the maximum Height, the Type & Nature of Development, Size of Building and Size of Mumty (Stair Tower) shall be as laid down in Schedule-1.

Mumty (Stair Tower) may be constructed in residential houses/plots as per Schedule-1. A small washroom and a room may be provided within the permissible area of Mumty. Height of Mumty (Stair Tower) may be constructed up to 10'-0" in residential houses only.

In case of terraced houses, where Architectural/Structural design conditions require, the ½ width limit of Mumty structure may be relaxed up to 55% with following conditions:-

The already allowed converted area (FAR) shall not increase at Mumty.

Any width exceeding the 55% allowance shall be demolish able, and will not be regularized.

Provided that the Authority may in exceptional cases due to site conditions, circumstances and technical reasons give, directions to the owner/allottee of a plot to follow such deviations from the Schedule as the Authority may consider necessary and the owner shall act in accordance with such directions.

2.4.1 Any excess covered area beyond the prescribed limits in Schedule-1, shall be demolished.

2.4.2 Any deviation from any rule, where possible and subject to approval of the Authority in advance, (maximum up to five percent 5 %) shall be considered for compounding with charges provided it does not conflict with any other regulations.

2.5 DEMOLITION OF ATTACHED BUILDINGS ON ADJACENT PLOT(S)

2.5.1 No building or structure or parts thereof (on adjacent / attached building where ownership is different) shall be demolished or removed, except those for which prior approval of the Authority has been obtained and;

2.5.2 Such demolition shall be carried out under the supervision of a Enlisted Structural Engineer, after taking all the necessary precautions for the safety of public life and attached / surrounding property;

2.5.3 During the course of demolition or reconstruction of attached structure(s), No Objection Certificate (NOC) from the owner(s) of the adjacent property(s) or Bank Guarantee.

2.5.4 Following amount of Bank Guarantees of difference categories are required.

S.No.	Description	Amount of Bank Guarantee (Recommended)
1.	<p>Attached Residential Buildings/ Houses.</p> <p>(i) Plot up to 200 Sq. Yards.</p> <p>(a) Ground Floor.</p> <p>(b) 1st Floor</p> <p>(ii) Plot above 200 Sq. Yards.</p> <p>(a) Ground Floor.</p> <p>(b) 1st Floor</p>	<p>Rs.150,000/- for each attached side.</p> <p>Rs.75,000/-for each attached side.</p> <p>Rs.300,000/-for each attached side.</p> <p>Rs.150,0000/-for each attached side.</p>
2.	<p>Detached Residential Buildings /Houses.</p> <p>(a) Boundary Wall</p> <p>(b) For Car Porch</p>	<p>Rs.150,000/- for each side.</p> <p>Rs.150,000/- for one Car Porch.</p>
3.	<p>Commercial Buildings (Attached).</p> <p>i. I& T Center & Class-III Shopping Center</p> <p>(a) Ground Floor.</p> <p>(b) 1st & Subsequent Floors.</p>	<p>Rs.500,000/- for each attached side.</p> <p>Rs.250,000/- for each Floor & each attached side.</p>

S.No.	Description	Amount of Bank Guarantee (Recommended)
	ii. Markaz & Blue Area etc.	
	(a) Ground Floor.	Rs.100,000/- for each attached side.
	(b) 1st & Subsequent Floors	Rs.500,000/- for each Floor and each attached side.

Following fine penalty along with provision of Indemnity Bond shall be levied on the plot owners who demolish their building without getting prior approval from the Authority.

2.5.4.1 Residential Buildings.

Plots up to 200 Sq. Yards. Rs.50,000/-

Plots 200 to 400 Square Yard. Rs.100,000/-

Plots more than 400 Square Yard. Rs.150,000/-

Commercial Buildings.

I & T Centers, Class-III Rs.250,000/-

Shopping Centers. Industrial Area,

F & V Market.

Blue Area, Marakiz Rs.500,000/-

& Hotels / Motels.

2.5.4.2 Indemnity Bond from the owner of the plot, in which he/she will indemnify CDA for any disputes that will rise in future due to this demolishing work.

2.5.4.3 A certificate from the Enlisted Structural Engineer in which he will certify that demolishing work was carried out under his supervision and all precautionary measures were taken in account during demolishing and no damage was caused to the neighboring property and services.

2.6 BASEMENT, VAULTS, CELLARS etc.

2.6.1 Basement, vaults, cellars and other structures wholly or partly below the ground level / front road level shall be allowed by the Authority with the following conditions;

- (i) The basement shall not be exposed more than given in Schedule-1, from the average/mean level of front road.
- (ii) The area of basement shall not be counted into FAR/permissible built up area on the plot, however for the purpose of scrutiny fee and property tax all covered area shall be calculated.
- (iii) The natural level of front yard (set-back) shall not be raised / lowered down more than 2'-0" from the natural ground level / front road level.
- (iv) In case of split-level designs, the part of house which has its roof level not more than 5'-0" above the mean level of front road level, shall be treated as basement and its area will not be counted into FAR / allowable covered area. In case the roof of any floor is more than 5'-0" above the mean level of the front street / road, its area will be considered as ground floor area.
- (v) In case of abnormal site conditions where the plots are considerably higher than the front road, car porch and stair hall shall be allowed at maximum 2'-0" above the road level; remaining part can also be allowed by the Authority as basement at road level provided the basement if not exposed more than 2'-0" from the front yard at the front only. However, in all such cases, no deviation will be allowed from the approved plan. Natural ground level and road level should be given on proposed plans by the Architects in such cases.
- (vi) In all cases the building should look like two storey from the front and the total height of building should not be more than 30'-0".
- (vii) External walls, below natural ground / yard level of the basements shall be minimum 9" (inch) thick R.C.C. walls, adequately water proofed and structurally sound and stable against earth pressures, etc.
- (viii) Clear height of basement shall not be less than 8'-6" and not more than 12'-0", unless there are special requirements or

site condition force for a changed heights. However, if the basement is used for habitable purposes, the rules for respective space uses will be applied.

- (ix) For detached houses 100% area under the permissible ground floor coverage will be allowed for construction of basement.
- (x) For terraced houses basement under the plinth area will be allowed provided the adjacent plots are vacant or basements already stand constructed on the adjacent plot(s). In case basement is not constructed on the adjacent plot(s) / ground floor stand constructed on the adjacent plot(s), a minimum distance of 5'-0" shall be left from the property line from the adjacent plot(s) while constructing the basement. In all such cases, foundations of external walls shall be designed and constructed cantilevered.
- (xi) All necessary precautionary measures shall be taken during construction of basement / lowering the side yards for safety of adjacent structures/boundary walls etc. In all dwelling houses where side yards are to be lowered (maximum 6'-0" from mean level of front road), the owner/allottee and the contractor shall ensure the safety of the adjacent building / boundary walls.
- (xii) In case of damage to the adjacent property, the owner and the contractor shall be jointly and severally responsible for such damages. Also Architect and Engineer shall be responsible for any defect found in the design. CDA in no way shall be held responsible for such damages. In all other cases, except dwelling houses where basements in adjacent plots are to be constructed, the owner/allottee shall provide a Bank Guarantee @ Rs. 500 per sft. of the adjacent building or bring NOC from the owners of adjacent buildings.
- (xiii) If services, such as bath room, kitchen etc., are provided in the basement, the owner must provide mechanical disposal from the basement to the upper level in all cases (irrespective of levels of CDA mains), so that there is no possibility of back flow in case of choking of the sewer lines. CDA will not be responsible for the consequences in any case. Separate arrangements shall be made for the disposal of storm water drainage to the CDA mains from the basement level. CDA will not be held responsible in any case. If any sewerage connection is found not connected with CDA respective

mains, the owner/allottee and the supervising Architect/Engineer shall be held responsible and will be penalised.

- (xiv) In no case the basement will be allowed in the minimum prescribed set backs. Only a driveway bridge may be provided in the front / side yard of plot, which has natural depression in dwelling houses. The space under the bridge shall not be used for any habitable purpose.
- (xv) In all basements, other than open basements, minimum one emergency exit of size not less than 3 ft. x 3 ft. shall be provided with outside opening.
- (xvi) Basement may be constructed under the Plinth Area, leaving the minimum permissible setbacks in dwelling houses.
- (xvii) Basement may be allowed under the Driveway in the front yard in Dwelling Houses, where plots are in depression more than 8'-0". This space shall be allowed for storage only.
- (xviii) Basements in dwelling houses shall be allowed under the entire plinth area of a building without counting them as a storeys or their area into FAR / permissible covered area.
- (xix) A Basement shall have proper and adequate means of escape/exits for quick evacuation, in case of emergencies, hazards, and disasters.
- (xx) Prior permission of the Authority and the NOC of the owner of adjacent building shall be necessary, in case any underground part of adjacent building is likely to be exposed during the course of excavation or construction of basement(s).

2.6.2 Open Basement

Open basement other than front set back may be allowed subject to the following:

- (i) Side and Rear Yards / setbacks may be lowered subject to provision of proper drainage and stability of the adjoining properties. Drainage from the Yards / setbacks shall be the sole responsibility of the allottee / owner.

- (ii) Front setback shall not be lowered in any case, other than minor / small levelling but not more than 2'-0" from the road level.
- (iii) Sewerage from basement shall be lifted through mechanical means and disposed of in CDA mains through sump / sludge pump etc. with proper pumping system and it shall be the responsibility of the allottee / owner.
- (iv) Entry(s) to basement from outside may also be allowed.
- (v) Basement may be used for servant quarters subject to proper light & ventilation and other hygienic standards.
- (vi) The entry to the basement from rear/side setback is allowed. This entry may be used for servants.
- (vii) Construction of R.C.C. retaining wall at plot line shall be compulsory in case the side / rear yards are lowered.

2.7 ACCESSIBILITY TO SERVICES

- 2.7.1 All services shall be accessible to all owners / occupants at all times/agreed jointly in Flats/Apartment/Multi-storey/ Multi-unit buildings.

2.8 PERMISSION FOR OCCUPATION OF BUILDINGS

- 2.8.1 No building or structure or part thereof shall be occupied or used without obtaining **Completion Certificate (Permission to occupy)** from the Authority, within three (3) months after the expiry of initial construction period. A fine of Rs.5,000/- (Rupees Five thousand only) per month for residential & Rs.10,000/- (Rupees ten thousand only) per month for first year and would be doubled thereafter, all other building type will be imposed on those who occupy building without obtaining completion certificate from Authority.

2.9 DISTANCE BETWEEN BUILDINGS ON A PLOT

- 2.9.1 When two separate buildings on the same (original) plot, are located parallel to each other, the minimum distance between the buildings shall be as under;

- i. For building overlapping each other up to 12'-0", the distance between the two buildings shall be 6'-0" (3'-0" on each side).
- ii. For buildings overlapping each other more than 12'-0", the distance between the two buildings shall be 10'-0" (5'-0" on each side).

2.10 SERVANT ROOMS / SERVANT QUARTERS

- 2.10.1 Minimum one servant room along with bathroom shall be provided in each house on plots measuring 501 square yards and above.
- 2.10.2 In case of Flats/Apartment buildings, servant quarter shall be mandatory with each flat having minimum 3 bedrooms.

2.11 STRUCTURES ON ROOFS

- 2.11.1 Only the following structures of permanent nature may be constructed on roofs of multi-storey buildings/Apartment Buildings, provided they are designed and built to the satisfaction of the Authority:

Chimneys, air conditioning and other ducts, vents and wind catchers.

- i. Water tanks suitably designed and not prominently visible from the front road/side road, if any.
- ii. Radio and television antennas.
- iii. Parapet walls of three feet (3') high shall be constructed. In case of accessible roof, the provision of suitable railing / parapet wall would be compulsory.
- iv. Mumty / Stair tower as given in the Schedule-I.
- v. Lift rooms, skylights, cooling towers etc.
- vi. A suitable Penthouse, subject to maximum covered area of all structures on rooftop shall not exceed ten percent (10%) of rooftop area. A penthouse/viewing gallery may be constructed on rooftop along with stair tower in Apartment Buildings of six (6) storeys and above only.
- vii. No Mobile Phone Antennas are allowed on roofs of dwelling houses.
- viii. Other structure which the Authority may, by general or specific order, permit.

2.12 SETBACKS (COMPULSORY OPEN SPACES)

2.12.1 Minimum compulsory open space (space around buildings) shall be left around buildings as setback as per Schedule-1 and no building or structure shall be allowed in setbacks except: -

2.12.2 BAY WINDOWS

Bay windows projecting up to 25% in width of the setback shall be allowed subject to a maximum projection up to 2'-6" and length up to 8'-0". The area of bay windows shall be counted into F.A.R. / permissible covered area and

Not more than two bay windows shall be allowed in any one setback

2.12.3 OPEN STAIRS

Open stairs in setback (spiral or straight) shall be allowed provided:

- i. These fall in the rear/sides setbacks.
- ii. The width of spiral stairs shall not be less than 5'-0" and not more than 6'-0" in the case of straight stairs, not more than 3'-3" and not less than 2'-9" (including railing) shall be allowed.
- iii. In no case open stairs in the setback shall be used as main stairs for approach to first floor.
- iv. A three feet (3') wide suitable visual barrier of any material shall be provided at a height of 3'-0" alongside the open stair/passage and in front of servant rooms for privacy of neighbouring houses.

2.12.4 PERGOLAS

Pergolas in set-back made of wood or bamboos only and not covered, shall be allowed but not exceeding the following:

- | | |
|----------------------------------|----------|
| (i) For attached/terraced houses | 100 sft. |
| (ii) For detached houses | 200 sft. |

2.12.5 DECORATIVE FEATURES IN SET-BACKS

Small decorative features / landscape elements not higher than the compound wall and as approved on the building plan shall be allowed in front setback.

2.12.6 ROOF PROJECTIONS / CHAJJA (SCHEDULE - 4)

(i) Roof projections mentioned below shall be allowed in setbacks

S/No	Floor	Max. Permissible Width of Projection (ft.)	Excess Area of Projection Over the Permissible Limits (Relax-able with Fine) up to
01	Ground Floor	3'-0"	3'-6"
02	First Floor	3'-0"	3'-6"
03	First Floor on Terrace only	5'-0"	5'-6"
04	Stair Towers	3'-0"	3'-6"

Note: For projection outside the plot, please see Schedule – 3.

- (ii) The projections up to above-mentioned limits shall not be counted towards FAR / permissible covered area.
- (iii) In no case the projection shall cover more than half of the width of any setback at any floor.
- (iv) Projection exceeding relax-able limits will be dismantled / demolished.

2.12.7 CAR PORCHES

- (i) The area of porch, falling in front setback, preferably not covering more than half of the setback. However, it must not cover more than $2/3^{\text{rd}}$ of the setback in any case.
- (ii) Two disconnected porches in same set back shall be allowed provided the minimum distance, between the two porches, is 10'-0".

The total area of porches in same set-back shall not exceed:

- a. In set-back up to 10'-0" of permissible width, maximum area of porch shall be 300 sft.
 - b. In set-back more than 10'-0" of permissible width, max. area of porch shall be 400 sft.
- (iii) Any excess area of porch has to be accommodated in the permissible building block.

- (iv) The covered area of porch falling in the permissible building block shall be counted into the covered area, irrespective of its size/shape etc.
- (v) Minimum width of car porch shall be 9'-0".
- (vi) Roofs of car porch shall not be used as terrace without proper visual screen installed for the privacy of neighbouring houses, but there will be no restriction on height of porches.
- (vii) Projections of porches shall be counted into area of the porch and the length / depth of the porch shall not exceed 26'-0" for single porch and 32'-0" for double porch, including projections, in detached houses.
- (viii) Roof of porch in the setback can be of pergola type, however, there shall be no relaxation in area of porch due to the type of roof.
- (ix) The porch shall remain open at least from one side in terraced houses and two sides in detached houses.
- (x) Drainage water from the roof of the porch shall be drained within the plot.
- (xi) In plot size more than 300 Sq. Yards an additional car porch of 150 Sft with maximum length of 15 feet in the rear set back of corner plot may be allowed.
- (xii) Total number of car porches, allowed on a plot, shall correspond to the number of living units permissible on the plot. However, double car porch, up to 400 sft, may be constructed subject to availability of space.

***2.12.8 RELAXATION IN SETBACKS**

- (i) The setbacks of sides facing towards open spaces/Nullahs other than roads/streets etc. of a plot may be relaxed up to 50 percent of width of that setback, provided that the total permissible covered area for that type/category of plot is not exceeded.
- (ii) The setbacks of a plot of irregular shape/odd dimensions etc. may be fixed/relaxed to give suitable allowance in permissible coverage.
- (iii) Relaxations in setbacks were allowed up to 20% for which the applicant shall first submit his /her standard layout plan of the house in accordance with permissible FAR for approval.
- (iv) After approval, in case he / she need to avail the opportunity of composition as described below, he/she will seek separate approval from Member Planning and Design and deposit the amount accordingly.

- (v) Member (Planning & Design), will give final approval of layout plan, where composition is also involved on case to case basis.
- (vi) This offer shall only be applicable to the setback of residential plots only. However, FAR shall remain the same.
- (vii) Relaxations in setbacks were allowed up to 20% as per followings rates:

Front Space

1.	Deviation up to 05%	Rs.10,000/- per Sq. Ft.
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Rear & Side space composition charges.

1.	Deviation up to 5%	Rs.5000/- Per Sq. Ft.
2.	Deviation more than 5% up to 20%	Rs.20,000 /- per Sq. Ft.

Note: The same parameters shall be applicable in the approved societies.

2.12.9 BALCONIES

Balconies as approved on the plans may be projected up to 3'-0" in set backs, which are 10'-0" and more and the distance between buildings on two adjacent plots is 15'-0" or more.

2.13 MAXIMUM HEIGHT OF RAMPS

- 2.13.1 For all houses maximum height of ramp shall be one foot(12") from the road level to entry gate. The difference of road and plinth levels may be adjusted with in the plot. Ramps constructed beyond the above-mentioned limits, shall be demolished.

2.14 HEIGHT OF MUMTY / STAIR TOWER

- 2.14.1 Height of Mumty (Stair Tower) may be constructed maximum up to 10'-0" in dwelling houses only. In other buildings, the maximum height of mumty / stair tower shall be 8'-0" maximum.

2.15 OWNERSHIP & USE OF ROOF-TOPS

- 2.15.1 The ownership rights of rooftops of flats/ apartments/multi-storey/multi-unit buildings, having common ownership, shall be the property of all owners of the building jointly, up to 85% according to their share, including the owners of the top floor. The remaining 15% shall be the property of all owners of the Top Floor jointly, according to their share, in addition to their original shares. The rooftop shall be accessible to all owners/tenants as agreed jointly. The rooftop shall not be used / owned by the developer / owner or any one stakeholder in any case and the developer shall have NO ownership rights in this regard.

- 2.15.2 Any commercial use / commercial signage /billboards etc. of roof-top shall be subject to prior approval of the Authority.
- 2.15.3 Solar Panel on roof top may be allowed subject to the soundness and stability certificate from the Structural engineer enlisted with CDA and prior approval from concerned Deputy Director of Building Control Directorate CDA

2.16 IRREGULAR PLOTS

- 2.16.1 In case of irregular shape plot, its size and frontage shall generally be determined on the basis of average of front and rear dimensions of the plot.

2.17 BAN ON NON-CONFORMING USES

- 2.17-A Removal of building, etc., erected or used in contravention of this ordinance;

- i. If any building, structure or work is erected, constructed without approval from CDA or used in contravention of the provisions of the ICT BCR-2020 or of any rule, regulation or order made there under, the concerned Director Building Control, or any person empowered in this behalf by the Authority, may, by order in writing require the owner, occupier, user or person in control of such building, structure or work to remove, demolish, seal or so alter the building, structure or work, or to desist from using or to so use the structure/premises, as to be in accordance with the provisions of ICT Building Control Regulations 2020.
- ii. If an order under sub-section (i) in respect of any building, structure or work is not complied with within such time as may be specified therein, the concerned Director Building Control, or any person empowered in this behalf by the Authority, may after giving the person affected by the order an opportunity of being heard, remove, demolish, seal or alter the building, structure or work, or stop the use of the building/structure and, in so doing, may use such force including but not limited to Police Force through Enforcement Directorate CDA as may be necessary and may also recover the cost thereof from the person responsible for the erection, construction or use of the building, structure or work in contravention of the provisions of ICT Building Control Regulations 2020.
- iii. Police Assistance

The officer-in-charge of the concerned police-station shall render such police assistance as and when the concerned Director Building Control may require in the discharge of his functions under these Regulations.

iv. De-Sealing of buildings

The premises may be de-sealed subject to fulfilment of Sub-regulation 2.17.5.

- 2.17.1 No land or building or part of the building shall be put to a non-conforming use.
- 2.17.2 Any building or structure or part of the building designed or intended for a use, not authorized or permitted under these Regulations or conditions of allotment, shall either be removed or converted into a building or structure designed or intended for a use authorized or permitted under these Regulations or conditions of allotment.
- 2.17.3 A non-conforming use of a residential building may render the owner and the occupant of the building liable, on first conviction to pay a fine mentioned below:—

Residential	Rs. 500,000/-
Class-III Shopping Centre & I&T Centre, F&V, Industrial building	Rs. 750,000/-
Marakiz	Rs.1,000,000/-
Blue Area	Rs.1,500,000/-
Mauve area, H-Series& all other types	Rs.1,000,000/-

and in the case of re-occurrence, on 2nd conviction to pay a fine double as mentioned above and the owner or as the case may be the occupant shall be liable to be evicted from the building summarily and the allotment / conveyance deed of the plot shall also be cancelled and possession of the building will be taken over by the Authority.

- 2.17.4 The penalty mentioned above in this regard shall be imposed by Director Building Control, CDA only.
- 2.17.5 With a view to maintain sanctity of Building Regulations, without prejudice to any proceedings pending under these regulations, premises, where non conforming use exists may be sealed by Director Enforcement CDA or any person empowered by the Authority in the presence of Magistrate, CDA. Sealing may be done after issuance of order for sealing of said premises by Director Building Control, CDA or any person empowered by the Authority and after expiry of notice of 15 days & show cause notice of 07 days, issued by Building Control Directorate.

Premises may be de-sealed by the order of the next higher authority i.e. Member (Planning & Design), CDA or any person empowered by the Authority on submission of fine / dues and application along with affidavit (from the owner) that, the said premises shall never be put in non-conforming use again. The case will be processed after confirmation of ownership/dues/litigation from Directorate of Estate Management, CDA.

BUILDINGS REGULATORY PROCEDURES

3.1 RESPONSIBILITY OF THE OWNER / ALLOTTEE

- 3.1.1 Neither the granting of the permit nor the approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner / allottee of such plot / building from full responsibility for carrying out the work in accordance with the requirements of these bye-laws.

3.2 DOCUMENTS AT SITE

- 3.2.1 The property to whom an approval permit is issued shall during construction keep posted in a conspicuous place on the property in respect of which the permit was issued, a copy of the building permit. Also, during construction, an approval letter/permit, a copy of the approved drawings and specifications shall be available on the property in respect of which the approval permit was issued.

3.3 EMPLOYMENT OF ENLISTED ARCHITECT & ENGR.

- 3.3.1 Every person, who intends to carry out building works or to secure a dangerous building involving additions and alternations, shall employ a Enlisted Architect and Engineer to supervise the building works or the securing of such dangerous building involving additions and alternations.
- 3.3.2 The Enlisted Architect and Engineer so employed shall give notice to the Authority in writing on the prescribed **Form A-2** of his having undertaken to supervise such work. A certificate on the prescribed **Form B-2** duly signed by the Enlisted Architect and Engineer employed under these Regulations shall be obtained by the owner, in token of the work or part of the work having been satisfactorily done under his/her supervision.
- 3.3.3 The Enlisted Architect and Engineer so employed shall give notice to the concerned Deputy Director, BCS and Director Architecture with the reasons in writing of his having ceasing of such building works before the same is completed, further execution of such work shall forthwith be suspended until a fresh appointment is made. The allottee/owner shall also give notice for the same to the concerned Deputy Director, BCS and Director Architecture with the reasons in writing forthwith. The allottee/owner shall not undertake any construction work till the fresh appointment within fifteen (15) days. A fresh certificate on the prescribed **Form A-2** duly signed by the Enlisted Architect and Engineer employed under these

Regulations shall be submitted by the allottee/owner. Penalty shall be imposed if the same are not submitted within fifteen days.

3.4 SUBMISSION OF DRAWINGS AND CERTIFICATES

3.4.1 All applications and certificates referred to in these regulations shall be made on the forms appended at Schedule No.1 which may be had from the Authority on payment of nominal charges as prescribed by the Authority.

3.4.2 SUBMISSION OF DRAWINGS

The owner/allottee shall submit along with the application, six sets of drawings (also one on CD) covering the following details:—

- i. Size of sheets should be A0, A1 or A2 and all details be given at a minimum suitable scale of 1/8", 1/16", 1/32" to a foot.
- ii. Plans, Elevations, Sections and Site Plan / Key Plan showing North direction and width of the road. Such plans shall show the purpose for which the building or parts thereof, are intended to be used.
- iii. External dimensions of building.
- iv. Internal dimensions of all rooms.
- v. Total height of building with reference to the front road including level of plinth, driveway and split-levels, if any (levels be indicated on plans also).
- vi. Roof Plan showing location and size of overhead and underground water tanks, sewerage and drainage lines.
- vii. Location and size of Rain Water Harvesting Tanks, (overhead & underground), where applicable.
- viii. Plumbing (separate systems for Sewerage and Drainage) plans.
- ix. Details of ramps, grating at gate(s), driveway & plinth with reference to the front road level.
- x. Foundation and structure design.
- xi. Drawings for Fire Safety Provisions.
- xii. Schedule of covered areas.

- xiii. Schedule of openings (doors and windows).
- xiv. Covered area calculations / block plans.
- xv. Perspective view.
- xvi. Necessary certificates.
- xvii. Signature of Allottee/Owner, Architect and Engineer on the drawings.
- xvii. Drawings must be of acceptable to Architectural Standards along with other requirements such as attested copies of ID Card, Allotment letter, Possession Certificate, Site Plan etc.
- xviii. Working Drawings shall be mandatory for plots more than 600 sq.yds (dwelling houses) and Flats/Apartment buildings

3.4.3 NEW STRUCTURES

Every person who intends to erect or re-erect a building shall submit to the Authority an application in writing on the prescribed **Form A-1** for permission to execute the work and the name of Enlisted Architect/Engineer whom he employs to supervise its erection. The Architect/Engineer so employed shall submit to the Authority the following along with a notice on the prescribed **Form A-2**;

- 2.17.5.1 Detailed calculations showing the sufficiency of the strength of every load-bearing part of such building having more than three (3) storeys.
- 2.17.5.2 Any other information or document required by the Authority to deal satisfactorily with the Plan.

3.4.4 EXISTING STRUCTURES

Every person who intends;

- (a) to make any addition or alteration to a building involving the removal or re-erection of any roof or any outer wall, or of any wall which supports the roof thereof or change the size of any existing room or passage so as to affect the light and ventilation of the building;
- (b) to remove or renew posts, columns and beams of a building;
- (c) to make any structural alteration;

- (d) to make any alteration in a building involving:
 - (i) the sub-division of any room or any other part of a building so as to convert the same into two or more separate rooms or parts of a building;
 - (ii) the conversion of any passage or space in such building into a room or any other use;
- (e) to re-construct any building or any portion thereof;

shall submit an application to the Authority in writing on the prescribed Form A-1 for permission to execute the work and in cases where the employment of a Enlisted Architect/Engineer is necessary, the name of the Enlisted Architect/Engineer, whom he has employed to supervise its execution. The Enlisted Architect/Engineer shall give notice to the Authority of Form A-2 along with all the information and documents.

3.5 DOCUMENTS OF TITLE

3.5.1 Every person who intends to carry out building works, if required, shall produce all documents of title relating to the plot showing his right to carry out such works.

3.6 DRAWINGS AND DOCUMENTS

3.6.1 Plans and documents;

- (a) Every person, who intends to carry out building works, is required to furnish to the Authority any plan or other documents, shall furnish six copies of every such plan.
- (b) Every plan of any building submitted shall, in token of its having been prepared by a Enlisted Architect/Engineer or under his supervision, bear his signature.
- (c) In cases where designs approved by the Authority are adopted no signature of a Enlisted Architect/Engineer shall be necessary.

3.7 PERIOD OF APPROVAL

3.7.1 Provided that the building plans submitted to the Authority through Architect in accordance with these Regulations, the Authority shall convey intimation of approval of plans or otherwise, as the case may be, to the allottee/owner as well as to the Architect, within a period of 10 working days from the date of submission of plan. Otherwise written intimation regarding reasons for non approval shall be given by the Authority within the said period.

- (a) Pass orders granting or refusing permission to carry out such building works, and in the case of refusal, specifying the provisions of the regulation violated; or
- (b) Require further details in the plans, documents, specifications and any other particulars to be submitted to it.
- (c) In case of buildings having covered area more than 10,000 sft., it may take six weeks to respond.
- (d) In case of important nature/public buildings or having covered area more than 10,000 sft, or other special types of buildings, the case shall be referred to the 'Design Vetting Committee'.

3.8 EVIDENCE OF PERMISSION

- 3.8.1 Whenever, under any of the regulations the doing or the omitting to do a thing or the validity of anything depends upon the sanction, permission, approval, order, direction, requisition, notice or satisfaction of the Authority, a written document along with the approved plan and working drawings signed by the Deputy Director, Building Control Section purporting to convey or set forth his sanction, permission, approval, order, direction, requisition, notice or satisfaction shall be sufficient prima facie evidence.

3.9 CANCELLATION OF PERMISSION

- 3.9.1 If at any time after permission to carry out building works has been given, the Authority is satisfied that such permission was granted in consequence of any material misrepresentation or fraudulent statement contained in the application made under regulations in the plans, elevations, sections or specifications and documents submitted therewith in respect of such building, such permission may be cancelled and any work done there-under shall be deemed to have been done without permission.

3.10 WORK CARRIED OUT WITHOUT PERMISSION

- 3.10.1 If the building works are commenced or carried out contrary to the provisions of these regulations or any other regulation(s) issued by the Authority time to time and/or for the time being in force, the Authority may:
- (a) By written notice require the person, who is carrying out such building works, to stop all such work.
 - (b) By written notice, require the person who is carrying out or has 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 Authority to show sufficient cause why such building works or such part thereof shall not be removed or altered to comply with the regulations.

- (c) Require the said person on such day, at such time and place as shall be specified in such notice to attend personally or through an agent duly authorized by him and show sufficient cause, why such building works or part thereof shall not be removed or altered.
- (d) If such person shall fail to show sufficient cause to the satisfaction of the Authority, why such building works or part thereof shall not be removed or altered, the Authority may remove or alter the building works or any part thereof and the expenses thus incurred shall be paid by such person.
- (e) If the building works are commenced contrary to the provisions of these Regulations or any other Regulation(s) issued by the Authority, the Authority may demolish such unauthorized work with or without notice.

3.11 FEES

3.11.1 Scrutiny Fee

- (i) The Authority shall charge, for the scrutiny of building plans required to be submitted under these Regulations, a fee to be known as scrutiny fee at the rates listed in these Regulations.
- (ii) If the building plans previously approved are amended, the Authority may charge a fee that may be prescribed by it.
- (iii) If completion plan of a building show substantial deviation (more than 15 % changed) from the approved plans, the Authority shall charge double fee for scrutiny of such plans, in addition to the completion scrutiny fee.
- (iv) The scrutiny fees shall be payable at such rates as may from time to time be prescribed by the Authority.
- (v) The scrutiny fee for completion certificate shall be payable equal to the approval scrutiny fee.

3.11.2 Enlistment Fee

- (i) The Authority shall charge a fee to be known as Enlistment fee at the rates listed in these Regulation for the Enlistment of Architects Architectural Firms, Structural Engineers and Vetting Consultants on yearly basis, required to be enlisted under these Regulations.
- (ii) The yearly basis Enlistment fee shall be payable as under:—

Sr. #	Description	Yearly Rates
1.	Architects	Rs.25,000/-
2.	Town Planners	Rs.25,000/-
3.	Structural Engineer	Rs.25,000/-
4.	Vetting Consultants	Rs.150,000/-

3.12 NOTICES, INSPECTIONS & CERTIFICATES DURING CONSTRUCTION

3.12.1 SITE OPERATIONS

Every person who carries out building works or demolition works shall comply with the Authority's instructions regarding Site Operations.

3.12.2 PERIOD OF VALIDITY OF APPROVED PLAN

The validity of the approved plan is five (5) years from the date, building plan is approved.

3.12.3 SAFETY AND STABILITY OF BUILDINGS

Every person who carries out building works shall use sound building materials which shall be good quality and properly put together so as to ensure safety and stability of the building.

3.12.4 VERIFICATION OF PLOT / BUILDING LINES

Every person who commences to carry out building works, shall give notice through the Enlisted Architect. The architect will certify the plinth, the plot size and the building lines and issue provisional certificate in this regard. The construction work may be carried out after the provisional certificate is submitted to concerned Building Control Section, in the Authority. The Authority shall verify the building lines later within 15 days. In case of any discrepancy pointed out, necessary corrections in construction shall be carried out and final certificate shall be issued. This process is necessary for an early rectification of any errors, if any, in the layout.

3.12.5 BEARING CAPACITY TEST

For buildings of more than three storeys, Bearing Capacity Test Reports shall be attached with the structural design.

3.12.6 TERMITE PROOFING

As there is a positive evidence of the presence of termite in the area, owners/allottees shall ensure termite-proofing/treatment before/during construction. Certificate to this effect from the Architect shall be attached along with completion documents.

3.12.7 INSPECTION OF BUILDINGS

The Authority may;

- (a) at any time, before the approval of an application received;
- (b) at any time during the carrying out of the building works;
- (c) at any time after building has been erected, added to or altered, inspect such building without giving previous notice.

3.12.8 INSPECTION DURING CONSTRUCTION

Inspection by Enlisted Architects at the following stages shall be mandatory and the same shall be submitted to the OWO within seven days of the inspection;

- (1) On ground demarcation of area to be dug in.
- (2) Foundation of basement (if applicable).
- (3) Roof level of basement before pouring slab (if applicable).
- (4) Ground floor at DPC level including boundary wall.
- (5) On attaining roof height of Ground Floor before pouring in of roof slab.
- (6) On attaining roof height of First Floor.
- (7) On attaining roof height of Subsequent Floor(s) if any.
- (8) On attaining roof height of Water Tank and Stair Tower / Mumty (if any).
- (9) On completion of all other requirements/completion of building(s).

3.12.9 WORK NOT IN ACCORDANCE WITH APPROVED PLANS

- (1) If on making any inspection under regulation mentioned above, the Authority finds that the building works;
 - (a) Are otherwise in accordance with the plans that have been approved; or
 - (b) contravene any of the provisions of any rule, regulation or order issued under the Capital Development Authority Ordinance, 1960, it may, by written notice, require the person

carrying building works, within a period to be specified in such notice, either to make alternations as shall be specified in such notice with the object of bringing the work into conformity with the said plans or provisions of any rule, regulation or order as aforesaid or to get amended plans approved after complying with the requirements of such rule, regulation or order.

- (2) In the event of non-compliance with the requisition as made under sub-regulation (1) above, it shall be competent for the Authority to order cessation of work of demolition of so much of the construction as contravenes any of the provisions of a rule, regulation or order referred to in sub-regulation (1) above and the cost thereof shall be paid by the owner.

3.12.10 NOTICE OF COMPLETION

Every person who carries out and completes building works approved under these regulations shall, within one month of the completion of the construction work, deliver to the Authority at its 'OWO' office, a notice of completion in writing on the prescribed Form B-1 of such completion together with a certificate on the prescribed Form B-2 (along with completion drawings), duly signed by the Enlisted Architect who supervised the construction.

3.12.11 COMPLETION CERTIFICATE / PERMISSION TO OCCUPY

- (a) After the receipt of the said notice the Authority shall depute an officer/official to inspect such work and after such inspection, either approve or disapprove the building for occupancy or make such further orders as it may decide.
- (b) No person shall occupy or permit to be occupied, any such building or use or permit, to be used any part affected by the erection / re-erection, if any, of such building, until the completion certificate / permission to occupy is obtained.

3.12.12 SEWERAGE / MANHOLE

On completion of a building the allottee/owner shall apply for sewer connection on prescribed form and by remitting prescribed charges.

3.12.13 OVERSIGHT IN SCRUTINY OF DRAWINGS

Any oversight in the scrutiny of documents and drawings at the time of approval / completion of the building plan does not entitle the allottee/owner of a plot to violate the Regulations.

MISCELLANEOUS

4.1 MISCELLANEOUS

4.1.1 Enclosure of Plot

A plot shall be enclosed by walls and / or fences in such a manner that the height of enclosure (boundary wall) shall not exceed 7'-0". It may either be a solid wall, or up to one foot it shall consist of solid masonry and the remaining portion may be of light material such as fence etc. The height of the enclosure shall not be less than 3'-0" in any case.

4.1.2 RAINWATER HARVESTING

Rainwater harvesting shall be mandatory on plots 400 sq. yds. and above. Overhead and underground water tanks of approved design and capacity shall be constructed in this regard. The design of the tanks etc. shall be given on the submission drawings.

4.1.3 UNDERGROUND WATER TANKS

Construction of all underground water tanks must be leak proof.

4.1.4 CHANGES WHILE CONSTRUCTION

In case, the changes in completion plan (As Built Drawings) are more than 15% (determined by the concerned Dy. Director, BCS) or there are main structural changes, double of the scrutiny fees shall be charged in addition to the normal completion scrutiny fees.

4.1.5 HEIGHT OF WATER TANKS / STRUCTURES

Height of over-head water tank, parapet wall, stair hall, lift room, etc. shall not be taken into account while calculating the overall height of a building.

4.1.6 NUMBER OF RESIDENTIAL UNITS

Maximum number of dwelling houses / residential units allowed within permissible F.A.R / covered area on an undivided residential plot.

- (i) Plot size below 488 square yards ----- One.
- (ii) Plot size 488 square yards and above ----- Two.

However sub-division will be allowed only in respect of plots 1200 sq. yds. and above and one sub-divided portion shall not be less than 600 sq. yds.

4.1.7 EXCESS COVERED AREA

Any excess covered area beyond the permissible limit, mentioned in Schedule-1, shall be demolished.

4.1.8 AREA OF SUPPORTED PROJECTIONS

Area of supported projections on decorative columns shall not be counted into FAR provided the projections are otherwise within the prescribed limits and the decorative columns do not fall within the setbacks.

4.1.9 COMMON WALL

Common wall shall not be allowed. However, where an owner has constructed a wall on his plot, the owner of the adjoining plot may not construct wall on his plot but shall not make any use of that wall so constructed on the plot, mentioned above, without the written consent of the owner of that plot which shall be filed with the Authority.

4.1.10 SEPTIC TANK

No plot shall be provided with a septic tank of any kind whatsoever.

4.1.11 POOLS

Swimming and decorative pools and fountains may be constructed with the prior permission of the Authority, subject to availability of water.

4.1.12 HORTICULTURAL WORK

- (i) Every owner of a plot is encouraged to plant, protect, maintain and grow trees in accordance with the following standards:

S/No	Plot Frontage	Number of Trees
01	Up to 29 ft.	1 tree (specified by Landscape Unit)
02	30 to 50 ft.	2 trees (specified by Landscape Unit)
03	51 to 70 ft.	3 trees (specified by Landscape Unit)
04	71 to 90 ft.	4 trees (specified by Landscape Unit)
05	Above 90 ft.	5 trees (specified by Landscape Unit)

- (ii) Trees planted in accordance with these Regulations shall be confined to green belt prescribed along the public street.
- (iii) Every owner / occupant of the plot is encouraged to plant, protect, maintain and grow creeper / shrubs (Bougainvillea, Yellow Jasmine etc.) on front / roadside wall(s).
- (iv) No tree shall be cut without the permission of the Authority.

4.1.13 SAFETY AND STABILITY OF ADJACENT BUILDINGS

No excavation or earth work or demolition of a building which is likely to effect the safety and stability of any building on adjacent plot shall be started or continued unless adequate steps are taken by the owner and engineer/architect supervising the building before or during the work to prevent the collapse of any adjacent building or fall of any part of it or any soil. A written request by the owner & architect and permission from the Authority shall be required or NOC from the owner(s) of adjacent building shall be obtained, if necessary, in this regard, be submitted to the Authority.

4.1.14 MAXIMUM PLINTH LEVEL

The plinth level of any building shall not be more than 3'-6" for plots of terraced/attached dwelling houses and 5'-0" for others with reference to mean level of front road / street. In case the site conditions call for higher plinth levels, prior approval of the Authority for the same shall be mandatory. If plinth level exceeds the above limit, that floor will be considered as ground floor. It means one storey will be less in that case.

4.1.15 HEIGHT OF FLOORS AND NUMBER OF STOREYS

Height of any floor shall not exceed 14'-0" and total height and number of storeys shall remain within the limits as stipulated in allotment letter / Schedule-1.

4.1.16 PROVISION FOR SPECIAL PERSONS

Following facilities shall be provided in all public and commercial buildings for the special persons.

- (a) Minimum one toilet in all commercial, public buildings and plots for apartment / flats buildings, other than government employees' official residences. Such toilet shall be of size which can accommodate a person on wheel chair. That toilet shall be equipped with special fixtures.

- (b) Minimum one LIFT shall be required for all type of building having more than 04 floors above ground (Ground +3)
- (c) Ramps from foot path level to entrance of the building for easy accessibility through wheel chair shall be mandatory for all buildings other than dwelling houses.
- (d) any other permission as recommended by DVC.

4.1.17 SAFETY AGAINST EARTHQUAKES

Provisions of PAKISTAN BUILDING CODE shall be followed.

4.1.18 SAFETY AGAINST HAZARDS

Provisions of PAKISTAN BUILDING CODE Fire Safety Provisions-2016 shall be followed. All drawings & certification for Fire Safety Provisions shall be in accordance with these codes. Certification of installed Fire Safety equipments shall be obtained from relevant Authority on yearly basis and will be posted in the building.

4.1.19 COMPENSATION

No compensation shall be payable to an owner of building in cases where action is taken by or on behalf of the Authority.

4.1.20 UNDERGROUND WATER

No person shall exploit underground water except to the extent and in the manner as may, from time to time, be permitted by the Authority. Construction of all underground tanks must be leak proof.

4.1.21 NATURAL RESOURCES

No person shall remove or cause to be removed any stone, gravel, sand, clay, mineral or any other material from the plot except for use therein subject to payment of royalties (if any be payable) but without prejudice to the rights of any person or authority for the time being entitled thereto in accordance with any law for the time being in force.

4.1.22 APPEALS

- i Any person aggrieved by a final order of an officer of the Authority, may, if the order relates to rejection of an application for

carrying out building works, within 15 days of such order, appeal to the CDA Board.

- ii Every memorandum of appeal shall be in writing and shall set forth concisely without any narrative or argument the grounds of appeal consecutively numbered and the memorandum shall be signed and verified by the appellant.
- iii The appeal shall be presented to the Secretary to the Board of the Authority.
- iv No copy of the order appealed from need be filed nor any fees shall be payable on the appeal.
- v The Board may pass such orders on the appeal as it may deem fit and the orders so passed shall be final and shall not be called in question in any court.

4.1.23 RELAXATION

The authority may, by general or special order, exempt any land or building from the operation of these or any of these regulations.]

4.1.24 GENERAL NOTES

- (i) Type of development of the plot shall be determined considering both, the size and frontage in Dwelling Houses.
- (ii) A small washroom and a sleeping covered space/room may be constructed in Mumty / Stair Tower in Dwelling Houses only.
- (iii) In Apartment Buildings the following shall be allowed along with Stair Tower(s) including Water Tanks, Cooling Tower, Penthouse etc. subject to maximum covered area of all structures on roof, shall not exceed ten percent (10%) of rooftop area.
- (iv) Suitable penthouse/viewing gallery may be constructed in Stair Tower in Apartment Buildings of six (6) storeys and above only.
- (v) The covered area in excess to the permissible limits shall be demolished.
- (vi) All services shall be accessible to all owners / occupants at all times/ agreed jointly in Flats/Apartment/Multi-storey buildings.
- (vii) The width of driveway shall not be more than the width of porch.

- (viii) Drainage from rear yards in terraced / attached houses shall be the sole responsibility of the owner of the plot / house.
- (ix) Smaller side setback shall be kept at South or West, whichever is applicable with reference to orientation of the plot.

GENERAL INSTRUCTIONS

5.1 POSSESSION OF SITE

- 5.1.1 After obtaining ownership rights through allotment / lease/ transfer, plots shall be got demarcated and site possession with certificate of possession to be obtained from Deputy Director, Land Survey Division, CDA through the counter of One Window Operation (OWO), CDA.

Office of the OWO, CDA is located in Block-III, CDA Secretariat, off Khayaban-e-Soharwardi, Islamabad (Gate at Western boundary).

5.2 APPOINTMENT OF ARCHITECTS & STRUCTURE ENGINEERS

- 5.2.1 For construction of buildings in the Islamabad Capital Territory, it is mandatory to hire services of Enlisted Architect and Enlisted Structural Engineer for preparation of building plans and supervision of buildings, till these are completed.
- 5.2.2 A list of Enlisted Architects and Enlisted Structural Engineers can be obtained from One Window Operation (OWO) or from the web page www.cda.gov.com.pk or from the Directorate of Architecture Room No. 6, Block No. II, CDA Secretariat, G-7/4, Islamabad.

5.3 APPROVAL OF PLANS

- 5.3.1 The building plans in **Folder- II** prepared by Architects and Structure Engineers registered with PCATP and PEC as such, are required to be submitted to the One Window Operation (OWO) of CDA.
- 5.3.2 After obtaining NOC from EM-I / EM-II (for residential buildings EM-I and for non-residential buildings EM-II) six (6) sets of proposed building plans (i.e. for Office copy, Working copy, E/M copy, Architect's copy and Owner's copy and BCS-Violation Section copy) along with **Form A-1 & A-2** and other documents in the following manner, may be submitted. A set containing all

necessary forms along with a copy of Building and Zoning Regulations 2004, may be obtained from One Window Operation (OWO) counter or from Public Relations Directorate on payment.

5.3.3 Form A-1 shall be signed by the owner and **Form A-2** by an Architect and Structure Engineer submitted in **Folder – II**.

5.3.4 A pay order of scrutiny fee shall be attached with the forms and proposed plans. The scrutiny fee shall be calculated as per the Annexure-A.

(a) FOLDER – I (To be submitted for Estate Management Directorates)

S/No	Documents / Copies	Remarks
01	Form A-I	Original
02	Form A-II	Attested Copy
03	Allotment Letter / Transfer Letter	Attested Copy
04	Possession Certificate	Attested Copy
05	Letter of sub-division (if applicable).	Attested Copy
06	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
07	Owner / Attorney's National Identity Card	Attested Copy
08	Pay Order / Bank Draft of scrutiny fee	Original
09	Any other document may be necessary	

(b) FOLDER – II (To be submitted for B.C.S.)

S/No	Documents / Copies	Remarks
01	Form A-II	Original
02	Form A-I	Attested Copy
03	Proposed Building Plans	Original-6 sets
04	Allotment Letter / Transfer Letter	Attested Copy
05	Possession Certificate	Attested Copy

S/No	Documents / Copies	Remarks
06	Contour Plan (if applicable)	Original
07	Letter of sub-division (if applicable).	Attested Copy
08	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
09	Owner / Attorney's National Identity Card	Attested Copy
10	Site Plan for non-residential plots/buildings (if applicable)	Attested Copy
11	Soil Investigation Report (if applicable).	Attested Copy
12	Pay Order / Bank Draft of scrutiny fee	Attested Copy
13	Any other document may be necessary	

5.3.5 Estate Management Directorates shall forward NOC to Building Control Section. BCS shall carries out necessary scrutiny and informs in writing, the concerned architect and the owner on their given addresses, regarding approval of the plans or otherwise. After three weeks of submission of drawings, the concerned Architect may contact OWO to obtain necessary information.

5.4 WATER CONNECTION

5.4.1 Water connection can be obtained by submitting an application on

Form A-3 to Deputy Director-Water Meter.

5.4.2 Processing of a case for water connection takes about two weeks. It involves payment of water charges for the construction period, payment of road cut charges and water connection charges, verification of availability of water supply etc. at site and installation of water connection.

5.5 PLINTH LEVEL / BUILDING VERIFICATION

1. On completion of foundations of basement and ground floor level (at plinth level / DPC level) of building / each buildings (in case of more than one detached buildings) and the compound wall (at least at the corners / may be partially to transport materials), a request on prescribed **Form-D** (Plinth / Building Verification Certificates, **Form-D's**) shall be submitted by the allottee / owner through a Enlisted Architect. The Architect will certify the plinth, the plot size

and the building lines and issue provisional certificate in this regard. The construction work may be carried out after the provisional certificate is submitted to the relevant Building Control Section and copy to the Land Survey Division, CDA for verification of Plot lines, Plinth level, Plot size and the building lines. The Land Survey Division shall verify the above within 15 days and send report to the Owner, the Architect and to concerned BCS. In case of any discrepancy pointed out, necessary corrections in construction shall be carried out and final certificate shall be issued. If corrections in construction are not done, the Owner may be penalized and violated portion may be demolished. This process is necessary for an early rectification of any errors, if any, in the layout.

2. Form-D's shall also be submitted at all slabs levels (before pouring the concrete) as per above procedure.

5.6 COMPLETION CERTIFICATE / PERMISSION TO OCCUPAY

5.6.1 Before any building is occupied, after construction in the Islamabad Capital territory, this is mandatory to obtain Completion Certificate / Permission to Occupay under the Building & Zoning Regulations.

5.6.2 Notice of Completion, **Form B-1** shall be signed by the owner and submitted for E/M Directorate, EM-I / EM-II- (for residential buildings EM-I and for non-residential buildings EM-II) in **Folder-I**. And **Form B-2** along with **Completion Drawings (As Built Drawings)** shall be signed by the Architect and submitted for BCS in **Folder-II**. Both folders are to be submitted at the One Window Operation (OWO) of CDA.

5.6.3 Six (6) sets of Completion Drawings (i.e. one each for Office copy, Working copy, E/M copy, Architect's copy, Owner's copy and BCS, Violation Section copy) along with other documents in the following manner, may be submitted.

- (a) **FOLDER – I** (To be submitted for Estate Management Directorates)

S/No	Documents / Copies	Remarks
01	Form B-I	Original
02	Form B-II	Attested Copy
03	Allotment Letter / Transfer Letter	Attested Copy

S/No	Documents / Copies	Remarks
04	Possession Certificate	Attested Copy
05	Letter of sub-division (if applicable).	Attested Copy
06	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
07	Owner / Attorney's National Identity Card	Attested Copy
08	Pay Order / Bank Draft of scrutiny fee	Original
09	Any other document may be necessary	

(b) **FOLDER – II** (To be submitted for B.C.S.)

S/No	Documents / Copies / Drawings	Remarks
01	Form B-II	Original
02	Form B-I	Attested Copy
03	Completion Drawings (As Built Drawings)	Original - 6 sets
04	Allotment Letter / Transfer Letter	Attested Copy
05	Possession Certificate	Attested Copy
06	Contour Plan (if applicable)	Attested Copy
07	Letter of sub-division (if applicable).	Attested Copy
08	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
09	Owner / Attorney's National Identity Card	Attested Copy
10	All copies of Form – D's	Original
11	Site Plan for non-residential plots/buildings (if applicable)	Attested Copy
12	Soil Investigation Report (if applicable).	Attested Copy
13	Pay Order / Bank Draft of scrutiny fee	Attested Copy
14	Any other document may be necessary	

- 5.6.4 A pay order of scrutiny fee shall be attached with the forms. The scrutiny fee shall be calculated as per the Annexure-A.
- 5.6.5 Folder-I and Folder-II shall be submitted to Building Control Section (BCS) and Estate Management Directorate respectively along with completion plans/drawings (six sets) through OWO, CDA. Building Control Section on receipt of above, shall issue a letter to the owner requesting for the site inspection.
- 5.6.6 A set, containing all necessary forms along with a copy of Building and Zoning Regulations 2004, may be obtained from One Window Operation (OWO) counter or from Public Relations Directorate on payment.
- 5.6.7 Estate Management Directorates shall forward NOC to Building Control Section. BCS shall carries out necessary site visit and scrutiny and informs in writing to the concerned architect and the owner on their given addresses, regarding observations, if any.
- 5.6.8 Actual construction shall be verified according to the completion plan (As Built Drawings) and following items shall particularly be checked;
- (i) Building Verification Certificates (**Form-D's**)
 - (ii) Maximum Plinth Level from front road (average) level.
 - (iii) **Height of Ramp.**
 - (iv) Drainage Grating at Gate Level.
 - (v) **SEWERAGE** connection to CDA sewer mains and proper mechanical system in case of basements.
 - (vi) **STORM WATER DRAINAGE** connection to CDA drainage mains.
 - (vii) Mandatory Setbacks.
 - (viii) Total Covered Area.

- (ix) Emergency Exits, if applicable.
- (x) Fire Fighting Arrangements for buildings more than three storeys.
- (xi) Additional water tanks for Rainwater Harvesting / emergency use.

5.6.9 In case, no change is there from the approved plan and/or according to the Bye laws and after receiving the necessary scrutiny fee etc., the concerned Deputy Director Building Control Section shall issue completion certificate, if all other requirements are met on the part of owner/allottee.

5.7 GENERAL INSTRUCTIONS / GUIDANCE

- (a) The plot owners and the architects are advised to **Start construction only after the plans have been approved by the Authority**, as starting of construction without approval is a serious violation, subject to penalty and/ or removal of unauthorized construction. They shall also ensure construction is being carried out within the allotted property lines leaving the mandatory minimum required compulsory open Spaces (setbacks) and the plinth levels have been kept in accordance with the approved plans/bye-laws of the Authority.
- (b) Hiring of consultancy services of proper professionals (Architects & Structural Engineers) for preparation of plans and supervision of construction work will minimize chances of building violations due to ignorance of rules. The Enlisted Architects are supposed to provide necessary assistance to the plot owners in obtaining all necessary approvals from CDA. Besides they can provide necessary technical advice to economize the construction, safety of the buildings, and to plan comfortable and aesthetically good-looking spaces and external facades.
- (c) **Driveways/ ramp**, at gate level, shall not be higher than 12" for Dwelling Houses.
- (d) **Grating**, for drainage, must be provided at the gate(s) level(s).

- (e) Make sure that mandatory **setbacks** have been left clear when the layout is being done.
- (f) **Approved plan** shall be followed strictly, in case any change is desired **revised plan** shall be got approved from the Authority.
- (g) If basement is being constructed on the plot, please make sure that proper water proofing has been done, and all necessary precautions have been taken for safety of adjacent structures, if any.
- (h) Natural levels of **front yard** shall not be dug more than 2'-0" in any case and in case of side and rear yards not more than 6'-0".
- (i) **Sewerage and storm water drainage lines** shall be laid **separately** and connected to respective CDA mains.
- (j) In case of any complaints regarding approval of plans or issuance of completion certificate, the matter shall be brought into the notice of the concerned Deputy Director, Building Control Section.

5.8 REPEAL AND SAVINGS

Following Regulation is hereby repealed:

- i. Islamabad Residential Sectors Zoning (*Building Control*) Regulation 2005 is hereby repealed:
- ii. The repeal of above, shall not affect the previous operation of the Regulations so repealed or anything duly done, action taken or punishment or liability incurred there under and any proceedings commenced under the said Regulation may be continued or punishment may be imposed as if that Regulation had not been repealed:

These amendments shall take effect from January 01, 2020.

[No. CDA/D-BC-I-6(57) / 2019 /Islamabad, 2019.]

FAISAL NAEEM,
Director Building Control-I.

SYED SAFDAR ALI SHAH,
Secretary CDA Board.

SCHEDULES**6.1 SCHEDULE - 1**

Schedule-1 is attached separately at the end.

6.2 SCHEDULE - 2**MINIMUM SPACE STANDARDS / SIZES**

S/No	SPACE	MINIMUM AREA	RELAXABLE WITH PENALTY	MINIMUM HEIGHT	RELAXABLE WITH PENALTY	MINIMUM WIDTH	RELAXABLE WITH PENALTY
01	Living Unit	600 sft. excluding stairs	Up to 10%	9'-0"	8'-6"	-	-
02	Habitable Rooms (Bedroom, Drawing, Lounge etc.)	100 sft.	Up to 10%	9'-0"	8'-6"	8'-6"	8'-0"
03	Kitchen	45 sft.	Up to 10%	8'-6"	8'-0"	5'-0"	4'-9"
04	Bathroom/Toilet	24 sft.	Up to 10%	7'-0"	6'-6"	3'-0"	2'-9"
05	W.C.	12 sft.	Up to 10%	7'-0"	6'-6"	3'-0"	2'-9"
06	Both WC & W.Basin	15 sft.	Up to 10%	7'-0"	6'-6"	3'-0"	2'-9"
07	Shower only	12 sft.	Up to 10%	7'-0"	6'-6"	3'-0"	2'-9"
08	Powder/Toilet under stairs/landing (Properly ventilated WC & W.Basin only)	15 sft.	Up to 10%	6'-6"	6'-0"	3'-0"	2'-9"
09	Porches	As per Schedule 1	Up to 10%	7'-6"	7'-0"	9'-0"	8'-6"
10	Basement	If used for habitable purposes, the rules for respective space uses will apply					
Headroom / width of Stairs							
	DISCRIPTION	MIN. HEIGHT	RELAXABLE WITHOUT PENALTY	RELAXABLE WITH PENALTY			
11	Doors	7'-0"	6'-6"	6'-0"			
12	Headroom under stairs, if access / passage is provided	6'-6"	6'-3"	6'-0"			

13	Width of stairs (flight)	3'-3"	3'-0"	2'-9"
14	Internal Air Wells Kitchen, Lavatories, WC & B/Room may receive day light and natural Ventilation from internal air wells. In such cases air wells shall conform to the sizes	a) For building up to two storeys in height minimum width of well 5 ft. b) For building higher than two storeys minimum width of well 8 ft.	50 Sq Ft 100 Sq Ft	Rs. 10,000/- per sft will be charged if the ventilation well is less up to 20 % . Reduction in ventilation well more than 20 % is not compoundable Rs. 20,000/- per sft will be charged if the ventilation well is less up to 20 % . Reduction in ventilation well more than 20 % is not compoundable

6.3 SCHEDULE - 3

ROOF PROJECTIONS IN TERRACED HOUSES (Over Public Streets & on Open Land)

S/No	WIDTH OF STREET / OPEN LAND	MINIMUM PERMISSIBLE PROJECTION	EXCESS AREA RELAXABLE WITH FINE UP TO
01	20'-0" and less	1'-6"	2'-0" (Width)
02	21'-0" to 40'-0"	2'-0"	2'-6"
03	More than 40'-0"	2'-6"	3'-0"

6.4 SCHEDULE - 4

ROOF PROJECTIONS IN SETBACKS (Projections as under shall be allowed in setbacks)

S/No	Floor	Max. Permissible Width of Projection (ft.)	Excess Area of Projection Over the Permissible Limits (Relax-able with Fine) up to
01	Ground Floor	3'-0"	3'-6"
02	First Floor	3'-0"	3'-6"
03	First Floor on Terrace only	5'-0"	5'-6"
04	Stair Towers	3'-0"	3'-6"

SCHEDULE - 5**ZONING AND BUILDING REQUIREMENTS FOR RESIDENTIAL HOUSES, FLATS/APARTMENTS PLOTS PRIVATE HOUSING SCHEMES /SOCIETIES.**

Type of development	Plot size (sq. yd)	Frontage (Feet)	Max Ground coverage (%)	Max Floor area ratio (FAR)	Max. storeys & Height		Min. Set Backs (Feet)				Max. housing units	Max Car Porch(Sft)	Max. area of Mumty(s) (Sft)	Basement	Max. plinth level
					No.	Height	Front	Side1	Side2	Rear					
TERRACED (ATTACHED) & SEMI DETACHED DWELLING HOUSES															
TERRACED/ATTACHED Type "A"	Upto 150	20-29	Construction may cover a block leaving compulsory setbacks	2	30"	5'	-	--	5'	One	100**	200 Sft.	Allowed leaving the setbacks	3'-5"	
	151-200	25-30		2	30"	5'	-	--	5'	One	180**	350 Sft.			
	201-320	30-39		2	30"	6'	-	--	6'	One	180**	350 Sft.			
	300-450	*40-49		2	30"	10'	4	--	5'	One	200**				
SEMI DETACHED TYPE "B"	300-625	40-49		2	30"	10'	4	--	5	One	200**	350 Sft.			
DETACHED DWELLING HOUSE															
Detached type "C"	400 to 1000	50-59	Construction may cover a block leaving compulsory setbacks	2	30"	13	5'	5'	8'	Two	Single (200 Sft) or Double (400 Sft) per unit is allowed	Mumty of 400 Sft.	Allowed leaving setbacks	5'-0"	
	530-1335	60-69		2	30"	15'	5'	5'	8'	Two					
Detached type "D"	700-1670	70-79	Construction may cover a bloc leaving compulsory setbacks	2	30"	20	10	10	10	Two					
	885-2670	80-89		2	30"	25	10	10	10	Two					
	800 to 2900	90-99		2	30"	30	10	10	10	Two					
	1770-2720	100+		2	30"	35	10	10	10	Two					

- Notes:- (i) *smaller side setbacks shall be kept at south or West, which ever is applicable with reference to orientation of the plot.
- (ii) **Double car porch per unit may be constructed upto maximum 400 Sft. Subject to available area.

ROOF PROJECTIONS IN SETBACKS**6.5 ANNEXURE – A****RATES OF SCRUTINY FEE FOR APPROVAL OF PLANS AND
ISSUANCE OF COMPLETION CERTIFICATES**

(A) Scrutiny fee for approval of plans (Approval valid for Five years)		
i.	Religious / Buildings for Prayers / Charity / Welfare Building Types	Rs. 02 per sft. OR Rs. 10000/- (whichever is higher)
ii.	Residential Buildings	Rs. 06 per sft. OR Rs. 10000/- (whichever is higher)
iii.	Amenity / Office Buildings Offices, Hospitals, Clinics, Post Offices, Institutional, Community buildings, Sports / Gymnasium Farm houses/industrial	Rs. 10 per sft. OR Rs. 20,000/- (whichever is higher)
iv.	Commercial Buildings (including flats/apartments & offices etc. in commercial areas)	Rs. 20 per sftRs. 30000/- (whichever is higher)
v.	Foreign Diplomatic Offices	Rs. 20 per sft. OR Rs. 30,000/- (whichever is higher)
(B) Completion Scrutiny Fee - Same as for approval of plan, at 'A' above		
(C) Fee for Revalidation of Approved Plans, If there is NO change in the approved plan, shall be as follows;		
i.	For all Types of Buildings	At the rate of 10% of normal Approval Fee subject to minimum of Rs.2,000/-
<p>Note:</p> <ol style="list-style-type: none"> 1. Area of basement shall be taken into account for the purpose of computation of Scrutiny Fee. 2. Scrutiny fee for any additional area, more than the approved plan, shall be charged double at the time of completion, in addition to the Completion Scrutiny Fee. 3. In case of revised approval, scrutiny fee shall be applicable to the proposed covered area only. 4. Approved plan shall be valid for five years. 5. At the time of completion, if there is any variation from the approved plan (if that variation exceeds 15%), an amount double of the applicable scrutiny fee for approval shall be charged, in addition to the normal completion scrutiny fee. 		

ANNEXURE-B... FINES AND CHARGES

(1) Penalty for incorrect Construction at Plinth Level Stage / Form 'D'		
	Compounding Charges	Rs.20,000/- (lump-sum)
	Residential & Non-Commercial Building	Rs.20/- per sft. of plinth area.
	Commercial Building	Rs.40/- per sft. of plinth area.
(2) Penalty for Non-verification at Plinth Level Stage / Form 'D', in case the construction is according to the approved plan.		
	Residential & Non-Commercial Building	Rs.4/- per sft. of plinth area.
	Commercial Building	Rs.10/- per sft. of plinth area.
(3) Illegal Connection of Sewerage Lines in to Nullahs.		
	Dwelling Housees/Small buildings (less than 1000 sft.)	Rs.100,000/- lump-sum at each inspection.
	Commercial / Other Building Types	Rs.200,000/- lump-sum at each inspection.
(4) Miscellaneous Charges / penalties (where permissible)		
	Compounding Charges	Rs.20,000/- (lump-sum)
	Less Height and Width of Rooms	Rs.2,000/- per inch of less height / width
	Less Area of Rooms / Kitchen / Bathrooms	Rs.2,000/- per sft. of less Area.
	Up to 25 sft.	Rs.2,000/- per sft.
	Between 25 to 50 sft. (for mumty in dwelling houses)	Rs.6,000/- per sft.
(5) Penalty for starting construction without approval of Plans.		
	Compounding Charges	Rs.20,000/- (lump-sum)
	Blue Area, Markaz & Apartment/ Flat Sites	Rs.200/- per sft.
	All other Commercial / Residential Buildings including all other Building Types.	Rs.100/- per sft.
(6) Charges for carrying out Addition/Alterations (Not more than 10%) in Existing Dwelling House without approval of Revised Plans.		
	Residential Houses	Rs.50/- per sft.
(7)	Demolishing Charges – for residential Buildings	Rs.10,000/- (lump sum) Rs.20,000/- (lump sum)
(i)	Demolishing charges for commercial & all others types of buildings.	
(ii)	NOC for residential building processing fee.	Rs.10,000/- (lump sum) Rs.20,000/- (lump sum)
(iii)	NOC for commercial & all other buildings.	
(8)	Commercialization charges for non-commercial / special commercial plots of I&T Centers.	Charges will be determined as per change of land use criteria.

(9) Change of use from residential to offices, offices to commercial, in commercial building in all commercial areas (Marakiz, Blue Area, Class-III), where plots are allotted for commercial use on Ground Floor and offices/flats on subsequent floors. (Charges as below):-

Sr.#	Plot Category	Rate/sft (Rs.)	S.No.	Plot Category	Rate/sft. (Rs.)
1.	Blue Area (Tower)	1,249			
	Marakiz				
2.	F-6	1,430		Class-III Shopping Center	
3.	F-7	1,793	24.	E&F Series	3,417
4.	F-8	1,072	25.	G Series	1,689
5.	F-10	954	26.	I Series	1,144
6.	F-11	1,685	27.	D Series	1,370
7.	G-5 Diplomatic Enclave	1,267	28.	Chak Shahzad	850
8.	G-6	433	29.	Margalla Town	1,094
9.	G-7	473	30.	Rawal Town	970
10.	G-8	531	31.	Humak	728
11.	G-9	965	32.	Tarlai/Kuri	485
12.	G-10	562	33.	Farash	609
13.	G-11	1,327			
14.	I-8	887			
15.	I-9	485			
16.	I-10	485			
17.	I-12	336			
18.	I-16	337			
19.	D-12	762			
20.	E-12	308			
21.	E-11	762			
22.	IJP Road	331			
23.	Park Enclave	833			

Annexure—C

**6.7. PERMISSION FOR CHANGE OF USE (COMMERCIALIZATION)
IN THE BASEMENT OF COMMERCIAL BUILDINGS IN
ISLAMABAD ENHANCEMENT OF FEE - BASEMENT AREA
FOR DIFFERENT LAND USES.**

S.No	Plot Category	FAR	Rate/Sft. at 30% (Rs.)
<u>BLUE AREA</u>			
1	Blue Area (Tower)	1:8	2,604/-
<u>MARKAZ</u>			
2	F-6	1:4	3,894/-
3	F-7	1:5	5,253/-
4	F-8	1:4	3,358/-
5	F-10	1:4	3,246/-
6	F-11	1:5	2,920/-
7	G-5 Dip. Enclave.	1:5	1,933/-
8	G-6	1:4	1,475/-
9	G-7	1:4	1,277/-
10	G-8	1:4	1,432/-
11	G-9	1:5	2,827/-
12	G-10	1:4	1,844/-
13	G-11	1:5	1,933/-
14	I-8	1:4	2,550/-
15	I-9	1:4	1,733/-
16	I-10	1:4	1,733/-
17	D-12	1:4	1,133/-

Annexure-D**6.8. *FIXTION OF RATES/CHARGES FOR ADDITIONAL COVEREDAREA/ F.A.R.**

Sr. No.	Plot Category	Rate/Sq. Ft. (Rs.)
(1)	(2)	(3)
Blue Area		
1	Blue Area (Tower)	2,228
Marakazs		
2	F-6	3,135
3	F-7	3,941
4	F-8	2,325
5	F-10	2,091
6	F-11	3,645
7	G-5 Diplomatic Enclave	950
8	G-6	950
9	G-7	1,037
10	G-8	1,163
11	G-9	2,121
12	G-10	1,230
13	G-11	2,870
14	I-8	1,845
15	I-9	1,050
16	I-10	1,050
17	I-12	727
18	I-16	730
19	D-12	1,449
20	E-12	674
21	E-11	1,449
22	IJP Road	734
23	Park Enclave	1,369
Class-III Shopping Centre		
24	E & F Series	5,214
25	G. Series	3,559
26	I Series	1,670
27	D Series	3,02
28	Chak Shahzad	1,863
29	Margalla Town	2,405
30	Rawal Town	2,133
31	Humak	1,599
32	Tarli / Kuri	1,066
33	Farash	1,339
Remaining Land Uses		
34	I & T Centre	1,039
35	Mauve Area	2,379
36	Institutional Plots	578
37	Flat Site (E&F Series)	1,921
38	Flat Site (G&I Series)	958
39	Hotel & Motel site	924
40	Motel	1,433

41	Whole sale Market	1,206
42	F&V Market	5,232
43	Grain Market	855
44	Industrial	1,063
45	Cold Storage	2,125
46	Industrial Triangle Road Kahuta	321
47	Hospital	1,483
Other areas		
48	Community Core in H- Series	727.20
49.	Marakazs of Private Housing Schemes	674.10

For additional covered area in basement except I&T & Class-III Shopping Center without commercial use, 25% of approved rate at column-3 of above table in case of commercial use, full rate as mentioned at column-3 of above table applicable.

In case un-authorized additional story, a penalty of minimum of rate Rs.1,000/- per S.ft OR 25% of approved rate, whichever is higher, shall be approved rates mentioned at column-3 of above table.

The rates for additional story/ FAR are only for financial calculation purposes and decision to allow any additional story/FAR or otherwise will purely be the responsibility and domain of Planning Wing.

FUNCTIONING OF BUILDING CONTROL DELEGATIONS OF POWERS

- i. Approval of Building plans.
- ii. Issuance of completion certificate.
- iii. Issuance of NOC regarding building violations and non-conforming use.
- iv. Permission for demolition of old buildings.
- v. Issuance of permission for Home Occupation (private practice).
- vi. Implementation of Building bylaws through patrolling, issuance of notices for violations and finally removal through Enforcement Directorate.
- vii. Detection of non-conforming cases and action against them as per procedure in vogue.

7.2 For the last many years various ambiguities in functioning of Building Control have been observed requiring proper delegation of powers against various posts in the Building Control-I for various categories of building in order to ensure smooth and efficient working. This will also help to control violations of building bylaws and fixing responsibility and accountability at various authority level. In this regard, categorization of various buildings and delegation of powers at various positions is proposed hereunder:

Categories of Buildings:

Building of various type are categorized as under:

Category-I: All residential houses.

Category-II: Building (up to Ground + 1) in II-Series, Blue Area, Diplomatic Enclave, Marakazs, Class-III Shopping Centers, I & T Centers, wholesale market.

Category-III: Buildings (more than Ground + 1 and up to maximum of Ground + 03 story) in H-Series, Blue Area, Diplomatic Enclave, Marakazs, Mauve Area or in any other area.

Category-IV: Buildings more than G+3 Storey in any area.

Buildings in Category-I

(All residential houses)

Function	Initial Scrutiny	Counter Check	Recommendation	Approval	Issuance of formal letter
Approval of Plan	B.I	AD	AD	DD	DD
Completion	B.I	AD	AD	DD	DD
NOC	B.I	AD	AD	DD	DD
Permission to Demolish old Building	B.I	AD	AD	DD	DD
Permission of Home Occupation (Private Practice)	B.I	AD	DD	Director	DD

Buildings in Category-II

(Buildings up to Ground + 1 in H-Series, Blue Area, Diplomatic Enclave, Marakazs, Class-III

Shopping Centers, I & T Centers, wholesale Market)
(All buildings in Industrial area and Agro farms)

Function	Initial Scrutiny	Counter Check	Recommendation	Approval	Issuance of formal letter
Approval of Plan	B.I	AD	DD	Director	DD
Completion	B.I	AD	DD	Director	DD
NOC	B.I	AD	AD	DD	DD
Permission to Demolish old Building	B.I	AD	AD	DD	DD

Buildings in Category-III

(Buildings more than Ground + 1 and up to maximum of Ground + 03 Storey in H-Series, Blue Area, Diplomatic Enclave, Marakazs, Mauve Area or in any other area)

Function	Initial Scrutiny	Counter Check	Recommendation	Recommendation & Presentation	Formal Approval	Issuance of formal letter
Approval of Plan	B.I	AD	DD / Director	DVC	Director	DD
Completion	B.I	AD	DD	N/A	Director	DD
NOC	B.I	AD	DD	N/A	Director	DD
NOC of Units in Marakazs	B.I	AD	AD	N/A	DD	DD
Permission to Demolish old Building	B.I	AD	DD	N/A	Director	DD

Buildings in Category-IV

(Buildings more than Ground + 3 storey in any area)

Function	Initial Scrutiny	Counter Check	Recommendation	Recommendation	Formal	Issuance of
Function	Initial Violation Report	Counter Check	Recommendation	Approval		Issuance of notice / letter
15 days' Notice	B.I	AD	AD	N/A		DD
07 days show cause notice	B.I	AD	AD	N/A		Director
Approval of	B.I	AD	DD	Director		DD
					or	
Permission to Demolish old Building	B.I	AD	DD	N/A	Director	DD

Buildings Violations

demolition through Enforcement Directorate.						
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a. Approval and completion of building plans in above mentioned Category-I up to 500 sq. yards shall be approved by the concerned Deputy Director, whereas more than 500 sq. yds cases shall be approved by the Director Building Control-I.

b. Formal letter regarding permission of home occupation shall be issued by the Director Building Control-I in above mentioned Category-I.

c. Letter regarding removal of violation through Enforcement Directorate shall be issued by the Director Building Control-I,

d. Plot less than 500 square yards or covered area of building less than 10,000 sq. ft shall not be presented before Design Vetting Committee (DVC). The Concerned office of Building Control will process and approve such cases. (Category-III & IV).

7.3 FUNCTIONING OF BUILDING CONTROL DIRECTORATE CHARTER OF DUTIES.

Building Inspector:

Each Building Inspector will be designated a specific area by the Deputy Director concerned. He will be responsible to check and monitor building activities in that area through proper patrolling for implementation of building bylaws. He will perform the following duties:

- a. Initial scrutiny and preparation of Check reports for approval / completion of Building Plans.
- b. Initial scrutiny for issuance of NOC.
- c. Signing of approval and completion Building plans and NOCs before final submission to AD In charge.
- d. Initial scrutiny for issuance of demolition permission of exiting building.
- e. Initial scrutiny for issuance of Home Occupation (private practices).
- f. Responsible for regulator monitoring, survey and site visits for identification of any or all building violations and non-conforming use in the area against the building bylaws.
- g. Initial processing for issuance of notices for violation and completion of all codal formalities for removal of violation.
- h. Coordinate with the Enforcement Directorate for removal of building violation.
- i. Coordinate with the Law Directorate for court cases and shall also attend courts on behalf of Building Control.

Assistant Director:

Each Assistant Director (BCS) will be designated a specific area by the Deputy Director concerned. He will be responsible to check and monitor building activities in that area through proper patrolling for implementation of building bylaws. He will perform the following duties:

- a. Responsible for final checking of the reports submitted by the Building Inspector with 100% site verification and shall also recommend the cases as per building bylaws/ procedures to Deputy Director for further processing.
- b. Monitor the working of Building Inspectors under his control and shall forward the progress and violation reports to higher up on fortnightly basis.
- c. Responsible for timely disposal of cases received through One Window Operation.
- d. Counter verify the survey and site visit reports of Building Inspectors regarding building violations and non-conforming use in the area against the building bylaws.

- e. Signing of approval and completion building plans and NOCs before final submission to the Deputy Director concerned after verifying report of the concerned Building Inspector.
- f. Co-ordinate with the Law Directorate/CDA Counsel in preparation of para-wise comments in Court Cases.
- g. Co-ordinate with Enforcement Directorate to arrange an operation for removal of building violations.
- h. Establish liaison with the internal and external Audit Authorities, shall maintain all the records and assist the Deputy Director in settlement of audit paras and implementation of the DAC/PAC directives.

Deputy Director:

The Deputy Director shall act as head of his section and will perform the following duties:

- a. Administrative head of his section and shall monitor the working of Assistant Directors and Building Inspectors.
- b. Responsible and empowered to issue approvals, completions and formal letters as per delegation of powers.
- c. Responsible for timely disposal of cases received through One Window Operation.
- d. Check all the cases finally before granting approval that these area strictly in accordance with the building bylaws.
- e. Ensure that bylaws are being implemented and best efforts are being made to control of violation.
- f. Visit the area under his jurisdiction and submit suggestions regarding policy matters to higher ups as and when required.
- g. Authenticate and sign the para wise comments prepared by the Assistant Director in consultation with the Law Directorate/CDA Counsel, prior to submission in the court.
- h. Co-ordinate with Enforcement Directorate to arrange an operation for removal of building violations on the recommendations of the Assistant Director.
- i. Establish liaison with the internal and external Audit for settlement of audit paras and implementation of the DAC/PAC directives.

Director:

The Director Building Control-I & II will perform the following duties:

- a. Administrative head of Directorate and shall monitor the working of all sections for enforcement of building bylaws and to facilitate general public.
- b. Responsible and empowered to issue approval as per delegation of powers.
- c. Provide necessary advice, guidance and clarification to all sections in the light of enforced Building bylaws.
- d. Prepare and submit the cases to Authority for decision on major policy matters.
- e. Attend the DAC/PAC meetings and ensure the compliance of the Audit directives.

COMMERCIAL AREAS**8.1 BLUE AREA (Northern strip) High Rise Towers****FORMATION OF UNIFORM PLANNING PARAMETERS FOR COMMERCIAL BUILDINGS**

BLUE AREA		
Serial #	Description	Method
1.	Minimum size of plots	As determined by Planning wing
2.	Maximum Floor Area Ratio (F.A.R)	<u>Category -I (up to 2999 Square Yards)</u> Max. FAR= 1:8 <u>Category -II (3000 to 4999 Square Yards)</u> Max. FAR=1:9 <u>Category -III (5000 & above Square Yards)</u> Max. FAR=1:10
3.	Maximum permissible Ground Coverage	Ground + 4 Storey = 70% Subsequent Storey = Flexible
4.	Maximum-No. of Storey	"The Height of Building in Blue area from F-6/G-6 to E-10/F-10 is relaxed up to 1000 feet by CAA/PAF, for which building control after complete scrutiny of building plans, refers the case with all details to CAA/PAF in both soft and hard form prior to issuance of final approval/NOC. CAA/PAF would respond the same with-in 15 days, otherwise it would be considered as approved. The height clearance from CAA/PAF for the rest of the blue area would be the same as practiced earlier."

Serial #	Description	Method
5.	Uses	Ground + 4 Storey = Commercial Subsequent Storey = Offices and/or Apartments.
6.	Minimum Setbacks.	As determined by Planning wing defined on plot to plot basis, due to varying sizes of plots.
7.	Parking	One Car space for 750 Sq. ft. covered area. The parking requirements will be accommodated within plot line including basements. In case of parking provision on upper floors, the minimum height will be 8'- 6", approaching ramps and parking floor will not be taken in FAR.
8.	Basements	After fulfilling the parking requirements, extra space available in basement may be utilized for utilities/services.
9.	Parking Area Calculation	250 Sq. ft. Area for one Car.

NOTE:

- I. Owners of all buildings who have availed enhanced FAR / number of storeys will be subject to charges as determined by the Authority from time to time.
- II. In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @Rs. 500/sft, and above 5 % @Rs.1000/sft.

8.1.1 SPECIAL REQUIREMENTS**(i) Verandas:-**

Minimum 7'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

(ii) Projections:-

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

(iii) Provision of public toilets and ramps for Special/disabled persons:-

- (a) Every building in Blue Area shall be provided with minimum two public toilets and 01 toilet for special persons at every commercial floor, which shall be maintained by the Managing committee of the building.
- (b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling houses.
- (c) Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.

8.2. BLUE AREA (SOUTHERN STRIP) Medium Rise buildings G-6/G-7, F-6, F-7
FORMATION OF UNIFORM PLANNING PARAMETERS
FOR COMMERCIAL BUILDINGS

BLUE AREA		
Serial #	Description	Method
1.	Minimum size of plots	As determined by Planning wing
2.	Maximum Floor Area Ratio (F.A.R)	FAR = 1:6 For existing building, after demolition of existing building/structure thereon additional FAR is allowed.
3.	Maximum permissible Ground Coverage	With respect to set backs
4.	Maximum No. of Storey	Subject to permitted FAR and Nos. of storeys not capped
5.	Uses	Ground = Commercial (as defined in Clause 3 (2) read with Clause-6 of the ILDR, 2005). Subsequent Storey = Offices and/or Apartments.
6.	Minimum Setbacks.	Setbacks: <i>(up to 100') 5' feet each side</i> <i>(up to 200') 10' feet each side</i>
7.	Parking	One Car space for 750 Sq. Ft. covered area for plots measuring more than 900 square yards. The parking requirements will be accommodated within plot line including basements.
8.	Basements	After fulfilling the parking requirements, extra space available in basement may be utilized for utilities/services.
9.	Parking Area Calculation	250 Sq. ft. Area for one Car.

8.2.1 SPECIAL REQUIREMENTS**1. Verandas:-**

Minimum 7'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

2. Projections:-

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

3. Provision of public toilets and ramps for Special/disabled persons:-

- a. Every building in Blue Area shall be provided with minimum two public toilets and 01 toilet for special persons at every commercial floor, which shall be maintained by the Managing committee of the building.
- b. Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling houses.
- c. Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.

8.3 MARAKIZ

Serial #	Description
i.	<p>Markaz [For Commercial Plots Only] <u>Category-1 (up to 899 Square Yards)</u> Max F.A.R 1:5 No. of permissible Floors = LG+G+5 OR G+6. <u>Category-2 (900 and above Sq. yds.)</u> Max FAR =1:6 No. of floors =LG+G+7 OR G+8. For vacant plots, car parking @ 1 car space for every 750 sq. ft. will be provided. In case of additional floor on constructed building (where applicable) this requirement shall be for enhanced covered area within plot line.</p>

Serial #	Description
ii.	No building should go beyond Max FAR.
iii.	One Car parking space for 750 Sq. Ft. covered area. The owner would cater for the parking requirements with in plot line including basements.
iv.	Basement if already permitted by CDA for parking purpose will not be allowed for Commercial purpose/any other use etc. under any circumstances.
v.	Certificate of Original Designer/Engineer in case of old building that the building is capable of withstanding additional storey and this load has already been accounted for in the original design of the building.
vi.	In case the original Designer/Engineer is not available then it will be verified by the design consultants registered with CDA and vetted by vetting consultants duly registered with CDA.
vii.	<p>Mezzanine and lofts : Mezzanine and lofts are allowed with maximum 18'-0", the minimum height of rooms in mezzanines and loft shall conform to the height applicable to the buildings in which they are been provided with the exception of shops where the height may be reduced to seven feet six inches provided that :-</p> <p>(a) no mezzanine or loft shall be permitted in shops/commercial having a height of less than 18'0".</p> <p>(b) The total mezzanine or loft area in any shop/commercial shall not exceed one-third of the total floor area of shop:</p> <p>(c) The underside of every mezzanine or loft shall not be less than 8 feet above the floor of shop/commercial:</p> <p>(d) In no case shall a mezzanine or loft be permitted within 6 feet from the front wall of shop / commercial:</p> <p>(e) Every such mezzanine or loft shall be accessible by a ladder or a staircase of non-inflammable material and located inside the shop/commercial:</p> <p>(f) Mezzanine or loft having area more than 1/3rd will be counted in FAR.</p>

NOTE:

1. Owners of all buildings who have availed enhanced FAR / number of storeys will be subject to charges as determined by the Authority from time to time.
2. The same parameters shall also be applicable to all Marakazs [Commercial Plots only] of Private Housing/Farm Housing Schemes and Affordable Housing Projects, duly approved by CDA.
3. The Planning Parameters for plots other than Commercial in Marakazs will be notified by the Planning, CDA.
4. In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10% 1st 2.5 % @ 250/sft, 2nd 2.5% @ 500/sft, and above 5% @ Rs.1000/sft. This relaxation should be subject to strict adherence of permissible FAR for the plots in question.

8.3.1 SPECIAL REQUIREMENTS**(i) Verandas:-**

Minimum 6'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

(ii) Projections:-

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges. Same will be applied in case of covered projection on setbacks, if any.

(iii) Provision of public toilets and ramps for Special/disabled persons: -

- (a) Every building shall be provided with minimum two public toilets and 01 for special persons at Ground floor, which shall be maintained by the Managing committee of the building.
- (b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling houses.
- (c) Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.

8.4 CLASS-III SHOPPING CENTR

i.	The Max FAR in Class-III shopping centre is 1:3 i.e. LG+G+01 floors
ii.	No building should go beyond Max FAR.
iii.	If basement has not been mentioned in the allotment letter then it will be allowed upon submission of requisite charges as per notified rates.

iv.	This permission of basement can only be given to those owners who construct the building after demolishing existing building.
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• NOTE:

1. The same parameters shall also be applicable to all Class-III Shopping Centers [Commercial Plots only] of Private Housing/Farm Housing Schemes and Affordable Housing Projects, duly approved by CDA.

8.4 (A) COMMUNITY CORE IN H-SERIES

i.	The Max FAR in Community Core in (only H series) is 1:4 i.e. LG+G+2 or G+3 floors.
ii.	No building should go beyond Max FAR.

8.4.1 * SPECIAL REQUIREMENTS

(i) **Verandas:-**

Minimum 5'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

(ii) **Projections:-**

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

(iii) **Provision of public toilets and ramps for Special/disabled persons: -**

- (a) Every building shall be provided with minimum 01 public toilet having size also to accommodate disable person at ground floor which shall be mandatory by the managing committee of the building.
- (b) *Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other than dwelling house.

8.5. I& T Center

i.	The Max FAR in I&T centre is 1:4 i.e. LG+G+2 floors Additional storey will be allowed subject to charges as levied by Authority
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ii.	No building should go beyond Max No. of allowed storeys.
iii.	Only commercialization of basement will be allowed and it will be allowed only to those buildings whose trade has been changed by Estate Management CDA.
iv.	If basement has not been mentioned in the allotment letter then it will be allowed upon submission of requisite charges as per notified rates of CDA.
v.	This permission of basement can only be given to those owners who construct the building after demolishing existing building.
vi.	Minimum 5'-0" wide veranda shall be provided for pedestrian circulation towards southern side facing Road/Street between I&T and Mauve Area.
vii.	In addition, when building plans are approved, concerned Building Control Directorate should make sure that buildings in I&T Centre have frontage towards the (Southern) Mauve Area to prevent disturbing the G-Series residential neighborhood.

8.5.1 SPECIAL REQUIREMENTS

(i) **Verandas:-**

Minimum 5'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly.

(ii) **Projections:-**

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

(iii) **Provision of public toilets and ramps for Special/disabled persons:-**

(a) Every building shall be provided with minimum 01 public toilet Ground floor, which shall be maintained by the Managing committee of the building.

(b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling houses.

8.6 Mauve Area

**ZONING REGULATIONS IN RESPECT OF
MAUVE AREA, ISLAMABAD.**

Sr. #	Parameters	Category-1 Plots of Size up to 3300 Sq. Yards	Category-2 Plots of Size more than 3301-6600 sq. yards
1.	Type of Building	Offices	Offices
2.	Maximum Number of Storey	Flexible	Flexible.
3.	Maximum Floor Area Ratio (FAR)	1:4	1:5
4.	Maximum Permissible Ground coverage	40%	40%
5.	Minimum Setbacks	i. in case of 100'x140' Front = 40', Rear = 20' Sides = 15' each. ii. In case of 100'x 280' Front = 40', Rear = 40' Sides = 15' each.	Front = 60 Ft. Rear = 60' Ft. Sides = 30' Ft. (each)
6.	Maximum Height	Flexible (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).	Flexible. (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).
7.	Minimum Distance between 2 Detached Buildings (within the plot)	30 Feet.	30 Feet.
8.	Car Parking	One Car Parking Space shall be provided for every 750 Sq. Ft. of the covered area of the building excluding Basement. Calculation for Car Parking shall be made @ of 250 sq. ft. per car space including Circulation space.	One Car Parking Space shall be provided for every 750 Sq. Ft. of the covered area of the building excluding Basement. Calculation for Car Parking shall be made @ of 250 sq. ft. per car space including Circulation space.

Sr. #	Parameters	Category-1 Plots of Size up to 3300 Sq. Yards	Category-2 Plots of Size more than 3301-6600 sq. yards
9.	Basement	shall be used for Car Parking. Plant Rooms only. Chowkidar, Duty Room.	shall be used for Car Parking. Plant Rooms only.
10.	Fences	Only see through Fence shall be permitted.	Only see through Fence shall be permitted.
11.	Residential Use	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.

Sr. #	Parameters	Category-3 Plots of size more than 6600 to 14999 Sq. yards
1.	Type of Building	Offices
2.	Maximum Number of Storey	Flexible
3.	Maximum Floor Area Ratio (FAR)	1:6
4.	Maximum Permissible Ground coverage	Maximum Ground Coverage 40%.
5.	Minimum Setbacks	Front=60 Ft Rear=60 Ft Sides=30 Ft (each)
6.	Maximum Height	Flexible (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).
7.	Minimum Distance between 2 Detached Buildings (within the plot)	30 Feet.
8.	Car Parking	One Car Parking Space shall be provided for every 750 Sq. Ft. of the covered area of the building excluding Basement. Calculation for Car Parking shall be made @ of 250 sq. ft. per car space including Circulation space.
9.	Basement	shall be used for Car Parking. Plant Rooms, only
10.	Fences	Only see through Fence shall be permitted.
11.	Residential Use	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.

Sr. #	Parameters	Category-4 Plots of size more than 14999 Sq. yards & above
1.	Type of Building	Offices
2.	Maximum Number of Storey	Flexible
3.	Maximum Floor Area Ratio (FAR)	1:8
4.	Maximum Permissible Ground coverage	Maximum Ground coverage 40%.
5.	Minimum Setbacks	Front=60 Ft Rear=60 Ft Sides=30 Ft (each)
6.	Maximum Height	flexible (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).
7.	Minimum Distance between 2 Detached Buildings (within the plot)	30 Feet.
8.	Car Parking	One Car Parking Space shall be provided for every 750 Sq. Ft. of the covered area of the building excluding Basement. Calculation for Car Parking shall be made @ of 250 sq. ft. per car space including Circulation space.
9.	Basement	shall be used for Car Parking. Plant Rooms, only
10.	Fences	Only see through Fence shall be permitted.
11.	Residential Use	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.

Note:- In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @ 500/sft, and above 5 % @Rs.1000/sft.

8.7. H-Series

ZONING REGULATIONS IN RESPECT OF ALL LAND USES IN H-SERIES SECTORS, ISLAMABAD.

Sr. #	Parameters	Plots of Size up to 4,166 Sq. Yards	Plots of Size more than 4,166 sq. yards
1.	Type of Building	All type of buildings	All type of buildings
2.	Maximum Number of Storey	Basement + Ground Floor + 3 Storey	02 Basements + Ground Floor + 09 Storey

Sr. #	Parameters	Plots of Size up to 4,166 Sq. Yards	Plots of Size more than 4,166 sq. yards
3.	Maximum Floor Area Ratio (FAR)	1:4 For Schools up to Secondary Level, no enhancement in FAR will be allowed i.e. (1:2).	1:6 For Schools up to Secondary Level, no enhancement in FAR will be allowed i.ee. (1:4).
4.	Maximum Permissible Ground coverage	40%	40%
5.	Minimum Setbacks	30 Feet from plot line on All sides	Front = 50 Ft. Rear = 30 Ft. Sides = 30' Ft. (each)
6.	Maximum Height	56 feet. (Only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).	Flexible as per guidelines from CAA. (Only stair tower lift room and over-head water tank will be permitted on the roof. Height of all such structure shall not exceed 8 above roof level).
7.	Minimum Distance between 2 Detached Buildings (within the plot)	30 Feet.	30 Feet.
8.	Car Parking	One Car Parking Space shall be provided for every 750 Sq. Ft. of the covered area of the building excluding Basement Calculation for Car Parking shall be made @ of 250 Sq. Ft. per car space including Circulation space.	One Car Parking Space shall be provided for every 750 Sq. Ft. of the covered area of the building excluding Basement Calculation for Car Parking shall be made @ of 250 Sq. Ft. per car space including Circulation space.
9.	Basement	No residential use shall be permitted in the basement and it shall be used for Car Parking. Plant Rooms, Stores/Air Raid Shelter/Caretaker, Chowkidar, Duty Room.	No residential use shall be permitted in the basement and it shall be used for Car Parking. Plant Rooms, Stores/Air Raid Shelter/Caretaker, Chowkidar, Duty Room.
10.	Fences	Only see through Fence shall be permitted.	Only see through Fence shall be permitted.

Sr. #	Parameters	Plots of Size up to 4,166 Sq. Yards	Plots of Size more than 4,166 sq. yards
11	Residential Use	Hostel is allowed up to 20% of permissible FAR/Covered area	Hostel is allowed up to 20% of permissible FAR/Covered area

Note:-

1. In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @Rs. 500/sft and above 5 % @Rs.1000/sft.

8.8 Public Buildings Area [in Sectors F-5/G-5] and Admin Centre Public Area and Administrative Block

Sr.#	Description	Method
a.	Approximate size of the site	150' x 200' = 3333 sq. yards.
b.	Type of building	Administrative/Cultural/Offices for National & International Organizations/ Public Buildings / Government Hostels & Lodges
c.	No. of storeys /Height	Basements + Ground Floor + 09 Storeys
d.	Building line	At a minimum distance of 30' feet from the plot line on all sides.
e.	Maximum plot ratio / FAR	1:3.5
f.	Minimum distance between two detached buildings (within the plot)	30 feet.
g.	Maximum ground coverage	Not more than 40% of the site area.
h.	Basement	No residential use shall be permitted in the basement and it shall be used for stores/air raid shelter/caretaker, Chowkidar, duty room and car parking etc. Maximum number of basements shall not be more than 2.
i.	Residential use	Not more than 5% of the permissible covered area for plot is permitted for residential use of essential staff in the form of flats
j.	Car Parking	One Car Parking Space shall be provided for every 750 Sq. Ft. of the covered area of the building excluding Basement Calculation for Car Parking shall be made @ of 250 Sq. Ft. per car space including Circulation space.

(i) Projections:-

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges.

(ii) Provision of public toilets and ramps for Special/disabled persons:-

- (a) Every building shall be provided with minimum 01 public toilet Ground floor, which shall be maintained by the Managing committee of the building.
- (b) Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other then dwelling houses.
- (c) In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may relax up to 10 %, 1st 2.5 % @ Rs. 250/sft, and 2.5% @Rs. 500/sft and above 5 % @ Rs.1000/sft.

8.9 REVISION OF BUILDING BYE-LAWS OF PLOTS FOR EDUCATION ZONE-II, IV & V

(a) BYE-LAWS FOR PLOT MEASURING UPTO 1.5 ACRES.

Serial #	Description	Method
1.	Maximum No. of storeys	Ground + 5
2.	Maximum FAR	1:3 For Schools up to Secondary Level, no enhancement in FAR will be allowed i.e. (1:2.5).
3.	Maximum Ground coverage	40%
4.	Setbacks.	Front = 50 Feet Sides = 30 feet Rear = 40 feet
5.	Basement	Meant for parking only.

(b) BYE-LAWS FOR PLOTS OF SIZE MORE THAN 1.5 ACRES.

Serial #	Description	Method
1.	Maximum No. of storeys	Ground + 9
2.	Maximum FAR	1:4 For Schools up to Secondary Level, no enhancement in FAR will be allowed i.e. (1:2.5).
3.	Maximum Ground coverage	30%
4.	Setbacks.	Front = 50 feet Sides = 30 feet Rear = 40 feet
5.	Basement	Meant for parking only.

8.10 DIPLOMATIC ENCLAVE (EXISTING/EXTENSION)

Serial #	DETAILS	EXISTING (OLD)	REVISION/NEW EXTENSION
1.	Type of building	Chanceries Embassy's and other residence	Chanceries Embassy's and other residence
2.	No. of Storey	G+3	Basement + G + 7 (not exceeding the permissible FAR).
3.	Maximum Ground	Not more than 40% of the site area	Not more than 40% of the site area.
4.	Building line/setbacks	Front 30' Side 20' Rear 30'	Front 30' Side 20' Rear 30'
5.	Maximum Plot Ratio (FAR)	0.8-1	1:3
6.	Basement		No residential use shall be permitted in the basement and it shall be used for stores/air raid shelter Chowkidar duty room and car parking.
7.	Car Parking		One Car Parking Space shall be provided for every 750 Sq. Ft. of the covered area of the building excluding Basement Calculation for Car Parking shall be made @ of 250 Sq. Ft. per car space including Circulation space

8.11 FRUIT & VEGETABLE MARKET

i.	The Max number of story allowed is LG+G+2
ii.	No building should go beyond Max No. of storey.
iii.	If there is no provision of basement in the allotment letter then it will be allowed upon submission of payments/charges as notified by CDA.
iv.	LG will be counted in FAR.
v.	Maximum FAR 1:4.

8.12. HOTEL / MOTELS SITES**Category-1 [Plots in Marakaz]****Type-1 [Plots less than 3,000 Sq. yds.]****Type-2 [Plots 3,000 Sq. yds. & above]**

Sr. No.	Planning Parameter	Permissible Standard	
		Type-1	Type-2
i.	F.A.R.	1:5	1:6
ii.	Number of Storey	Flexible remaining within limit defined by Civil Aviation Authority	
iii.	Ground Coverage	80%	70%
iv.	Setbacks	As per site requirements, if not specified in the Approved Layout Plan of the Markaz	
v.	Parking	One Car space for 750 sq. ft. of total covered area	

Category-2 [Plots in Blue Area, Sports Zone and Approved Housing/ Farm Housing/Commercial Schemes & Standalone Project astride Arterial/Major/Revenue Roads of Minimum 60 feet width in Zones-2, 4 & 5 of ICT]**Type-1 [Plots less than 3,000 Sq. yds.]****Type-2 [Plots 3,000 Sq. yds. & above]**

Sr. No.	Planning Parameter	Permissible Standard	
		Type-1	Type-2
i.	F.A.R.	1:5	1:6
ii.	Number of Storey	Ground Floor +9	Flexible remaining within limit defined by Civil Aviation Authority
iii.	Ground Coverage	80%	70%
iv.	Setbacks	As per site requirements, if not specified in the Approved Layout Plan of the Area	
v.	Parking	One Car space for 750 sq. ft. of total covered area	

8.13 STANDALONE COMMERCIAL PROJECTS ASTRIDE ARTERIAL/MAJOR ROADS, IN ZONE-2, SECTOR E-11, ZONE-4 AND ZONE-5

Standalone Commercial Projects, Astride Arterial/Major Roads, in Zone-2, Sector E-11, Zone-4 and Zone-5, i.e. Islamabad Expressway, Srinagar (Kashmir) Highway, IJP Road, Murree Road, GT Road, Fateh Jang Road, Park Road, Kuri Road, Lehrtar Road, Simly Dam Road, Kahuta Road, Japan Road, and/or, as prescribed by the Authority, can be categorized into three types, as under:-

- a. Standalone Commercial Project on Astride Road can be launched by an Individual/AOP/Firm/Company or a Co-operative Society having valid registration with the relevant forum, having ownership of land less than 10 Kanals.
- b. Standalone Commercial Project can be launched by a Firm/Company or a Co-operatives Society having the valid registration with the relevant forum, having ownership of land 10 Kanals and above.

8.13 (A) THE STANDALONE COMMERCIAL PROJECTS, AS AFOREMENTIONED, WILL BE CONSIDERED FOR APPROVAL IN THE LIGHT OF FOLLOWING PLANNING PARAMETERS:

Sr. No.	Plot Area (Sq. Yds.)	Max. No. of Stories	Min. Front Setback (Feet)	Max. F.A.R	Permissible Ground Coverage
1.	Up to 500	Flexible	20	1:4	80%
2.	Above 500 to 1,000	Flexible	20	1:4.5	65%
3.	Above 1,000 to 2,000	Flexible	20	1:5	60%
4.	Above 2,000	Flexible	20	1:5.5	55%
5.	For Mix-Use with Parking Plazas	Flexible	20	02 Floors Commercial Upper 08 floors for Parking only	

8.13 (B)

1. The approved commercial buildings on the above mentioned roads would be permitted for uses as mentioned in Clause-3(2), read with, 6(2) of ILDR-2005.
2. Non-refundable Scrutiny Fee @ Rs.100,000/- per Kanal shall be charged.
3. Land Use Conversion Charges will be paid @ Rs.7,500/- per Sq. yd. shall be charged on the basis of Ground Coverage of the Site/Plot.
4. Depth of Commercial Plots shall be of Maximum Front Depth Ratio of 1:4.
5. The maximum depth of commercial plots shall not be more than 300' for South of I.J.P Road and 65' for Exempted Pocket, I-8/4.
6. Public Notice regarding Objections on the Ownership of the land, for the projects measuring 4 Kanal & above site area
7. Direct Access/Right of Way Charges will be charged from Sponsors of as per prevailing rates of National Highway Authority (NHA). These charges will be applicable only on those Buildings/Projects, which will get Direct Access from the Principle Roads of Islamabad Expressway, Srinagar (Kashmir) Highway, Park Road, GT Road [in Zone-2 only] and IJP Road.
8. In case of Murree Road from Faizabad Interchange to ICT limit towards Rawalpindi, the Front Set-back will be Minimum 15 feet.
9. One Car space for 750 sq. ft. covered area. The parking requirements will be accommodated within plot line including basements. In case of parking permission on upper floors the minimum height for parking floors should be 7'- 6", approaching ramps and parking floor shall not be counted in FAR.
10. Environmental Clearance of the Project from Pak EPA
11. Traffic Impact Analysis will be provided for Projects measuring 4 Kanals and above site area

12. The sponsor will submit Services Plan, i.e. Water Supply, Drainage Sewerage, Solid Waste Management, Electricity & Sui Gas, at the time of submission for Commercial Projects.
13. To promote the development of Parking Plazas with (03) three commercial floor along, the charges/fee would kept 1/3 as compared to other commercial and apartments buildings on the said roads.
14. The Sponsors of the buildings (Commercial/Apartments/Parking Plazas) on above mentioned Road would make arrangements for the provision of utilities / services including STP and Waste Management for their project at their own cost. CDA will not share any responsibility for such arrangements what so ever in this regard.
15. Development Charges, if applicable, will be imposed as rates prescribed by the Authority. However, the applicant shall submit an Affidavit on Rs.100/- Stamp Paper that he shall deposit such Development Charges as & when demanded by the CDA.
Penalty for construction of commercial building without approval as provided in this Regulation, on the basis of total covered area of the building.

8.13 (C)

Already constructed buildings may be approved subject to conformity with aforementioned Planning Parameters/Building Codes and Terms & Conditions, provided in Clause 8.13 & 8.13 (A&B). The existing buildings, constructed before **01-01-2020**, promulgation of these Regulations, may be regularized "As Built-On Ground Position", subject to the following conditions, in addition to aforementioned in Clauses-813 & 8.13(A&B):

1. Regularization of Site/Plot may be made on payment of Charges @ Rs.1,000/- per Sq. yd. of Plot/Site Area.
2. Penalty, on non-compoundable offences [ground coverage, deficient setbacks, etc.] will be charged, at the following rates;
 - a. Upto 10% @ Rs. 1000 per sft of the violated area
 - b. Upto 20% @ Rs. 1500 per sft of the violated area
 - c. Upto 20% @ Rs. 2000 per sft of the violated area
3. Structure Stability, certified by the PEC Registered, CDA Enlisted Engineering Firm/Company and Vetted by the similar 2nd Firm/Company shall be provided, as per the Specimen of Certification, prescribed by the Member (P&D), CDA.
4. Penalty, on compoundable offences of the Building will be imposed, as provided in this Regulation, on deviations/violations of provisions from this Regulation.
5. Excess Covered Area, in addition to the permissible Covered Area, as aforesaid, may be regularized on payment of charges @ Rs.1,000/- per Sq. ft. of the Excess Covered Area of the Building.
6. Penalty for construction of building(s) without approval, shall be charged, by the concerned Building Control Directorate as provided in this Regulation, on the basis of total covered area of the building.
7. The Charges/Penalty, as mentioned at Sr. No. 1&2 above, will be deposited in concerned Directorate of Planning, CDA, whereas at Sr. No. 4 to 7, in concerned Directorate of Building Control, CDA

8.14 Planning Parameters for Construction of Commercial Buildings on Major Avenues/Roads of Housing/Farm Housing Schemes & Affordable Housing Projects, duly approved by CDA Zone-2, 4 & 5.

Road Size Frontage	FAR	Ground Coverage	Usage	Setback	Height
60'-100'	1:5	70%	Ground + 4 Storey = Commercial Subsequent Storey = Offices and / or Apartments. Educational Institutes are not allowed.	As per terms & conditions of allotment letter.	Subject to NOC from CAA & FAF Authorities.
101' to 200'	1:5.5				
201' and above	1:6				

Notes:

1. Circulation area up to 8 feet wide corridor shall be counted in FAR and area above 8 feet corridor shall not be counted in FAR.
2. Lift shaft, emergency stair, Mechanical rooms, MEP floor with 7'-0" height, HVAC ducts, 1/3rd Mezzanine will not be counted in FAR.
3. One Car space for 750 sq. ft. covered area. The parking requirements will be accommodated within plot line including basements. In case of parking permission on upper floors the minimum height for parking floors should be 7'-6", approaching ramps and parking floor shall not be counted in FAR. In case building is already constructed and doesn't comply with the parking requirement, the same may be dealt with as per provisions of Clause 8.13, above.
4. In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @Rs. 500/sft, and above 5 % @Rs.1000/sft.

8.14.1**SPECIAL REQUIREMENTS.****(i) Verandas:-**

Minimum 6'-0" wide veranda shall be provided for pedestrian circulation towards the sides which are facing roads streets and parking lots. These verandas shall have convenient connections with the verandas of the adjacent buildings. No Steps shall be allowed on foot path/road, projection beyond the plots lines for access the building levels of verandas shall be kept accordingly. Stand alone building which are not adjoining to any other plot may be allowed to provide inward orientation giving relaxation of verandahs.

(ii) Projections:-

Maximum 3'-0" wide projections shall be allowed on first and subsequent floors. Covered projections will be allowed without any charges if falling within permissible F.A.R. Covered projections beyond permissible F.A.R shall be allowed subject to charges. However, ornamental features shall be exempted from any charges. Same will be applied in case of covered projection on setbacks, if any.

(iii) Provision of public toilets and ramps for Special/disabled persons:-

- a. Every building shall be provided with minimum two public toilets and 01 toilet for special persons at every commercial floor, which shall be maintained by the Managing committee of the building.
- b. Ramps from foot path level to entrance of building for easy accessibility through wheel chair shall be mandatory for all buildings other than dwelling houses.
- c. Minimum 01 lift in all commercial and public buildings more than 3 storeys and residential apartment/ flats more than of 4 storeys. Such lift shall be of size which can accommodate a wheel chair.

8.15.

PLANNING PARAMETERS FOR CDA AGRO FARMS PLOTS IN ALL ZONES ISLAMABAD.

Types of Buildings	Covered Area (Sft).
Guard Room (Single Storey)	100
Barn (Tractor Trolley and other equipments with storage/single storey with Max. 16 feet ceiling height).	500
Servant Block (Single Storey)	500
Kitchen / Canteen with Toilets (Single Storey)	900
Office Block (Double Storey)	1000
Manager's residence (Double Storey)	6500
Total covered area	9500

Basement shall be allowed under the plinth level. No boundary wall except a dwarf see through fence is allowed around the agro farm plot.

Active Farming Area (Not Less than 80%).

Orchard	Plantation	Fruit Trees (150 per acre)
	Project Completion	02 years with 50% plantation within 12 months.
	Production	To commence within 05 year of taking over possession.
Poultry and Vegetables	Plantation	80% of land to intensive cultivation of vegetables.
	Project Completion	03 years with 50% of production within 12 months from the date of possession.
	Production	Broiler 4500 per month and layers 9000 at time, producing 5000 eggs per day.

Terms and conditions of Allotment/Lease Agreement:

- i. No part of the Farm will be allowed for any commercial activity nor it will be allowed to sublet/rent.
- ii. No boundary of any type will be allowed at the periphery or inside the plot except a dwarf sees through fence.
- iii. Planning parameters to the made part of the lease agreement.
- iv. Only one sub-division is allowed subject to:
 - a. Size of both sub-divided plots shall not be less than 2.5 Acres.
 - b. Minimum width of the side access passage shall be less than 20 feet.
 - c. Area under access passage to the rear plot will be part of the rear sub-divided plot.
 - d. FAR/permmissible covered area of both the sub-divided plots shall not exceed the originally permmissible for un-divided plot.
 - e. Fee will be charged @ Rs.50,000/-per Kanal of original un-divided plot.
- iv. Plot has been allotted for the purpose of establishing agro based production facility and procedure is to be brought in local city market. *i.e.*, weekly Bazars of Islamabad.
- v. Only change of trade is allowed amongst three categories of agro farming plots subjects to payment of prescribed charges and prior approval of the Authority.

8.16 BUILDING BYLAWS FOR INDUSTRIAL BUILDINGS IN ICT ISLAMABAD.

No. of Storey	FAR	Max % Ground Coverage	Setbacks		
			Front	Sides	Rear
G+1(2storey)	1:1.2	60%	30'	15'	10'
				15'	20'
G+2 (3storey)	1:1.5	50 %	Front	Sides	Rear
G+3(4storey)	1:1.6	50 %	40'	15'	10'
				15'	20'

Provided that the maximum height of a building shall not exceed 60 feet.

1. **Mezzanine floors and basements.**—Mezzanine floors may be constructed and where the ground levels permit basements, maybe allowed by the Authority below the ground floor area only for specified purposes. Mezzanine and lofts: Mezzanine and lofts are allowed with maximum 18'-0", the minimum height of rooms in mezzanines and loft shall conform to the height applicable to the buildings in which they are been provided with the exception of shops where the height may be reduced to seven feet six inches provided that:-

- (a) no mezzanine or loft shall be permitted in shops/commercial having a height of less than 18'0".
- (b) The total mezzanine or loft area in any shop/commercial shall not exceed on-third of the total floor area of shop:

- (c) The underside of every mezzanine or loft shall not be less than 8 feet above the floor of shop/commercial:
- (d) In no case shall a mezzanine or loft be permitted within 6 feet front wall of shop / commercial:
- (e) Every such mezzanine or loft shall be accessible by a ladder or a staircase of non-inflammable material and located inside the shop/commercial:
- (f) Mezzanine or loft having area more than 1/3rd will be counted in FAR.
- (g) One Car Parking Space shall be provided for every 750 Sq. Ft. of the covered area of the building excluding Basement Calculation for Car Parking shall be made @ of 250 Sq. Ft. per car space including Circulation space

8.17 BYE-LAWS FOR CONSTRUCTION OF PETROL PUMP/CNG STATION

Maximum Ground Coverage	25 % excluding canopy for filling points
Uses	Tuck Shop / Snack & Coffee shop, Tyre Shop/ Service Station`
Maximum storey	02.
Minimum Setback	Front=20'-0" Side=10'-0" Rear=5'-0"
Public and Disabled toilets	02 Nos. must be provided

Note:—

In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 10 %, 1st 2.5 % @ Rs. 250/sft, 2nd 2.5% @ Rs. 500/sft, and above 5 % @Rs.1000/sft.

Subject to OGRA regulations.

8.18 BYE-LAWS FOR CONSTRUCTION OF MASJID

Maximum Ground Coverage	100%
Uses	Religious purpose including Imam/Moazzan Quarters & Masjid Management Committee Room.
Maximum storey	Ground + Mezzanine + Basement
Ablution area Public and Disabled toilets	Must be provided

8.19

BYE-LAWS FOR CONSTRUCTION OF HOSPITALS

Hospital buildings shall be allowed on plots allotted for the purpose in various designated areas of the Islamabad Capital Territory. The maximum permissible FAR, maximum height, maximum number of storey, minimum or maximum number of in patient-beds and type of development shall be in accordance with the layout plan and terms and conditions of allotment. Unless otherwise specified in the allotment letter, following minimum standards shall be followed:

Area	Planning Parameters		
	Ground Coverage	F.A.R	Set backs
Markaz	70% Ground Coverage will be applicable/ allowed for new plots. (Max.100% ground coverage is allowed for already allotted plots only)	1:5 (for plot size less than 2,000 Sq. Yds.) 1:6 (for plot size 2,000 Sq. Yds. & above)	AS per site requirements, if not specifically marked on the approved Layout Plan
Sectoral Area other than Marakaz	As specified by the Planning Wing, with the approval of Member (P&D), CDA		
Mauve Area	Similar as in Clause 8.6 for other plots of Mauve Area.		
H-Series	Similar as in clause 8.7 for other plots of H-Series.		
Astride Major Roads	For Hospital sites Astride Major Roads, the Planning Parameters in Clause-8.13 will be applicable.		
Private Schemes/ Projects	For hospital sites in the approved Private Schemes/Projects, the applicable Planning Parameters would be the same as in 8.14 of this Regulations.		
Other Un-Planned Areas	As specified by the Planning Wing, with the approval of Member (P&D), CDA on case to case basis at the time of planning permissions/ NOC.		

Basements

- i. Basements under the plot area shall be allowed without counting its area into FAR, provided that, its use is restricted to provision of mechanical plant room, kitchen (with mechanical disposal system), storage and car parking. In case of any permissible commercial or public use in the basement, the area put under such use shall be counted into FAR.
- ii. No services other than a kitchen (With mechanical disposal system) shall be allowed in the basements.
- iii. In case of basement becomes exposed from rear or sides due to ground conditions, opening of such basement from exposed side for normal use may be allowed by the Authority in the manner.

Car Parking:

Minimum 1.5 car parking space for one bed and for clinical parking @ 750 sft calculated on the basis of 250 sft per car (including circulation space) shall be provided within the plot line.

WHO Standards

Minimum standards laid down by the World Health Organization (WHO) pertaining to general requirements of hospital planning, including the minimum space standards for various facilities in a particular type of hospital shall be strictly met with.

Disposal of Garbage and solid Waste

It shall be mandatory to make necessary arrangements for collection and disposal of solid waste after its proper treatment as prescribed by the Pakistan Environmental Protection Act 1997.

Note:-In case of existing buildings enhanced FAR up to 1:6 will only be allowed that are constructed after the year 2007 (Revised Building Code of Pakistan) subject to structural stability certified by Structural/Engineering design consultant and validated by third party vetting consultant as well as provision of required parking for enhanced building covered area and charges for enhanced area.

8.20 Planning Parameters for Construction of Apartment Buildings in CDA Sectors/Schemes, Private Housing/Farm Housing Schemes on Approved Apartment Sites

Sr.#	Parameters	Standards
1.	Minimum Size of Plot	4 Kanals
2.	Maximum F.A.R	1:4 (4 Kanals to 08 Kanals) 1:5 (Above 08 Kanals)
3.	Maximum Ground Coverage	50% [minimum 5% site area, included in the 50%, will be utilized for Public Buildings, i.e. Mosques, hospitals, clinics, maternity homes, gymnasiums, amusement centers, clubs, Multipurpose hall, swimming pool, libraries, Day Care Center, Cafes/Restaurants, General Store and may also be provided within Apartment Block]
4.	Maximum Number of Storey and Height of Buildings	As notified/cleared/permited by CAA
5.	Minimum Block Distance	40 feet.
6.	Minimum Width of Internal Roads	50 feet
7.	Parking	1.5 Car Space for One Apartment
8.	Basements	For Car Parking [Permissible number of basements may be increased to adjust the parking facility].
9.	Fire Fighting & Disaster Management	Fire and safety standards as per Building Code of Pakistan [Fire Safety Provisions 2016]
10.	Approvals of Plans	Layout Plan, Architectural and Structural Designs, Engineering Designs, of the All Buildings shall be got approved from CDA
11.	Engineering Design & Detailed Specification of the Services/ Utilities i.e. Roads/ Streets, Water Supply, Sanitary Sewer System and Storm Water Drainage for Infrastructural Development [for Projects of more than 20 Kanals]	All the designs to be prepared in accordance with the Engineering Designs Guidelines provided in Clauses 15& 16 of this Regulation. Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, framed under ICT Zoning Regulation, 1992
12.	Completion Period for Infrastructure Development [for Projects of more than 20 Kanals]	As per provisions of ILDR – 2005 and / or allotment letter
13.	Environmental Clearance	Necessary Environmental Clearance, from both Pak-EPA & EPC, CDA will be submitted after DVC approval and before start of construction.
14.	Building Bye-laws	ICT Building Control Regulations, 2020, in compliance of above Parameters

15.	Use of Rooftop	In apartment building the following shall be allowed along with stair towers including water tank, cooling tower, pent house etc., subject to maximum covered area of all structures on roof shall not exceed 15 % of roof top. Suitable penthouse/viewing gallery may be constructed along with stair tower in apartments building.
16.	Structural Design of Buildings	Structural design to be prepared & vetted by licensed professional engineer in accordance with applicable Building Code.
17.	Completion Period for the Apartment, Commercial & Public Building Areas	For 20 Kanal-100 Kanal = 3 years For 101 Kanal -150 Kanal = 4 years For 151 Kanal -200 Kanal =5 years [The time period will start from the date of approval of Building Plans CDA]
18.	Mortgage, Bank/ Insurance Guarantee for Construction of Buildings	Mortgage of 10% Saleable Areas OR Bank Guarantee/Insurance Guarantee from AA Rating Company of 5% of the cost of project to be determined by Registered Chartered Accountant Firm, in favor of DDO (Design), CDA
19.	Fee/Fine/Penalty/Charges, etc.	Fee/Fine/Penalty/Charges will be applicable on such Projects as per Annex-A

Note:-

- (i) In case of unavoidable circumstances by relaxing setbacks, maximum Ground coverage may be relaxed up to 05 % , 1st 2.5 % @ Rs. 100/sft , and above 2.5 % @Rs.200/sft.
- (ii) In case of auctioned plots, CDA may allow after charging extra fees and fines where applicable.

8.21 BUILDING BYE-LAWS FOR FARM HOUSES IN CDA APPROVED FARM HOUSING SCHEMES IN ZONE II, IV, & V ISLAMABAD

Minimum size of plot	04 Kanals
No of floors	Basement+G+1
Maximum Coverage/Covered Area	20% of total plot area on each floor i.e. (Basement+Ground+First)
Guard room	140 Sft adjacent to the gates
Rain water harvesting	Mandatory
Swimming pool	Allowed subject to management of water is the responsibility of the owner
Landscape	50 % of the open area shall be in the form of soft landscape.
Fence	See through fence up to the height of 7'-0" +2'-0" solid at the bottom

	Mumty	450 Sft
	Setbacks	Front = 75' Sides= 15' Rear = 30'
	Porch	Allowed 50 % in side setback and 10 feet in front setback and counted in covered area.
	Residential units	Maximum 2 allowed
	Servant quarter	Minimum 140 sft with bath
	Corner plot	01 porch from the corner side is allowed.
	Gate	02 gates are allowed on 10 Kanals and above farm house plots

8.22. UN-PLANNED RESIDENTIAL DEVELOPMENT & CONSTRUCTION IN ZON-2, 4 & 5 OF ICT

8.22-a In Zone-2, 4 & 5, where construction is permitted, plans for unplanned houses would be approved. Such structure/building should not be a part of any Housing/Farm Housing Scheme and Affordable Housing Project, defined under the prevailing provisions of Zones/Sub-zones, in such area. The owner will submit an undertaking that in future, if directed by the Authority, then the owner shall be bound to bring the structure in conformity with requirements of that area. Bye laws relevant to Zones/Sub-zones shall, be followed.

1. Minimum width of street for such developments shall be 30'.
 2. Plan for disposal of sewerage & drainage will be mandatory.
 3. In case there is no existing system, following shall be followed:
 - a. Interim arrangement by providing tanks for disposal within plot line.
 - b. Development Charges, if applicable, will be imposed as rates prescribed by the Authority. However, the applicant shall submit an Affidavit on Rs.100/- Stamp Paper that he shall deposit such Development Charges as & when demanded by the CDA.
 - c. Land use Conversion Charges shall be charged @ Rs.500/- per Sq. yd. of Plot/Site Area and regularization charges shall be charged @ Rs.1000/- per Sq. yd.
 - d. Provision of Septic Tank/Soakage Pit for disposal of Sewage, shall be constructed.
- 8.22-c In case where houses have already been constructed without prior approval before, 01-01-2020, promulgation of these Regulations, mandatory setbacks, can be relaxed as follows:
- i. The owner shall bring the structure in compliance with the Bye-laws with regard to covered area, height, number of storey, and plot line at 15' from the Centre line of existing Street/road, etc.
 - ii. If compulsory Set-backs are not provided or less than the prescribed limits, then the owner would be paid a penalty on account of no / less setbacks.

1. Penalty, on non-compoundable offences will be charged, @ Rs.300/- per Sq. ft. of the violated area of site/plot [ground coverage, deficient setbacks, etc.].
2. Structure Stability, certified by the PEC Registered, CDA Enlisted Engineering Firm/Company, as per the Specimen of Certification, prescribed by the Member (P&D), CDA.
3. Penalty, on compoundable offences of the Building will be imposed, as provided in this Regulation, on deviations/violations of provisions from this Regulation.
4. Excess Covered Area, in addition to the permissible Covered Area, as aforesaid, may be regularized on payment of charges @ Rs.1,00/- per Sq. ft. of the Excess Covered Area of the Building.
5. Penalty for construction of building(s) without approval, shall be charged, by the concerned Building Control Directorate as provided in this Regulation, on the basis of total covered area of the building.
6. The Charges/Penalty, as mentioned at Sr. No. 1&2 above, will be deposited in concerned Directorate of Planning, CDA, whereas at Sr. No. 4 to 6, in concerned Directorate of Building Control, CDA

Procedure for regulations of buildings in Zone-II, IV & V (Unplanned development)

1. Application regarding regularization of structure / building.
2. Attested copy of CNIC of owner.
3. Authority letter in favour of person processing the case.
4. Certified copy of sanctioned mutation / Register Hadaran-e-Zameen from Tehsildar (Fard).
5. Certified copy of AksShajra verifying the possession with reference to ownership from Tehsildar including the site plan superimposed on khasra plan.
6. Non encumbrance certificate from Tehsildar ICT.
7. Site plan showing the access from existing revenue road.
8. Duly filled form A-1 and A-II available at One Window Dte, CDA.
9. Indemnity bond (Specimen attached).
10. Building plans prepared by Architect enlisted with CDA and PCATP.

Sr. No.	Plot size	Front setback	Rear setback	Side-1	Side-2	Maximum car porch area	Maximum area of Mumty	Basement	Maximum plinth level	Ramp provided
1	Up to 5 Marlas	5'-0"	5'-0"	Nil	Nil	100 Sft.	200 Sft.	Allowed leaving the setbacks	3'-6"	0'-8"
2	More than 05 Marla upto 10 marlas	8'-0"	8'-0"	5'-0"	Nil	180 Sft.	350 sft.	Allowed leaving the setbacks	3'-6"	0'-8"
3	More than 10 Marla upto 15 Marlas	10'-0"	8'-0"	5'-0"	Nil	200 Sft.	350 sft.	Allowed leaving the setbacks	3'-6"	0'-8"
4	More than 15 Marla upto 20 Marlas (01 Kanal)	10'-0"	8'-0"	5'-0"	5'-0"	300 Sft.	400 sft.	Allowed leaving the setbacks	5'-0"	0'-8"
5	More than 1 Kanal	15'-0"	10'-0"	* 5'-0"	10'-0"	300 Sft.	400 sft.	Allowed leaving the setbacks	5'-0"	0'-8"

The Column No. 2 in the Table will be amended as under:
 Up to 5 Marlas, More than 5 Marla upto 10 Marlas, More than 10 Marla upto 15 Marlas, More than 15 Marla upto 20 Marlas (1-Kanal) and More than 1 Kanal

Table-1

Note: smaller side setback shall be kept at south or west, whichever is applicable with reference to orientation of the plot.

The structures will be registered and falling under bylaws will be approved and others will be decided after approval of Revised Master Plan.

Plots along Nallah and/or broken land can have opening of windows/shades towards nallah subject to condition that land between plot and nallah couldn't be used for planning of plot.

8.23 BYE-LAWS / PARAMETERS FOR ESTABLISHMENT OF MARRIAGE/EVENT HALLS AND MARQUEES FOR MARRIAGE HALLS / EVENT HALL

i.	Minimum Area Requirement	2000 Sq. Yards
ii.	Maximum Ground Coverage	50%
iii.	Maximum Number of Storeys	02
vi.	Floor Area Ratio (F.A.R) maximum	1:1
v.	Minimum Setbacks	Front: 30 ft. Sides: 15 ft. Rear: 15 ft
vi.	Parking	Minimum 1 Car Parking Space for 500 Sq. Ft. Covered Area, calculated on the basis of 250 Sq. Ft. for One Car (including circulation space) shall be provided within the plot line.

vii.	Basement	Shall be allowed for Car Parking only
viii.	Minimum Frontage	Minimum Frontage = 100 Feet. The Plot/Site Area Ration will not be more than 1:4.
ix.	Minimum Access Road	Minimum Access Road = 60 Feet from a Major/Arterial/Revenue Road of Minimum 60 Feet width]
x.	Fire and safety standards as per Building Code of Pakistan (Fire Safety Provisions 2016)	
xi.	Structural design to be prepared & vetted by licensed professional engineer in accordance with applicable Building Code.	
xii.	Where Sewerage network is not available, provision of a compact Sewage Treatment Plant, for disposal of sewage shall be made or fully sealed septic tanks which shall be mechanically drained through flushing unit.	
xiii.	Solid Waste Management plan to cater for the disposal of garbage generated from the premises @ of 1kg/person/event shall be submitted along with the plans for approval. Garbage shall be transported to the approved disposal sites.	

2. **FOR MARQUEES**

A marquee would be a large tent setup for an outdoor event such as wedding, meetings etc. made up of temporary steel structure and Fire Rated Material as per following parameters:

i.	Minimum Area Requirement	2000 Sq. Yards
ii.	Maximum Ground Coverage	50% - including kitchen & other amenities
iii.	Minimum Setbacks	Front: 30 Ft. Sides: 15 Ft. Rear: 15 Ft.
iv.	Parking	Minimum 1 Car Parking Space for 500 Sq. Ft. Covered Area, calculated on the basis of 250 Sq. Ft. for One Car (including circulation space) shall be provided within the plot line.
v.	Minimum Frontage	Minimum Frontage = 100 Feet. The Plot/Site Area Ration will not be more than 1:4.
vi.	Minimum Access Road	Minimum Access Road = 60 Feet from a Major/Arterial/Revenue Road of Minimum 60 Feet width]
vii.	Fire and safety standards as per Building Code of Pakistan (Fire Safety Provisions 2016)	

viii.	Structural design to be prepared & vetted by licensed professional engineer in accordance with applicable Building Code.
ix.	Where Sewerage network is not available, provision of a compact
x.	Sewage Treatment Plant, for disposal of sewage shall be made or fully sealed septic tanks which shall be mechanically drained through flushing unit.
xi.	Solid Waste Management plan to cater for the disposal of garbage generated from the premises @ of 1kg/person/event shall be submitted along with the plans for approval. Garbage shall be transported to the approved disposal sites.

3. The owners/ operators of existing marriage halls / marquees will be advised to get their buildings/marquees regularized.

4. Following procedure for approval of marriage / event halls and marquees is proposed:

- a. Land use Conversion/ Planning Permission:
- b. Approval of Building Plans
- c. Completion Certificate
- d. Land use Conversion/ Planning Permission:

On completion of the following formalities, planning permission would be granted:

- i. Application with Scrutiny Fee
 - ii. CNIC of applicant
 - iii. Company Registration in case of company
 - iv. Land ownership documents i.e. Fard (Naqal register haqdaran- e-Zameen), Aks, NEC, Sale Agreement, Lease etc.
 - v. Site Plan
 - vi. Addition - Access Charges shall be applicable only to the plots/sites, if direct access is required from Principal Roads. There will be no Access Charges, if the building/plot is taking access from the Service Road only.
- iv. Approval of Building Plans
- i. Submission of application in one widow
 - ii. Form A-I, A-II

- iii. Planning Permission
 - iv. Architectural, Structural & fire Safety Drawings duly signed by Enlisted Architects and Engineers.
 - v. Indemnity Bond
- v. Completion Certificate would be obtained by the applicant from CDA after completion of the building.
- vi. Establishment/ Regularization of marriage halls/ Marquees shall be allowed subject to the provisions of ICT Zoning Regulations 1992 and its subsequent amendments.
 - vii. The operators of marquees/marriage halls who do not apply for regularization procedure as elaborated above shall be proceeded for demolition of the violating structures under Section 49 C of CDA Ordinance.

ANNEX-B**SCHEDULE OF FEES/ CHARGES**

S. No.	Type	Rate	Remarks
1	Scrutiny Fee	Rs.100,000/- per Kanal of Plot/Site Area	One time non-refundable
2	Land use conversion charges including development charges for marquees and marriage halls	Rs.7,500/- per Sq. yds. Charges to be levied on the basis of Ground Coverage of the Plot/Site	One time non-refundable
3	Regularization Charges	Rs. 100/- per sq feet of total covered area	One time non-refundable
4	Access charges	Access Charges shall be applicable only to the plots/sites, if direct access is required from Principal Roads. There will be no Access Charges, if the building/plot is taking access from the Service Road only.	Payable in advance for first five years
5	Penalty for delay in bringing existing structures in conformity to approved building plans	Rs.500,000/- plus Rs.5000/- per day	

REQUIREMENTS OF D.V.C

9.1 REQUIREMENT OF D.V.C.

Presentation for the —Design Vetting Committee” (DVC) should be given by the design Architect himself or his/her representative (Architect). Those case will be included in DVC, whose Clearance Certificate (A-I+A-II) has been issued from Estate Management, CDA. A lump sum fee of Rs.250,000 (Rupees Two Hundred & Fifty Thousands) for buildings in Blue Area or equivalent and Rs.150,000/- (Rupees One Hundred & Fifty Thousands) for all other types non refundable shall be payable by the allottee(s) / owner(s) before processing the case to DVC. In case a project is not approved in principle by DVC in 02 meetings then 50% additional fee shall be charged from the owners of the plot. The followings should be provided for the presentation: -

PART-1. BASIC PRESENTATION REQUIREMENTS.

The following are the basic minimum requirements: -

- i. A multimedia presentation of the design including the slides for Architectural concepts (plans, Sections and Elevation), 3-D visualization, firefighting arrangements, bye laws analysis (FAR setbacks etc) and any other important aspects may be arranged as under:-
- ii. 8 copies of presentation at A-3 size.
- iii. Key plan, showing the location of the site, land marks/natural features.
- iv. Site plan, showing/having the following: -
- v. Size and dimensions of plot,
- vi. North sign,
- vii. Natural features around the plot,
- viii. Surrounding features / buildings, their connections etc.,
- ix. Surrounding roads / foot paths / links etc.,
- x. Surrounding service connections.
- xi. Photographs showing the site;
- xii. Photographs of all sides from the site.
- xiii. Photographs of the site from all sides.

NOTE:- Photographs to be fixed on a sheet with marked reference from the site plan. Soft copy of complete presentation on CD/USB/MULTIMEDIA along with perspective views must be submitted.

PART-II. OTHER DRAWINGS REQUIREMENTS.

The following 'Schematic plans' /Diagram Sheets must be provided, other than the above.,

Sheet-1	<u>Schematic plumbing layout design.</u> Plumbing plan showing (a) Ducts (b) External Connection points to plumbing mains.
Sheet-2	<u>Schematic Electrical layout design.</u> Electrical plan showing (a) Main Electrical wire routes/ducts (b) External Electrical connection point(s). (c) Space for electrical meters and electrical panels.
Sheet-3	<u>Schematic Firefighting and Safety Design.</u> Firefighting plan showing (a) Firefighting routes/ fire detection points (b) proposed firefighting system (c) list of firefighting equipments (d) safety & rescue plan.
Sheet-4	<u>Schematic Parking Design.</u> Parking plan may be shown @ one (01) car space for each 500/750 sq.ft., commercial / other buildings respectively, as the case may be, of the covered area. This may be shown/ provided separately at suitable plan for in-house staff as well as for visitors. Ramp gradients and turning radius and relevant 'Standard' etc. should be mentioned on the plan.
Sheet-5	<u>Green Architecture.</u> Suitable, 'Green Architecture' design features to be used and shown. Suitable details may be shown.
Sheet-6	<u>Schematic Sui-Gas Layout Design. (if applicable).</u> Sui-gas plan showing (a) main routes/ open ducts (b) space(s) for gas meters.
Sheet-7	<u>Schematic HVAC Design. (if applicable).</u> (a) Proper spaces central A/C System i.e. Chillers, Mechanical Room, Air Handling units etc. (b) proper spaces for external units of split system A/Cs.
Sheet-8	<u>Schematic Landscape Design. (if applicable).</u> Suitable landscape design according to the design.
Sheet-9	<u>Facilities for special persons.</u> Facilities for special persons should be shown, such as ramp(s), washroom(s), parking and other facilities for special persons/disables. (Note: It may be incorporated on Ground Floor drawing).
Sheet-10	<u>Rain Water Harvesting.</u> Location of rain water harvesting tank(s) / well as, should be shown. (Note: It may be incorporated on ground floor drawings).

NOTE: DVC scope is to examine façade and overall design according to modern standards and aesthetics only. DVC minutes of the meeting don't mean sanction/approval of building plans. Building plans will be examined in the light of prevailing building bye-laws and formal approval will be issued after fulfillment of all codal formalities accordingly.

9.2 APPROVAL OF PLAN – COMMERCIAL

After In principle design / façade approval of DVC, the case will be processed as below: -

- i. Allotment letter, CNIC, Auction broacher.
- ii. Four prints on A-2 size of Architecture drawing duly signed and stamped by the owner and Designing / Supervising Architect, clearing showing the details as per bye laws and as per approved planning parameters/ allotment/ DVC observations.
- iii. Four prints on A-2 size of structure drawings along with design calculations, soundness and stability certificate duly signed and stamped by CDA Enlisted Structural Engineer and vetted by short listed vetting consultant of PEC and CDA along with certificate.
- iv. Soil investigation report duly vetted by Pakistan Engineering Council Consultant.
- v. Certificate from the Enlisted Structural Engineer for Soundness Stability of the proposed structure and indemnifying CDA from any responsibility for any detrimental effect, as per approved specimens, and Indemnity Bonds from the allottee (s)/Developer(s) regarding soundness and stability of the buildings and indemnifying CDA from any responsibility for any detrimental effect, as per specimens.
- v(a). Certificate (as per approved specimen) from Enlisted Vetting Consultant for Soundness and Stability of the proposed Structural report indicating correction in Enlisted Structural Engineer's Structural analysis, design & design drawings, his recommendations for same and that now these corrections / recommendations stand incorporated by Enlisted Structural Engineer in their Structural analysis, Design & drawings now being submitted.
- vi. Four prints of A-2 size of Mechanical, Electrical and plumbing, HVAC drawings along with requisite certificates from CDA Enlisted Structural Engineers.
- vii. No objection certificate from Environmental Protection Agency.
- viii. Four prints of A-2 size of Firefighting drawings & NOC from Pakistan Engineering Council enlisted as Consultant regarding fire prevention and life safety measures in accordance with the CDA building standards of fire prevention and LIFE SAFETY

CODE 2016 along with indemnity bond and undertaking from owner on stamp paper (as per specimen)

- ix. Possession certificate from Land Survey Division, CDA.
- x. Name of contractor employed for excavation of the project and its valid registration certificate with Pakistan Engineering Council.
- xi. Scrutiny fee.
- xii. Indemnity bond from owner as per specimen.

9.3 OCCUPANCY PERMIT / COMPLETION CERTIFICATE – (COMMERCIAL PREMISES)

- 9.3.1 Before any building is occupied, after construction in the Islamabad Capital territory, this is mandatory to obtain Completion Certificate / Permission to Occupy under the Building & Zoning Regulations.
- 9.3.2 Notice of Completion, Form B-1 shall be signed by the owner and submitted for E/M Directorate, EM-II (for non-residential buildings) in Folder-I. And Form B-2 along with Completion Drawings (As Built Drawings + Fire fighting drawings along with requisite certificates) shall be signed by the Architect and PEC enlisted Consultant accordingly and submitted for BCS in Folder-II. Both folders are to be submitted at the One Window Operation (OWO) of CDA.
- 9.3.3 Four (04) sets of Completion Drawings (i.e. one each for Office copy, working copy, E/M copy, Architect's copy, Owner's copy and BCS, Section copy) along with other documents in the following manner, may be submitted.

(a) FOLDER-I (To be submitted for Estate Management Directorates)

S/No.	Documents / Copies	Remarks
01	Form B-I	Original
02	Form B-II	Attested Copy
03	Allotment Letter / Transfer Letter	Attested Copy
04	Possession Certificate	Attested Copy
05	Letter of sub-division (if applicable).	Attested Copy
06	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy

07	Owner / Attorney's National Identity Card	Attested Copy
08	Pay Order / Bank Draft of scrutiny fee	Original
09	Any other document may be necessary	

(c) FOLDER – II (To be submitted for B.C.S.)

S/No	Documents / Copies / Drawings	Remarks
01	Form B-II	Original
02	Form B-I	Attested Copy
03	Completion Drawings, Firefighting drawings (As Built Drawings)	Original - 6 sets
04	Allotment Letter / Transfer Letter	Attested Copy
05	Possession Certificate	Attested Copy
06	Contour Plan (if applicable)	Attested Copy
07	Letter of sub-division (if applicable).	Attested Copy
08	Letter of acceptance of attorney issued by CDA (if applicable)	Attested Copy
09	Owner / Attorney's National Identity Card	Attested Copy
10	Plinth level Certificate issued from Land survey Division, CDA	Original
11	Site Plan for non-residential plots/buildings (if applicable)	Attested Copy
12	Soil Investigation Report (if applicable).	Attested Copy
13	Pay Order / Bank Draft of scrutiny fee	Attested Copy
14	NOC from Revenue Directorate regarding clearance of property and other allied charges.	Original
15	NOC from City Sewerage Division	Original

S/No	Documents / Copies / Drawings	Remarks
16	Construction stages Certificate from Architect, Engineer, Vetting Consultant certificate regarding soundness & stability of the structure. MEP Certificates by CDA's and PEC enlisted Consultants	Original
17	Fire Fighting plans, indemnity bond, affidavit along with Certificate from Pakistan Engineering Council registered Consultant in accordance with Fire & Safety Code-2016	Original
18	Any other document may be necessary	

- 9.3.4 A pay order of scrutiny fee shall be attached with the forms. The scrutiny fee shall be calculated as per the Annexure-A.
- 9.3.5 Folder-I and Folder-II shall be submitted to Building Control Section (BCS) and Estate Management Directorate respectively along with completion plans/drawings (six sets) through OWO, CDA. Building Control Section on receipt of above shall issue a letter to the owner requesting for the site inspection.
- 9.3.6 A set, containing all necessary forms along with a copy of Building and Zoning Regulations 2004, may be obtained from One Window Operation (OWO) counter or from Public Relations Directorate on payment.
- 9.3.7 Estate Management Directorates shall forward NOC to Building Control Section. BCS shall carries out necessary site visit and scrutiny and informs in writing to the concerned architect and the owner on their given addresses, regarding observations, if any.
- 9.3.8 Actual construction shall be verified according to the completion plan (As Built Drawings) and following items shall particularly be checked;
- (i) Building Verification Certificates (Form-D's)
 - (ii) Maximum Plinth Level from front road (average) level.
 - (iii) Height of Ramp.
 - (iv) Drainage Grating at Gate Level.

- (v) SEWERAGE connection to CDA sewer mains and proper mechanical system in case of basements.
- (vi) STORM WATER DRAINAGE connection to CDA drainage mains.
- (vii) Mandatory Setbacks.
- (viii) Total Covered Area.
- (ix) Emergency Exits, if applicable.
- (x) Fire Fighting Arrangements for all buildings where required.
- (xi) Additional water tanks for Rainwater Harvesting / emergency use.

9.3.9 In case, no change is there from the approved plan and/or according to the Bye laws and after receiving the necessary scrutiny fee etc., the concerned Deputy Director Building Control Section shall issue completion certificate, if all other requirements are met on the part of owner/allottee.

9.3.10. At the time of completion all firefighting equipment, pumps , alarms , detectors , sprinklers , emergency stairs, signage , public address system , dedicated water tanks for firefighting as approved or required in Building Code of Pakistan (Fire Safety Provisions -2016), should be installed in proper and working way.

9.3.11 Procedure for seeking approval / completion of building plan of private Housing Societies / schemes.

- i. The owner will submit building plan at One Window Operation (OWO) CDA along with following documents
 - a. Form A1 in case of approval and Form B-1 in case of Completion of building plan.
 - b. Form A2 in case of approval and Form B2 in case of Completion of building plan.
 - c. Proposed Architectural Design of the building 6 sets.
 - d. Structural design of the building plan 6 sets.
 - e. Certificate of Engineer regarding soundness and stability of the structure.

- f. Certificate of vetting consultants.
- g. Indemnity from owner and Engineer.
- i. Indemnity bond from owner of the housing societies / schemes.
- h. Copy of allotment letter, possession letter and CNIC copy of owners and CNIC copy of witness to indemnity bond.
- i. S/fee and other applicable fees as per CDA building regulations.
- j. NOC/ clearance from Concerned Housing Society / Scheme as per Specimen.

9.3.12 The Owner will submit Form A1 + A2 in case of approval and Form B-1+ B2 in case of Completion of building at One Window Directorate. One Window Directorate shall forward the case in the first instance to Directorate of Housing Societies CDA for examination regarding whether NOC LOP of society approved or not, whether plot is as per approved LOP and plot is not included in mortgaged list with CDA. After examination the case will be forwarded to Directorate of Building Control-II for approval / completion as the case may be. In case of commercial plots Directorate of Housing Societies shall also forwarded planning parameters.

PROCEDURE FOR SEEKING NOC FROM BCS FOR TRANSFER / LEASE / FAMILY TRANSFER/LEGAL HEIR SHIP

- 9.4.1. All application in connection with transfer of properties shall be received at one window operation Directorate as per procedure and rules in vogue.
- 9.4.2. One Window Directorate shall forward such applications to Building Control Section (BCS), for issuance NOCs.
- 9.4.3 The Building Control Section will conduct the survey measurement of the property and submit its NOC/Report back to One Window Directorate. This report /NOC shall contain the actual covered area and plot size of property for the assessment of property tax and water charges dully endorsed / signed by the concerned officer not below BPS 17.
- 9.4.4 NOC will be processed for those buildings (residential / commercial / industries),
 - (i) Whose completion certificate were issued by Authority or in process.
 - (ii) No violation exists at site.

- (iii) Building under conforming use.
- (iv) Photographs of building clearly showing set back and top roof are provided.

9.5. GENERAL

a. ADDITIONAL / ENHANCED FAR

Additional / enhanced FAR for plots that have been leased / allotted prior to promulgation of these regulations shall be subject to charges as determined by the Authority and only in the following cases:

- i. Approved and Constructed after 2007, i.e. promulgation of Revised Building Code of Pakistan
- ii. Vacant plot either never constructed or after demolition of old structure.
- iii. Necessary certification by Structure Engineers as per policy of the Authority.
- iv. In case of occupied building, construction of additional storey shall not be allowed.

Decision of the Authority in this regard shall be final and the allottee / applicant will be informed in writing for not allowing the additional FAR if the case be.

b. SERVICES AREAS

- a) Stair/Lift Tower, Mumty, Water Tanks area on Roof Tops of any building will not be included in the FAR.
- b) Services areas such as MEP ducts / floors, HVAC, lift shafts, emergency stairs will not be counted towards FAR. In case MEP floor is proposed then a bank guarantee equivalent to the charges of floor(s) with reasonable validity will be submitted with the Authority. This bank guarantee shall be released after completion of building at the time of issuance of completion certificate after receipt of satisfactory report regarding installation of MEP equipment.

c. CIRCULATION AREAS

For Commercial/Apartment Building, except in Class-III Shopping Centers, I&T Centre, Community Core & Marakaz:

- | | |
|--|-----|
| 1. For commercial buildings with more than 10 floors | 10% |
| 2. For public / institutional buildings | 15% |
| 3. For Hotels / Motels / Hospitals | 25% |

No deviation of above will be allowed in any case. These will be applicable to plots measuring more then 2999 Sq. yards.

d. PARKING FLOORS

Parking floors above ground will be allowed to cater for requirement of parking subject to that the clear height will not be more than 8'-6". Area of such floor(s) and means of approach shall not be counted into permissible FAR, a bank guarantee equivalent to the charges of floor(s) with reasonable validity will be submitted with the Authority. This bank guarantee shall be released after completion of building at the time of issuance of completion certificate after receipt of satisfactory report regarding construction of parking floor.

Services areas, Circulation areas and Parking floors as mentioned above shall be permissible for all new and old allotments. However, these shall not be used for regularization of any violation that has been made prior to notification of these bye – laws or restoration of lease/allotment of a property that was cancelled due to building violations.

- e. In case of 900 Sq. yds. Plots, parking must be provided within the plot line (In the basement or on any other upper floor)
- f. Minimum width of Single Drive Way should be 12 feet, and in-case of two way drive way width would be 22 feet. Gradient slope for car ramp should not be less than 1:10.
- g. Provision of Helipad in High-rise buildings is mandatory in line with the FSP code-2016 subject to NOC from CAA
- h. (i) Mechanical lifter for disabled persons is mandatory for easy access in all commercial, apartments and public buildings.
(ii) Digital sensor based Signage for Blind and Deaf/Dumb persons for easy access in all commercial, apartments and public buildings.
- i. For conservation of water the overflow of overhead water tank shall be connected to underground water tank with a pipe of suitable diameter so that overflow is not wasted.
- j. Rain water harvesting such as recharging well & storage tank as per approved design/recommendations by PCRWR/CDA are mandatory in residential (500 Sq. yds. & above) and in all other buildings irrespective of size and usages.

9.6. INSTRUCTIONS / GUIDELINES

- (a) The plot owners and the architects are advised to start construction only after the plans have been formally approved by the Authority, it is worth mentioning here that, after principle approval of facade design from DVC, the owner is required to submit all requisite documents, drawings for formal approval of building plans, starting of construction without approval is a serious violation, subject to penalty and/ or removal of unauthorized construction. They shall also ensure construction is being carried out within the allotted property lines leaving the mandatory minimum required compulsory open Spaces (setbacks) and the plinth levels have been

- kept in accordance with the approved plans/bye-laws of the Authority.
- (b) Hiring of consultancy services of proper professionals (Architects & Structural Engineers) for preparation of plans and supervision of construction work will minimize chances of building violations due to ignorance of rules. The Enlisted Architects are supposed to provide necessary assistance to the plot owners in obtaining all necessary approvals from CDA. Besides they can provide necessary technical advice to economize the construction, safety of the buildings, and to plan comfortable and aesthetically good-looking spaces and external facades.
 - (c) Driveways/ ramp, at gate level, shall be followed as approved by Authority.
 - (d) Grating, for drainage, must be provided at the gate(s) level(s).
 - (e) Make sure that mandatory setbacks have been left clear when the layout is being done.
 - (f) Approved plan shall be followed strictly, in case any change is desired revised plan shall be got approved from the Authority.
 - (g) If basement is being constructed on the plot, please make sure that proper water proofing has been done, and all necessary precautions have been taken for safety of adjacent structures, if any.
 - (h) Sewerage and storm water drainage lines shall be laid separately and connected to respective CDA mains.
 - (i) In case of any complaints regarding approval of plans or issuance of completion certificate, the matter shall be brought into the notice of the concerned Deputy Director, Building Control Section.
 - (j) It is responsibility of owner for carrying out construction of Building having more than 05 storey(s), to engage Pakistan Engineering Council enlisted Contractor in relevant category for execution of work. The construction work will be supervised by the registered Architectural Firm and civil work will be monitored by PEC Consultant.
 - (k) It is responsibility of owner to cordon off construction site with proper fence / MS sheet to avoid any untoward incident.
 - (l) Insurance of building and working staff should be done under intimation to Authority.
 - (m) The owner of the plot would either mortgage 10% of the saleable area in accordance with approved plan OR provided five percent insurance guarantee of the project value with sky structure and land cost from AA rating insurance company OR 5% bank guarantee in favor of CDA. The same will be released after the successful completion of the project as per Bye-Laws.
 - (n) For establishment of Site office, labour camp owner will seek permission from Planning Wing & DMA for specific construction period.

- (o) NOC from Environmental Protection Agency Govt. Of Pakistan is mandatory for buildings more than G+8 floors.
- (p) In no case approval for excavation of plot will be granted before its formal approval from Authority.
- (q) The Architect, Engineer must inform Authority in written in case of disconnection of service from the project.
- (r) Any construction / demolition activity must be undertaken as below:-
 - (a) Day time 8:00 to 5:00 pm all working days (except Sunday).
 - (b) Saturday 9:00 to 5:00 pm.
 - (c) In case of public holidays construction activities are subject to prior approval from Authority.
 - (d) Owners, Contractors/Engineer are bound to minimize noise and air pollution.
- (s) Copy of approved plans along with letter must be displayed on prominent location at site.

Note: CDA shall have the Authority to make changes in the charges mentioned in different tables above.

9.7. Specimen Form of Performance Security (Insurance Bond) Annex-C

9.8. Form of Performance Security (Bank Guarantee) Annex-D

SCHEDULE-I
ZONING & BUILDING REQUIREMENTS FOR RESIDENTIAL HOUSES/FLATS/APARTMENTS PLOTS
OTHER THAN IN DIPLOMATIC ENCLAVE

TYPE OF DEVELOPMENT	Plot Size (Sq. Yd.)	Frontage (Feet)	Max Ground Coverage (%)	Max. Floor Area Ratio (FAR)	Max Storey(s) & Height		Min. Setbacks (Feet)				Max. Housing Units	Max. Car Porch Area (Sft)	Max. Area of Mummy (Sft)	Basement	Max. Plinth Level
					No.	Height	Front	Side-1	Side-2	Rear					
TERRACED (ATTACHED) & SEMI - DETACHED DWELLING HOUSES															
Terraced/ Attached Type "A"	Up to 150	20-29			2	30'	5'	--	--	5'	One	100***	Allowed leaving the setbacks	3'-6"	
	151 to 200	25-30	CONSTRUCTION MAY COVER A BLOCK, LEAVING COMPULSORY SETBACKS	2	30'	6'	--	--	6'	One	180***				
	201 to 300	30-35		2	30'	10'	--	--	8'	One	180***				
	300 to 450	40-49		2	30'	10'	--	4**	10'	One	200***				
	300 to 625	40-49		2	30'	10'	--	5**	10'	One	200***				
DETACHED DWELLING HOUSES															
Detached Type "C"	400 to 1000	50 to 59			2	30'	15'	5'	5'	10'	Two	Single (200 sft) or Double (400 sft) per unit is allowed. **	Allowed leaving the setbacks	5'-0"	
	530 to 1335	60 to 69	2	30'	15'	15'	10'	5'	10'	Two					
	700 to 1670	70 to 79	2	30'	20'	20'	10'	10'	10'	Two					
	885 to 2670	80 to 89	2	30'	25'	10'	10'	10'	10'	Two					
	800 to 2900	90 to 99	2	30'	30'	10'	10'	10'	10'	Two					
Detached Type "D"	1770 to 2720	100 +			2	30'	40'	15'	15'	10'	Two	1/4 th of G.F permissible block area	Allowed leaving the setbacks	5'-0"	

- Notes:-**
- (i) * Smaller side setback shall be kept at South or West, which ever is applicable with reference to orientation of the plot.
 - (ii) ** Double car porch per unit may be constructed up to maximum 400 sft., subject to available area.
 - (iii) *** Porch may be constructed, subject to available area/space.
 - (iv) In case of irregular shape plot, its size and frontage shall generally be determined on the basis of average of front and rear dimensions of the plot.
 - (v) Basement may be constructed under the Plinth Area, leaving the minimum permissible set-backs in dwelling houses.
 - (vi) Basement may be allowed under the Driveway in the front yard in Dwelling Houses, where plot are in depression more than 8'-0".
 - (vii) Type of development of the plot shall be determined considering both, the size and frontage in Dwelling Houses.
 - (viii) A small washroom and a sleeping covered space/room may be constructed in Mumty / StairTower in Dwelling Houses only.
 - (ix) In Apartment Buildings the following shall be allowed along with StairTower(s) including Water Tanks, CoolingTower, Penthouse etc. subject to maximum covered area of all structures on roof, shall not exceed ten percent (10%) of rooftop area. Suitable penthouse/viewing gallery may be constructed along with StairTower in Apartment Buildings of six (6) storeys and above only.
 - (x) The covered area in excess to the above limits shall be demolished.
 - (xi) The Roof of Flats/Apartments/multi-storey buildings shall be the property of all owners jointly up to 85 %, according to their shares. The remaining 15 % shall be the property of all owners of the Top Floor jointly, according to their shares, in addition to their original shares. The roof shall be accessible to the all owners and tenants as agreed jointly. The rooftop shall not be used / owned by the developer / owner or any one stakeholder in any case.
 - (xii) All services shall be accessible to all owners / occupants at all times, agreed jointly in Flats/Apartment/Multi-storey/ Multi-unit buildings.

- (xiii) Basement may be constructed, up to plot line for parking purpose in Flats/ Apartment Buildings/Multi-Storey/Hospital/ Institutional/ Multi Storey Public Sector buildings/Multi-unit/Commercial buildings subject to safety of adjoining structures. However vehicular Ramps shall be constructed in side/rear set-backs only.
- (xiv) Mumty size on sub-divided plots shall be permissible according to original category of sub-divided plot.
- (xv) No kitchen & independent unit shall be allowed on roof top / along mumty.

9.9 MISCELLENOUS

1.	Parking	Parking Requirements shall be mandatory for all buildings (other than residential houses) measuring more than 900 Sq. yds.
2.	Rain Water Harvesting	There will be a rainwater harvesting tank and a small well for recharging the groundwater in residential (500 Sq. yds. & above) and all Commercial, Industrial, Institutional, Hotel, Hospital & Apartment Buildings.
3.	Energy Saving	Installation of at least one solar geyser in residential houses, whereas 10% electricity/ energy consumption in all other buildings will be through solar system. This shall be ensured at the time of issuance of completion certificate.
4.	Emergency Stairs	Internal as well as minimum one external emergency exit stair case will be mandatory for all buildings higher than 4 floors above ground. This shall be applicable to all buildings whether allotted/constructed prior to promulgation of these regulations or in future. A time period of 6 months will be given to al existing buildings for installation/construction of required Emergency Stairs.
5.	CCTV Cameras	For all buildings other than residential houses CCTV Cameras to be installed for requisite security.
6.	Plan Availability	During construction, the owner/sponsor of all commercial projects, shall make available the approved building plans at site at a conveniently accessible location for the officials and public. This information shall also be made available on Website of the project.
7.	Sale of Units	Following will be applicable to all Commercial Saleable Projects: <ul style="list-style-type: none"> a. The sponsor/allottees(s) will mark each unit on building plans submitted to CDA for approval. b. Marketing brochure and booking/sale form will be approved by Director General/Dy. DG (Building Control), CDA, strictly in accordance with Approved Layout Plan and Building Plans by CDA. c. The sponsor/allottee(s) of project and perspective buyer will be responsible to get the sale proceed of a unit registered with CDA marked on the Approved Building Plan. d. Approved Layout Plan & Building Plans by CDA, marked and showing names of buyers against each unit will be made available on Website and at site for info of the public. e. Transfer of any unit shall only be made by CDA. f. In no case, building shall be occupied without having obtained completion certificate from CDA. g. After occupation, a Management Committee comprising of representative of sponsor/developer and residents (through election) will be made to run affairs of the building. This Committee shall be registered with SECP and other relevant departments.
8.	Set- Backs for Buildings with 100% Coverage	Minimum 10 feet space on front will be left open for car parking purposes in all those commercial buildings which are: <ul style="list-style-type: none"> a. Allowed 100% Ground Coverage

		<p>b. Having minimum Plot size of 500 Sq. yds. c. Minimum Depth of the plot is 60 feet. d. The area so left for parking, shall be allowed to be constructed in addition to permissible FAR.</p>																		
9.	Prohibition of Buildings in Right of Ways (R.o.Ws)	The Regulations related to Major Roads shall not be applicable to R.o.Ws, approved under Master Plan of CDA, whether acquired or yet to be acquired, thereby, overriding any previous decisions/notifications in this regard.																		
10.	NOC for Utility Connections	Approval of Building Plans by CDA will be taken as NOC for Utilities Connections like, Electricity, Sui Gas, Telephone, etc.																		
11.	Measurement Units	<p>For the purpose of this regulation following will be Land Measurement Units in ICT:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Unit</th> <th>Definition</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>01 Square Yard</td> <td>9 Square Feet [Sq. ft.]</td> </tr> <tr> <td>2.</td> <td>01 Marla</td> <td>272.25 Sq. ft. = 30.25 Square Yards [Sq. Yd.]</td> </tr> <tr> <td>3.</td> <td>01 Kanal</td> <td>20 Marlas = 5,445 Sq. ft. = 605 Sq. yd.</td> </tr> <tr> <td>4.</td> <td>01 Acre</td> <td>8 Kanals = 43,560 Sq. ft. = 4,840 Sq. yd.</td> </tr> <tr> <td>5.</td> <td>01 Hectare</td> <td>2.47 Acre</td> </tr> </tbody> </table>	Sr. No.	Unit	Definition	1.	01 Square Yard	9 Square Feet [Sq. ft.]	2.	01 Marla	272.25 Sq. ft. = 30.25 Square Yards [Sq. Yd.]	3.	01 Kanal	20 Marlas = 5,445 Sq. ft. = 605 Sq. yd.	4.	01 Acre	8 Kanals = 43,560 Sq. ft. = 4,840 Sq. yd.	5.	01 Hectare	2.47 Acre
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13.	Compliance of Master Plan & Statuary Provisions	No Scheme shall be proposed and approved, in contradiction, deviation, violations, etc. of the CDA Ordinance, 1960 (as amended), Master Plan of Islamabad, 1960 (as amended), Regulations made thereunder, including , ICT Zoning Regulation, 1992 (as amended), Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, framed under ICT Zoning Regulation, 1992 and ICT Building Control Regulation, 2020 (as amended), Policy Decisions of Authority, Decisions of CDA Board, etc.																		
14.	Delegation of Powers	The Authority may, by general or special order delegate any of its powers under this Regulation to any of its officers either by designation or by name.																		
15.	Savings	The Addition, Alteration & Deletion of Clauses in the ICT Building Control Regulation, 2020 (as amended) shall not affect the previous operation of the this Regulation so amended, or anything duly done, action taken or punishment or liability incurred thereunder and any proceedings commenced under this Regulation (as amended) may be continued or punishment may be imposed as if that ICT Building Control Regulation, 2020 had not been Amended.																		

[No. CDA/PLW/PS(MP&D)/2022.]

SYED SAFDAR ALI,
 Secretary CDA Board.

