

**GOVERNMENT OF PAKISTAN  
MINISTRY OF DEFENCE**

Rawalpindi, the

2018.

**NOTIFICATION**

S.R.O. /2018.- The following draft bye-laws for regulating the erection or re-erection of buildings or additions to or alterations in buildings in Gujranwala Cantonment, proposed to be made by Cantonment Board, Gujranwala in exercise of the powers conferred by section 186 of the Cantonments Act, 1924 (II of 1924), are hereby published for information of all persons likely to be affected thereby and as required by sub-section (1) of section 284 of the said Act, notice is hereby given that any person likely to be affected thereby may send his objections or suggestions to the Cantonment Board, Gujranwala within thirty days of the publication of this notification.

Any objections or suggestions which may be received from any person before the expiry of the said period shall be considered by the Cantonment Board, Gujranwala, namely:-

**DRAFT BYE-LAWS**

**CHAPTER-1**

**DEFINITIONS**

(1) Short title and commencement.- (1) These bye-laws may be called the Cantonment Board, Gujranwala (Buildings) Bye-Laws, 2018.

(2) They shall come into force at once.

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

“acre” means a size of land equal to 43560 square feet @ 272.25 sft per marla or 4840 sq.yds in case of Gujranwala Cantonments; except DC Colony, Al-Mansoorah & DHA where it will be equal to 36000 square feet @ 225 sft per marla or 4000 sq.yds.

“Act” means the Cantonments Act, 1924 (II of 1924);

**“addition or alteration”** means any structural or land use change brought about, after the approval of building plan without affecting or violating any provision of these bye- laws;

**“amalgamation”** means the joining of two or more adjoining plots of the same land use into a single plot for building purposes;

**“amenity plot”** means a plot allocated exclusively for the purpose of amenity use, such as Government uses, health and welfare uses, education uses, assembly uses, burial grounds, transportation right of way, parking and recreational areas;

**“ancillary building”** means a building subservient to the principal building on the same plot e.g. servant quarters, garages, guard room;

**“approved ”** means approved in writing by the Board;

**“approved plan”** means plan for the building or lay out plan approved by the Authority in accordance with prescribed regulations.

**“approved scheme”** means a project duly approved for urban development, redevelopment or renewal, including larger area plan, area specified and notified for specific use, traffic control plan, housing and zoning scheme.

**“architect”** means a person currently registered as such with PCATP and whose name is listed on the panel of approved architects maintained by the Board;

**“architectural plan”** means a plan showing the arrangements of proposed building works, including floor plans, elevations and sections in accordance with the requirements of these bye-laws;

**“attached building”** means a building which is joined to another building on one or more sides by a common wall or walls;

**“apartment”** means a dwelling unit located in a multi-storey building meant to provide habitation;

**“apartment building”** means a multi-storey building containing more than two apartments sharing a common stair case, lifts or access spaces;

**“Appendix”** means an appendix to these bye-laws;

**“arcade”** means a covered walk-way or a verandah between the shops and the street or footpath on which the shops abut;

**“balcony”** means a stage or platform projecting from the wall of the building surrounded by a railing or parapet wall;

**“barsati”** means a covered space on the roof of the building;

**“base”**, applied to a wall or pillar, means the under-side of the course immediately above the plinth, if any, or in case of a building having no plinth immediately above the foundation;

**“basement”** means the lowest storey of a building, partly or completely below ground level;

**“bathroom”** means a room containing a water tap, wash hand basin and a shower or a bath tub or a bath tray, and may be with or without a WC.

**“bay-window”** means a large window or a series of windows projecting from outer wall of the building and forming a recess within;

**“bazar area”** means area notified under section 43-A of the Act or rule 2(b) of the CLA Rules, 1937;

**“board”** means Cantonment Board Gujranwala;

**“building”** means a house, out-house flats, block of flats, latrine, privy, verandah, fixed platform, plinth, shed, hut or other roofed structure whether masonry, brick, wood, mud, metal or other material, and any part thereof, and includes a wall (other than a boundary wall not exceeding seven feet in height and not abutting on a street) but does not include a tent or other portable and temporary shelter which does not have any foundation;

**“building line”** means the line upto which the plinth of a building abutting on a street or on an extension of a street or on a future street may be permitted by the Board to be extended;

**“builder”** means any person having the ownership or leasehold title, project proponent, institution, company, firm, agency or government department, autonomous and semi- autonomous bodies who intends to undertake building works;

**“building bye- laws”** means the bye-laws and regulations made by the Board;

**“building height”** means total height of a building measured from the crown of road to the top of the parapet wall, excluding the structures such as chimney stacks, lift heads and water tower etc;

**“building of public assembly”** means and include any building or part of a building where group of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel, health, education, ceremonial and similar purposes including, but not limited to, theaters, cinemas, assembly halls, auditoria, exhibition halls, marriage halls, community centers, clubs, schools, colleges, universities, hospitals, museums, skating rings, gymnasium, restaurants, places of worships, dance halls, clubs rooms, passenger stations and terminals of air surface and other public transportation services and stadiums etc;

**“building plan”** means and includes the plans, sections and elevations of every floor including basement or cellar, if any, clearly describing graphically the purpose for which the building is intended to be erected and the accesses to and from several parts of the building and its appurtenances; the position, form, dimensions and means of ventilation; the depth and the nature of

foundations, the proposed height of the plinth and super structure at the level of each floor together with the dimensions and description of all the walls, floors, roofs, columns, beams, joists and girders to be used in the walls, floors and roofs of such buildings;

**“building works”** mean site excavation, erection or re-erection of a building or making additions and alterations to an existing building;

**“bungalow”** means a detached or semi-detached self-contained dwelling with open compound on more than one side;

**“Cantonment”** means the Gujranwala Cantonment;

**“car porch”** means a shelter or a shed for a car, which is permanently open on at least two sides;

**“cardinal points”** mean the directions of north, south, east and west as marked on the block or building plan;

**“ceiling”** means the under surface of a roof or a floor either covered with plaster, ceiling boards or other similar material;

**“cellar”** means a basement floor entirely building below the ground level.

**“cess pool”** means a tank intended to receive waste water and sewage;

**“chamfer”** means the flat surface made by cutting of sharp edge or corner of the plot to enhance the visibility at the turning point;

**“commercial building”** means a building constructed for commercial use on a commercial plot;

**“commercial zone”** means the area where the commercial buildings are located as shown in the Master plan;

**“competent authority”** means Gujranwala Cantonment Board under these bye laws.

**“completion certificate”** means the certificate issued by the Cantonment Executive Officer on the completion of building works;

**“completion plan”** means a building plan submitted to the Board for the purpose of obtaining approval and occupancy certificate;

**“compulsory open space (COS)”** means that part of a plot which is to be left completely open to sky, over which no structure or any integral part of the building shall be permitted except ramp upward /downward, permissible projections, steps, septic tanks, soak pits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc.

**“construction”** means site excavation, erection, re-erection of a building / structure or making additions and alterations to an existing building / structure;

**“contractor”** means a person hired by a builder for constructing the building as per provision of sanctioned plan and other approvals;

**“consultant”** means a person duly registered with respective statutory professional body and hired by a builder for designing and supervision of construction activities of the building in accordance with the sanctioned plan and other approvals;

**“covered area”** means area covered by the building or buildings above and below the ground level, but does not include the space covered by-

- (a) courtyard at the ground level, garden, rocky area, plant nursery, water pool, swimming pool, if uncovered, platform around a tree, water tank, fountain and bench etc;
- (b) drainage, culvert, conduit, catch-pit, chamber gutter and the like;
- (c) compound or boundary wall, gate, slide, swing, uncovered staircase, watchman booth and pump house; and
- (d) sump tank and electricity transformer;

**“damp proof course”** means a layer of material impervious to moisture;

**“dead loads”** mean the load due to the weight of all walls, permanent partitions, floors, roofs and finishes including services and all other permanent construction;

**“demarcation plan”** means plan showing measurement, dimension and location of plot;

**“demolition”** means the process of dismantling the building or part thereof;

**“detached building”** means a building not joined to another building on any side by the common wall;

**“DPC”** means stands for damp proof course;

**“developer”** means a person or body of persons, a firm or a company engaged in land development schemes;

**“development charges”** means amount on account of development charges is to be paid by the allottee of a plot;

**“dwelling house”** means a building used or constructed or adopted to be used wholly for human habitation;

**“educational institution”** means a school, college, academy, university, library, research or training centre or testing laboratory etc;

**“engineer”** means a qualified engineer currently registered with Pakistan Engineering Council (PEC) as an engineer;

**“erection of building”** means the construction of building in devolution charges premises / boundaries which may include the structural alterations for making any additions to an existing building;

**“external wall”** means any outer wall of a building existing on the date of commencement of the town planning;

**“existing building”** means a building existing on the date of commencement of the town planning;

**“environmental impact assessment”** means process of identifying, predicting, evaluating and mitigating the biological, social and other relevant effects of the development proposal prior to major decisions being taken and commitments made;

**“factory”** means a building used for manufacture, production or repair of any article;

**“farm house”** means a dwelling place attached to a farm on a plot not less than four kanals;

**“fence”** means a temporary barrier around a building or structure under construction or repair;

**“field staff”** means building checker or inspectors, enforcement inspectors, Cantonment engineer or surveyor draftsman;

**“fire escape”** means an exit from a building, in the event of fire;

**“fire resisting material”** means any of the following materials namely:-

(a) Materials which are deemed incombustible, namely:-

- i. Iron, steel or any other combination of concrete and steel or iron
- ii. Brickwork, stone or masonry or other hard and incombustible materials
- iii. Slate, tiles, bricks, terra-cotta and asbestos
- iv. Flag-stones and cement concrete
- v. Any other material which may from time to time be declared by the Board to be fire-resisting material; and

(b) Materials which are deemed to be fire-resisting but not incombustible, namely:-

Sal, Oak, Teak, Pinewood and other hard timber when used for beams or posts, but not for doors and windows, or in combination with iron, the timber and the iron (if any) being protected by plastering in cement or other incombustible or non-conducting external coating not less than one inch in thickness or in the case of inferior timber not less than one inch in thickness on iron latherin;

**“flat”** in a building means a self-contained dwelling house consisting of two or more rooms, with a set of separate sanitary conveniences and kitchen attached to it;

**“floor area”** means horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projections allowed under these bye-laws;

**“floor area ratio” or “FAR”** means the aggregate covered area of a building or buildings, excluding the area under covered parking, on a plot divided by the total area of the plot;

**“floor height”** means the vertical distance from the top of the floor finish to the top of the ceiling;

**“foot print (FP)”** means the portion of a plot of land covered, at any level, by a building or part thereof other than the basement;

**“form”** means form appended to these bye-laws;

**“foundation”** means a structure entirely below the level of the ground which carries and distributes the load from pillars, beams or walls on to the soil below;

**“gallery”** means an open or a covered walk way or a long passage;

**“girder”** means a large iron or steel beam or compound structure used for building bridges and the framework of large buildings;

**“government”** means the Federal Government;

**“ground coverage”** means the percentage of the plot area that can be covered at the ground floor;

**“guard room”** means a room used by guards during the period they are on duty;

**“head room”** means the clear vertical distance measured between the finished lower level and the underside of lowest obstruction such as ceiling or rafter, whichever is lower;

**“height of a building”** means the vertical measurement from the mean level of the ground adjoining the building to the highest part of the roof;

**“height of a room”** means the vertical distance measured between the finished floor level and the underside of the ceiling;

**“hoarding”** means any advertising tool including advertising boards, neon signs etc. which are displayed on the top of the building or in the vacant plot

**“horticulture”** means the art or practice of garden cultivation and management;

**“house”** means a part or whole of a residential building capable of being used independently for human habitation;

**“housing unit”** means a part or whole of a residential building capable of being used independently for human habitation;

**“impervious material”** means any material which prevents the passage of dampness;

**“industrial building”** means a building constructed on a plot allotted exclusively for the purpose of industry under these bye laws;

**“industrial zone”** means an industrial zone prescribed in the master plan and approved schemes;

**“industry”** means factories, workshops, ware-houses, industrial godowns and also includes the cottage, service, medium and heavy industries as defined by the Industries Department, Government of the Punjab;

**“infrastructure”** means the basic facilities, utility services and installations including transportation and communication systems, water supply, drainage and sewerage system, telephone, sui gas, cables, power lines and grid stations;

**“joist”** means the length of timber or steel supporting part of the structure of a building, typically arranged in parallel series to support a floor or ceiling;

**“kanal”** means a size of land equal to twenty marlas;

**“land”** means earth and includes water and air above, below or on the surface, and anything attached to earth and the meaning assigned to it under the Land Acquisition Act, 1894 (I of 1894);

**“land development”** means the dividing of land into plots or amalgamation of plots and development of private lands in a planned manner, by means of provision of water, sewerage, roads, streets, public recreation parks, dispensaries, schools and other allied facilities and amenities for a community that would come to reside in the area so developed;

**“landscape plan”** means a plan showing visible features in the open area of plot around the building such as walkways, green areas, fountains, ponds and trees etc;

**“lease land”** means land which is given on lease;

**“license”** means permission granted under these bye-laws by the Board to perform such functions as are allowed under these bye-laws;

**“licensee”** means an individual or firm which has been duly licensed by the Board;

**“licensed town planner”** means a qualified town planner having a degree or post graduate diploma in city, regional, town and country planning from a recognized university or institution and registered as a town planner with the



Pakistan Council of Architects and Town Planners and also registered as town planner with the Board;

**“live loads”** mean loads produced by the use and occupancy of building or other structure and do not include the construction or environmental loads such as wind load, snow load, rain load, earthquake load, flood load or dead load;

**“loft”** means a horizontal slab used only for storage purpose, which shall be allowed in kitchen, baths, corridors and store rooms or shops with access from inside only upto five feet clear height between the loft floor and the ceiling above;

**“low car porch”** means car porch having height not more than eight feet from floor to ceiling of the porch;

**“main cantonment or officer housing schemes”** mean buildings, units and schemes duly approved by Federal Government;

**“major repair”** means all repairs other than the minor repair;

**“mandatory open spaces”** mean the spaces, required by these bye-laws, to be left open on ground floor around the building;

**“masonry walled building”** means a building constructed with outer walls of either brick, stone or cement concrete blocks or bricks or other similar material;

**“masjid / mosque”** (a place of Muslim worship) means a building built / designated for the purpose of performance of religious affairs / functions without any sectarian / ethnic affiliations;

**“market”** means a group of shops assigned particularly for one or more specified trades;

**“marla”** means a size of land equal to 272.25 square feet or 25.29 square meters; except DC Colony, Al-Mansoorah, DHA Gujranwala where it will be equal to 225 square feet or 20.91 square meters in case of Gujranwala Cantonment;

**“master plan”** means a development plan for an area providing short term and long term policy guidelines for a systematic and controlled growth in future;

**“minor repairs”** means painting, white washing, plastering, paving, replacement of doors, windows, glass, floors and tiles, repairing of walls and roofs, building or rebuilding of the boundary wall as per sanctioned plan;

**“multi-storey building”** means any building having ground plus not less than three storeys;

**“no demand certificate (NDC)”** means No Demand Certificate;

**“no objection certificate (NOC)”** means No Objection Certificate;

**“non-standard plot”** means a plot created due to adjustment in town planning

or re-planning of area having irregular shape dimensions and size, different than adjoining rectangular plots;

**“nuisance”** includes any act or omission place or thing which causes or is likely to cause injury, danger, annoyance or offence to the sense of sight, smell or hearing, or which is or may be dangerous to life or injurious to health, property and environment;

**“open building”** means a shed or other similar structure which is at least two sides open;

**“owner”** means a person or persons holding title to a piece of plot or land to be constructed thereupon;

**“parapet wall”** means a wall, whether plain, perforated or paneled, protecting the edge of a roof, balcony, verandah or terrace;

**“park”** means a recreational area which may include all or any of the following facilities;

- a. Jogging track/walkways
- b. Water features like lakes, fountains, gushers etc
- c. Restaurants or cafeterias or food stalls
- d. Aviary
- e. Public toilets
- f. Any other recreational facilities (outdoor)

**“parking space”** means an area enclosed or unenclosed covered or open sufficient in size to park vehicles in front of the commercial as well as public buildings as specified in the Master Plan or as recommended by the Authority thereafter;

**“partition”** means an internal vertical structure made of iron, wood, brick, cement blocks or of any such material employed solely for the purpose of subdividing any storey or building into sections and which supports no load other than its own weight;

**“pergola”** means a structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc. of which more than 50% of roof is open to the sky;

**“person”** means any corporate or individual entity that is recognized by law as having the right to hold property and to sue and be sued;

**“platform”** means a raised floor in a compound with or without parapet wall, the height of the parapet wall not exceeding four feet;

**“plinth”** means the height of the finished floor level of the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the centre of the property line of the plot along the road. In case of more than one road serving the plot, the plinth will be measured from the road providing principal access at the higher level. The height of the plinth contours

are more than four feet six inches over at least forty percent of the plot area as measured from the point at the centre of the property line of the road adjoining to it;

**“plinth level”** means the level of ground floor of a building;

**“plot”** means any size of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has already been used or developed as a unit;

**“post”** means an upright piece of timber or iron placed directly under and immediate contact with the supporting, or assisting to support, any template, girder, beam or plate which carries part of the load of the structure in which it is erected;

**“prescribed form”** means a form as set out in the Appendices for various purposes by the Cantonment Board under these bye-laws;

**“porch”** means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building;

**“private land”** means land not owned by the Federal Government, a Provincial Government or any development board etc. but includes the land held by private persons on proprietary rights or on a long lease;

**“private person”** includes an individual, a group of individuals, a registered housing society, a co-operative housing society, a proprietary company or a limited company;

**“property line”** means the boundary wall of the plot;

**“proof engineer”** means a person registered with Pakistan Engineering Council as consulting engineer (structure design) and with minimum ten years experience of structural design of building works and whose name is listed on the panel of proof engineers maintained by Board;

**“proposed plan”** means plans submitted for approval in respect of proposed building works;

**“public building”** means a building designed for public use and includes but not limited to dispensaries, post offices, police stations, bus and wagon stands, railway station, air port terminals, town halls, libraries and premises of social agencies such as hostels, local government offices and educational institutions, hospitals and clinics, mosques, fire stations and rescue centers etc;

**“Rain Water Harvesting”** means collection and storage of rain water that runs off from roof tops, parks, roads, open grounds, etc. This water run off can be either stored or recharged into the ground water

**“ramp”** means a drive way that has a running slope steeper than one unit vertical in 20 units horizontal (5-percent slope);

**“registered architect”** means a person holding valid registration and enlistment with the Pakistan Council of Architects and Town Planners and enrolled on the list of approved architects maintained by the Board;

**“registered geo-technology consultant”** means a person holding registration with Pakistan Engineering Council as a geo-technologist and also registered as such by the Board;

**“registered housing society”** means a housing society registered under the Registration Act, 1908 (XVI of 1908);

**“registered structural engineer”** means a consulting engineer registered with the Pakistan Engineering Council with five years of professional experience as structural engineer and engaged by the builder;

**“residential building”** means a building exclusively designed to be used for human habitation together with such other houses as are ordinarily ancillary to the main building and used in connection therewith;

**“resident engineer”** means construction supervising engineer, working for the builder to perform such duties and functions as stated in these bye-laws;

**“residential zone”** means a zone earmarked for buildings exclusively designed for human habitation and in no case shall include its use in whole or a part thereof for any other purpose e.g commercial activities, school, institution, shop, office, clinic, beauty parlor, guest house, marriage centre, gymnasium, tuition centre, club activities, work-shop, store or godown, etc. or for the purpose of political, religious and sectarian activities. It includes parks, gardens, play grounds, sector shops and other open spaces located in the area earmarked in the residential zone;

**“revised plan”** means a previously approved building plan revised in accordance with the provisions of these bye-laws;

**“right of way”** means right to use width of road or street between two opposite property lines;

**“road”** includes any public or private road, highway, street, lane, alley or bridge whether built upon or metalled or not as used for communication;

**“schedule”** means the schedule to these bye-laws;

**“scrutiny fee”** means a fee determined and charged by the Board for scrutiny of a building plan;

**“septic tank”** means a tank in which sewage is collected and decomposed before its discharge into a public sewer or soakage pit;

**“setback”** means an area to be surrendered for road widening as per approved scheme or plan, under the relevant master plan of a cantonment or provided under any other rule;

**“shed”** means a light structure serving as a covered shelter with at least one side fully open;

**“shop”** means any room or part of a building used, wholly or mainly, for the purpose of trade or business but shall not be used for any activity as may cause noise, smoke odour and any other nuisance to the neighbourhood;

**“site plan”** means plan of proposed construction site showing position of proposed building and existing building, if any, width and level of streets on which a plot abuts and adjoining plots, if any, together with cardinal points;

**“soakage pit”** means a pit filled with aggregate, boulders or broken brick and intended for the reception of waste water or effluent discharged from a septic tank;

**“special areas / special projects”** mean land allotted / sold/allocated for special purpose under an agreement duly approved by the Board or Authority;

**“special buildings”** mean buildings which are liable to catch fire quickly including parking garages, sheds, storage spaces, public assembly buildings, stage in theatre, cinema projector room, electric and air conditioning plant rooms etc.;

**“stores / godown”** means a building / buildings meant for storage of material or finished goods at ground floor, provided those goods are not of inflammable or objectionable characteristics and with provision of office accommodation above but does not include any garage or residential or commercial building;

**“storey”** means the space between the surface of one floor and the surface of the other floor vertically above or below;

**“structural calculations”** mean detailed calculations showing sufficiency of the strength of every load bearing part of the proposed structures;

**“structural engineer”** means a consulting engineer registered with the Pakistan Engineering Council with five years of professional experience as structural engineer and engaged by the builder;

**“studio apartment or studio flat”** means a small apartment or flat which combines living room, bedroom and a kitchen into a single room;

**“sub-division”** means the division of land held under the same ownership into two or more plots of the same land-use;

**“sub-division plan”** means the layout plan for a proposed sub-division duly approved by the Authority as provided in these bye laws;

**“sun-shade”** means an outside projection from a building over a minimum building height of seven feet or 2.13 meters from the plinth level meant to provide protection from weather;

**“superimposed load”** means all load other than the dead load;

**“superstructure”** means a structure above the plinth or ground level and supported on a foundation;

**“temporary structure”** means a structure built or constructed purely on temporary basis, wholly within the plot with the approval of the Board for a specific period of time and which shall be demolished on completion of the project;

**“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 arrangement;

**“timbering”** means the setting of timber supports in mine workings or shafts for protection against falls from roof, face, or rib;

**“total floor area”** means the sum of the floor areas of all the floors of all the buildings on a plot, less the exemptions as permitted in these bye-laws;

**“town planner”** means a person currently registered as such with PCATP and also registered with the Board;

**“traffic impact assessment study”** means a comprehensive exercise to indicate the potential traffic impacts of any new development and provide operation analysis of the adjacent and surrounding roads ways, traffic signals, sidewalks, general traffic and public transport etc. It also suggests the various measures to mitigate or reduce the potential traffic impacts;

**“urban development project”** means multi-storey building on a converted plot of more than two kanals;

**“verandah”** means a part of building facing a street or an internal or external open space with at least half of the external wall space permanently open to light and air & be considered covered area;

**“warehouse”** means a building where raw materials, intermediate products or manufactured goods may be stored;

**“winder”** means a tread with non-parallel edges; and

**“zone”** means an area or areas earmarked for a particular use in approved master plan or approved schemes.

2. The words and expressions used and not defined herein shall have the same meanings as assigned to them under the Act.

3. **Zoning.- (1)** These bye-laws shall apply to the following zones, namely:-

- (a) residential zones;
- (b) commercial zones;
- (c) industrial zones; and
- (d) special areas zones.

(2) For the purpose of these bye-laws, plots or buildings used for residential purposes shall fall in any of the following categories of residential zone, namely:-

- (a) **bazar area**, which includes residential buildings or units in notified bazar area;
- (b) **main cantonment or officers housing schemes**, which include residential buildings or units or schemes duly approved by Government; and
- (c) **Private area**, which includes residential / commercial buildings or units or schemes in private land area.

(3) For the purpose of these bye-laws business, financial and professional offices, buildings of public assembly, hotels, motels, show rooms, boutiques and social welfare institutions shall fall in any of the following categories of commercial zone, namely:-

- (a) **bazar area**, which includes commercial building or units in notified bazar area; and
- (b) **main cantonment and private land area**, which include commercial buildings or units established in main cantonment and private land area.

(4) For the purpose of these bye-laws, industries like heavy, medium, light and hazardous factories, workshops and ware-houses godowns etc. shall fall in any of the following categories of industrial zones, namely:-

- (a) **industrial zone in bazar area**, which includes industrial unit or units in notified bazar area; and
- (b) **industrial zone in private land area**, which includes industrial unit or units in private land area.

(5) For the purpose of these bye-laws, special areas zones shall be of the following categories, namely:-

- (a) **environmentally sensitive areas**, which include natural parks, wild life parks, forest, mountainous terrain, areas having mines, mineral deposits and water shed areas etc. and
- (b) **A-1/A-2 land adjoining area**, which includes restricted or semi-restricted areas under A-1/A-2 land area and under active occupation & possession of forces.

**CHAPTER-2**  
**BUILDING PLAN**  
**SANCTIONING &**  
**CONTROLLING AUTHORITY**

No person shall erect or re-erect a building on any land in a cantonment, except with the previous sanction of the Board, nor otherwise than in accordance with the provisions and of the rules and bye- laws relating to the erection and re-erection of buildings under section 178-A of the Cantonments Act 1924.

- 6. General.- (1)** Every builder including the Federal Government, Provincial Government, autonomous, semi-autonomous and local bodies of Provincial Government and Provincial Government agencies intending to carry out building works within the area under the jurisdiction of Cantonment Board Gujranwala shall comply with the requirements of these bye- laws.
- (2) The following buildings shall be exempted from the operation of these bye- laws, namely:-
- (a) any structure erected or used or intended to be erected and used exclusively for the purpose of plant-house or bird-cage having maximum height of 4 ft (1.22m); and
- (b) any structure intended to stand for a period of not more than 6 months, provided that prior permission of Cantonment Board Gujranwala has been obtained in writing and an undertaking is given to remove such structure within six months.
- (3) No permission is required for minor repairs.
- 7. Notice for Building Works.-** Every applicant/builder intending to carry out new building construction works or submit revised building plan under section 179 of the Cantonments Act, 1924 to Cantonment Board Gujranwala for permission to execute the work. For making any addition or alteration in a building the builder shall submit a plan showing-
- (a) Proposed work in Brown colour.
- (b) Additions / Alteration in Blue colour.
- (c) Approved / Existing work in Green colour.
- (d) Structures demolished in Orange colour.
- (e) Structures to be demolished in Yellow colour.
- (f) Un-authorized / Deviations in Red colour.
- 8. Submission of plans and documents.- (1)** Every builder seeking permission of the Cantonment Board Gujranwala to undertake any building works shall submit its plans and documents provided under these bye-laws.



(2) All notices shall be made on the format as set out in Application Form-A (see Page No.83) and Form-B (see Page No.84) in Appendix-A.

(3) The building plan shall be prepared by a duly registered architect and shall bear the stamp, signature and registration number of the architect and signatures of the builder.

(4) Six copies of every such plans and design drawings shall be furnished to the Cantonment Board Gujranwala alongwith the notice, two of which shall be mounted or drawn on linen. Two copies signed by the authorized officer of Cantonment Board Gujranwala signifying approval shall be returned, one of which (copy mounted or drawn on linen) shall be displayed on the construction site, at a prominent public place, duly laminated to protect it from rain and sunlight.

**9. Documents.-** For new structure, the following plans and documents shall be submitted along with the notice, namely:-

(a) All the title documents relating to the plot or plots including the allotment and transfer order, site plan and lease etc. showing the right of developer or power of attorney to carry out such work;

(b) a site plan drawn to a scale of 100 ft (30.49m) to an inch (0.03m) (1:1250) to show the site to which it refers, unless its address is a number in a regular sequence of numbers in an approved scheme which shall clearly shown;

(c) a block plan of the site drawn to a scale of not less than 32 ft (9.76m) to an inch (0.03m) (1:400) showing the position of the proposed building and existing buildings, if any, the width and level of the streets on which the plot abuts and the adjoining plot numbers together with cardinal points;

(d) Building plan shall be drawn to scale of not less than an inch (0.03m) to 8 ft (2.44 m) (1:100) or if the building is so extensive as to make a smaller scale necessary, not less than 1 inch (0.03m) to 16 ft (4.88m) (1:200). Building Plan showing the following details shall be submitted alongwith application:-

(i) plans, sections and elevations of every floor including basement, inter floor, mezzanine, cellar, if any, graphically describing the building intended to be erected;

(ii) purpose for which the building or parts thereof are intended to be used;

(iii) accesses to and from several parts of the building and its appurtenances;

(iv) ventilation details (position, form, dimensions and means);

(v) depth and the nature of foundations;

(vi) proposed height of plinth and superstructure at the level of each floor; and

- (vii) dimensions and description of all the walls, floors, roofs, columns, beams, joists and girders to be used in the walls, floors and roof of such buildings;
  - (e) A plan showing the intended line of drainage of such building and the details of the arrangement proposed for the aeration of the drains;
  - (f) plan and section of the area between building line and edge of adjacent metaled road having levels with reference to road level showing drainage line;
  - (g) applications pertaining to properties measuring 4 kanals and above shall be accompanied by a landscape plan drawn to a scale of 32 ft (9.76m) to an inch (0.03m) or (1:400) or other suitable scale showing hard and soft landscape elements include horticulture works around the proposed building. Adequate plantation of trees must be indicated on plans;
  - (h) an undertaking on proforma, as set out in Form F-1 (see page-90) and annexed to these bye-laws, in favour of Cantonment Board Gujranwala on stamp paper of Rs.500 that the builder shall pay damages to the satisfaction of Cantonment Board Gujranwala, if any, damage is caused to the adjoining properties and infrastructure due to excavation and construction activities; and
  - (i) where the builder intends to construct a religious building, he shall provide no objection certificate from the District Coordination Officer and any other concerned departments as notified by the Government from time to time;
- 10. Multi-storey buildings and buildings of public assembly.-** In addition to the plans and documents as specified in bye-laws 8 and 9, the following shall also be fulfilled;
- A)** NOC from Security Point of View from Garrison HQ will be obtained through Sta HQs for every commercial building having G+5 storeys.
  - B)** The builder shall submit the following documents, namely:-
    - (a)** a structure stability certificate signed by a qualified structural engineer alongwith building plans of multi-storey buildings and buildings of public assembly on FORM-C, see Page No.86;
    - (b) three sets of structural design and documents as listed below** duly prepared and signed by a consulting structural engineer, namely:-
      - i. design criteria, specifying design loads, reference standards and codes and the methods of analysis and design adopted;
      - ii. design computations;
      - iii. design drawings;
      - iv. relevant technical specifications; and

- v. soil investigation report;
- (c) for development projects having site area of more than 10 kanals, partial plans (excavation for basement and design of pile work and retaining structures) in conformity with these bye-laws for permission to execute digging, pile work, retaining structure for basement prior to approval of building plans;
- (d) in case of commercial, educational, hospital, industrial and apartment buildings as well as multi-storey buildings and buildings of public assembly, a certificate from the fire fighting department regarding provision and adequacy of fire fighting arrangements be obtained and provided prior to issuance of completion certificate;
- (e) for multi-storey buildings and buildings of public assembly, joint certificate from the builder, the architect, the resident engineer and the structure engineer as specified in Form-D (see Page-87) and Form-E (see Page-88), at the following stages:-
  - i. when construction upto plinth level is completed; (Form-D) see Page No.87.
  - ii. when construction up to 38ft (11.58m) level is completed; and
  - iii. upon completion of the building; (Form-E) see Page No.88.
- (f) sound building material, in accordance with Building Code of Pakistan, shall be used in order to ensure the safety and stability of the building and the details of building materials shall be submitted;
- (g) subject to the provisions of Pakistan Environmental Protection Act, 1997, every application concerning following buildings shall be accompanied by an **environmental impact assessment** and a no objection certificate from EPA:-
  - i. industrial buildings;
  - ii. hospitals;
  - iii. hotels;
  - iv. urban development projects; and
  - v. complex of buildings on a plot of 10 Kanal or above; and
- (h) the prospective builder shall conduct a traffic impact assessment study for the construction project if the project falls within any of the following conditions and builder shall acquire a no objection certificate from the concerned traffic engineering and planning agencies:-
  - i. non -residential building having plot area of 4 kanals (1673 sqm) or above; and
  - ii. non - residential building having 5 storey and above.

**11. Vetting of structural drawing of multi-storey and buildings of public assembly.- (1)** The documents submitted under bye-laws shall be forwarded for

scrutiny to the vetting Structural Engineer working for Cantonment Board Gujranwala.

(2) The vetting structural engineer working for Cantonment Board Gujranwala shall vet the structural drawings prepared by the builder's structural engineer. The builder's Structural Engineer shall incorporate the required changes, if any. The structural drawing or amended structural drawing, as the case may be, shall be duly signed by the vetting structural engineer working for Cantonment Board Gujranwala and builder's structural engineer. The signed structural drawings shall be forwarded to Cantonment Board Gujranwala, in duplicate within thirty days from the date these were forwarded by Cantonment Board Gujranwala to its vetting structural engineer.

(3) In case the builder's structural engineer and the vetting structural engineer working for Cantonment Board Gujranwala do not reach a consensus, the builder's structural engineer shall request Cantonment Board Gujranwala to nominate another vetting structural engineer whose decision shall be final.

(4) Within ten days of the receipt of the approval of the structural drawings from the vetting structural engineer working for Cantonment Board Gujranwala, the competent authority shall issue a formal sanction of the building plans.

**12. Documents for installation of BTS towers and antennas.-** (1) All cellular companies desirous to install BTS towers and antennas etc. in the cantonment area shall make an application to this effect to Cantonment Board Gujranwala.

(2) Permission for sharing of an already installed antenna by some other cellular company shall be obtained by the concerned cellular company from Cantonment Board Gujranwala after payment of fees to be fixed by the Board.

(3) The application for no objection certificate for the installation of the communication tower shall be accompanied with the following documents, namely:-

- (i) site plan of the proposed site;
- (ii) site details, whether to be installed on roof top, building premises or open plot;
- (iii) a copy of approved building plan in case the antenna or tower is to be installed on roof-top of the building;
- (iv) structural stability certificate from a qualified structural engineer and engineering company registered with the Pakistan Engineering Council and countersigned by the director concerned of the mobile telephone company;
- (v) no objection certificate from Civil Aviation Authority wherever required;
- (vi) no objection certificate from the concerned owner of the property;

- (vii) detailed design of the tower;
- (viii) ownership proof;
- (ix) copy of national identity card of the owner;
- (x) no objection certificate from Environmental Protection Agency for that particular location for generator set only; and
- (xi) a proper indemnity bond in favour of the approving authority will be provided by the concerned cellular company and director concerned of mobile company to furnish an affidavit stating the following:-
 

“In case of any loss to life or property the concerned cellular company will be bound to pay Rs.0.5 million to each victim and make good any damage to any property or infrastructure.”
- (xii) All requirements of relevant Ministries, Divisions, Departments and agencies shall be complied with by the cellular company;

**13. Location of installation of BTS towers and antennas.- (1)** Cantonment Board Gujranwala may allow installation of antennas and towers on following properties:-

- (i) roof tops of private, Government and semi Government buildings etc.;
- (ii) lands;
- (iii) water tanks;
- (iv) disposal works;
- (v) nook and corners of other properties, which cannot ordinarily be put to any productive use by local government authorities; and
- (vi) redundant parts of parks, only after permission from the concerned authorities and areas which cannot be used for other activity.

**14. Sanction and rejection of building plans.- (1)** The Cantonment Board Gujranwala may sanction or as the case may be refuse erection or re-erection of a building in accordance with provisions of section 181 of the Act, however, approved building plans for multi-story buildings shall be released at the following four stages, namely:-

- a. excavation plan for basement including design of restraining structure and piling etc.;
- b. basement upto plinth level;

- c. upto 38 ft (11.58m) building height; and
- d. above 38 ft (11.58m) building height.

**15. The letter for sanction or approval:** it shall be issued on prescribed form as set out in Appendix-C and the builder shall comply with all the conditions contained in the sanction or approval letter as per building plans under these bye-laws.

**16. Revocation of sanction of plans.- (1)** sanction for erection or re-erection of building, once granted cannot be revoked . However, construction work shall be stopped if Cantonment Board Gujranwala, at any stage finds:-

- a. defective title of the land;
- b. material misrepresentation; or
- c. fraudulent or negligent statement contained in the notice made under these bye-laws:

Provided that before stoppage of work, the Cantonment Board shall serve a show cause notice on the builder, owner or, as the case may be, the occupant.

(2) If the builder, owner or, as the case may be, the occupant fails to satisfy Cantonment Board Gujranwala within seven days after having been served a show cause notice, any work done thereunder shall be deemed to have been done without permission.

**17. Appeals against rejection of plan.-** Appeal against the rejection of a plan may be filed with the appellate body as per the Cantonments Act 1924 within thirty days of the rejection orders.

**18. Commencement of works of multi-storey and building of public assembly.-** In case of multi-storey and buildings of public assembly, the construction works shall not commence even if the building plan is sanctioned, until structural drawings are approved by Cantonment Board Gujranwala.

**19. Power for sanction and rejection of building plans.-** The competent authority/power for sanction and rejection of building plans of various sizes and usages is Cantonment Board Gujranwala.

**20. Building Committee.- (1)** Notwithstanding the provisions under bye-laws, before sanction all building plans for apartment buildings, multi-storey buildings, buildings of public assembly, commercial buildings on more than two kanals plots and industrial on more than 4 kanal plots shall be scrutinized by a building committee consisting of the following, namely:-

- |    |                                       |                 |
|----|---------------------------------------|-----------------|
| a. | civil member nominated by the Board   | <i>Chairman</i> |
| b. | Assistant Secretary                   | <i>Member</i>   |
| c. | Representative of Station Headquarter | <i>Member</i>   |
| d. | Land Superintendent                   | <i>Member</i>   |

21. Completion certificate for the buildings shall only be issued after site inspection by the staff of Cantonment Board Gujranwala.

22. **Scrutiny Committee for BTS Towers and antennas.**-The proposal for BTS towers and antennas shall be scrutinized by building committee constituted under these bye-laws.

23. **Validity of sanctioned plan.**- The approval of building plans shall remain valid for a period of not exceeding one year, extendable for further only two years on yearly basis, whereafter in case of residential building fresh sanction alongwith fresh scrutiny fee shall be required under section 183 of the Cantonments Act 1924, provided that the Board when sanctioning the erection or re-erection of a building shall specify a reasonable period after the work has commenced under section 183/A of the Cantts Act, 1924.

24. **Validity of permission for BTS towers and antennas.**- Permission to install tower shall be valid for ten years initially, renewable for equal terms subsequently after due inspection by Cantonment Board Gujranwala.

25. **Building inspection during construction.**- (1) Cantonment Board Gujranwala without giving previous notice, through its authorized official or officer, at any time may inspect such premises where building works is underway,-

- a. before approval of a notice received under these bye-laws;
- b. during execution of the building works; and
- c. before and after the receipt of the notice of completion or request for the certificate of completion with respect to any such buildings;

(2) All inspections carried out shall be duly recorded with dates and detailed observations in respective files with stamp and signatures.

(3) The minimum visits by Cantonment Board Gujranwala staff may be as follows, namely:-

Building Inspector / Draftsman / Sub-engineer / Enforcement Inspector	once a week
Cantonment Engineer	once a fortnight
Land Superintendent	once a month
Cantt Executive Officer	Discretionary

(4) Cantonment Board Gujranwala may reschedule the interval for site inspections according to the availability of field staff as per sanctioned strength.

(5) Cantonment Board Gujranwala may outsource the field inspections to consultants. In such case the authorized field staff of the consultants shall be bound to submit detailed inspection reports in writing with date and signature on daily or weekly basis as the case may be.

**26. Violation of approved plans.-** (1) Where on inspection under these bye-laws, Cantonment Board Gujranwala finds that the building works contravene any of the provisions of these bye-laws, any officer / official duly authorized in this behalf by Cantonment Board Gujranwala may by written notice require the person carrying out building works within a period to be specified in such notice, either to-

(i) make such alteration as shall be specified in such notice, with the objective of bringing the work in conformity with the said approved plans or provisions of these bye-laws; or

(ii) get amended plans approved after complying with the requirements of these bye-laws.

(2) In the event of non-compliance with the requisition as made under these bye-laws, any officer authorized by Cantonment Board Gujranwala shall be competent to order in writing cessation of work or order demolition of such construction contravening the provisions of these bye-laws, the expenses whereof shall be paid by the builder.

(3) Under section 184 of Cantonments Act 1924, whoever begins, continues or completes the erection or re-erection of a building-

a. without having given a valid notice as required by sections 179 and 180, or before the building plan has been sanctioned or is deemed to have been sanctioned, or

b. without complying with any direction made under sub-section (1) of section 181, or

c. when sanction has been refused, or has ceased to be available, or has been suspended, under clause (b) of sub-section (1) of section 52, shall be punishable with fine by the Board.

(4) Under section 185 of the Cantonments Act 1924, a Board may, at any time, by notice in writing, direct the owner, lessee or occupier of any land in the cantonment to stop the erection or re-erection of a building in any case in which the Board considers that such erection or re-erection is an offence under section 184, and may in any such case or in any other case in which the Board considers that the erection or re-erection of a building is an offence under section 184, within twelve months of the completion of such erection or re-erection in like manner direct the alteration or demolition, as it thinks necessary, of the building, or any part thereof, so erected or re-erected.

**27. Concrete mixing at site.-** Concrete mixing shall not be allowed at site for more than three storey buildings. The builder shall be required to arrange pre-mix concrete from a batching plant using dumpers for supply at site and mechanical concrete pumping for pouring concrete at site.

**28. Safety glass for buildings.-** Safety laminated glass shall be used for all commercial / multistory buildings and buildings of public assembly on external faces.

**29. Dumping of construction material.-** Construction material and debris including



steel dumping and cutting shall not be allowed in the right of way of roads.

**30. Disconnection of services.-** In case of illegal construction and un-compoundable violation Cantonment Board Gujranwala may get the utility services disconnected.

**31. Rain water.-** In order to prevent rain water from a plot flowing on to the road, an adequate grating shall be provided towards the road within the plot line.

**32. Certificate during construction for multi-storey building and building of public assembly.-** For multi-storey buildings and building of public assembly, the builder, the architect, the resident engineer and the structural engineer shall jointly submit certificates as specified at Form-B (see Page No.84) & Form-G (see Page No.91) at the following stages, namely:-

- a. when construction upto plinth level is completed on FORM-G-I, see Page No.92;
- b. when construction upto 38 ft (11.58 m) level is completed on FORM-G-II (Page No.93); and
- c. upon completion of the building on FORM-G-III (Page No.94).

**33. Inspection committee.-** On receipt of notice from the builder alongwith the required certificate under bye-law 32, a building committee consisting of members as prescribed under bye-law 20 shall visit the site and verify the construction done at site whether or not is as per sanctioned plans, designs and specifications before release of subsequent plans or completion certificate, as the case may be.

**34. Completion certificate.- (1)** Every builder who carries out and completes building works as approved under these bye-laws shall, within thirty days of the completion of the work deliver a notice in writing of such completion to Cantonment Board Gujranwala. In case of multi-storey buildings and buildings of public assembly the builder is required to submit a notice. The builder shall comply with all the conditions and instructions provided in the completion certificate.

(2) After receipt of the notice under sub-bye-law (1) Cantonment Board Gujranwala shall depute an official or officer to inspect such works and after such inspection either approve or disapprove the request for issuance of completion certificate or make such further orders as Cantonment Board Gujranwala may decide.

(3) Cantonment Board Gujranwala shall issue a completion certificate on completion of building works provided that work has been carried out according to the sanctioned plan. In case of deviations made therein during construction the completion certificate may only be issued if deviations are compoundable and are settled in advance in writing by an officer duly authorized by Cantonment Board Gujranwala.

(4) In case the building is not completed within the time given for completion of construction at the time of approval or within such period as extended by the Board under the Act and resultantly the builder fails to give

notice of completion, the builder shall be required to submit building plan afresh for approval of building plan to complete the construction works.

**35. Fees and penalties.- (1)** Cantonment Board Gujranwala may charge scrutiny fee at such rates as may be fixed from time to time for the scrutiny of building plans required to be submitted under these bye-laws and other matters arising during the scrutiny of plans or in course of its construction.

(2) Cantonment Board Gujranwala may exempt the payment of scrutiny fee for premises, which in its opinion shall be used for a religious, charitable or educational purpose allowed by the Government.

(3) The cellular companies shall be charged one time no objection certificate" fee at such rate as may be fixed by Cantonment Board Gujranwala in addition to prescribed building approval fee and no other fees shall be charged in the name of approvals, no objection certificates and renewals except annual BTS fee to be fixed by the Board from time to time. Government, however, may revise these rates as and when required.

(4) Cantonment Board Gujranwala may, in accordance with the provisions of the Act, compound and impose penalties for violation of the provisions of these bye-laws other than violations given under bye-law 35 at such rates and in such manner as specified by Cantonment Board Gujranwala from time to time by submission of Form-F, see Page No.89.

**36. Special conditions of non-compoundable violations.-** Following violations of the sanctioned building plans shall be non-compoundable, namely:-

- a. conversion of an approved parking area into any other use;
- b. construction of additional floors over and above the allowable storeys under these bye laws;
- c. any construction in the setback area to be left at ground level;
- d. shortage of car parking space;
- e. building height and basement violations in main civic and commercial centers including divisional and district centers; and
- f. conversion of areas provided under these bye-laws.

**37. Safety and stability of buildings.-** Every builder who carries out building works shall use sound building material of good quality and properly put together so as to ensure safety and stability of the building and in accordance with Building Code of Pakistan.

**38. Others.- (1)** The provisions of these bye-laws shall have no effect, if inconsistent with any provision of the Act.

(2) At the time of submission of building plan, a check-list on the format as set out in Form-K (see Page No.101) under Appendix-D shall be signed and

submitted with the documents thereof.

**39. Powers of the Board;-** The Board may allow relaxation in these bye-laws in special cases and will be further empowered to take suitable decision on any matter arising as a result of doubtful interpretation of these bye-laws or such matters which may not have been specifically covered in these bye-laws.

#### **DANGEROUS BUILDINGS**

**40. General.- (1)** For the purposes of this chapter all such buildings, walls or structure which are declared by the Board as dangerous under section 126 of the Act shall lie in the following two categories, namely:-

a. building or structure whose strength, stability, serviceability, robustness or durability has been impaired due to any reason such as improper structural design and detailing, faulty or poor construction, decay, dilapidation, obsolescence, natural disasters or leading to abandonment due to all these reasons to a level, where it cannot be restored to its original status shall be classified as dangerous building of category-1 by the authorized structural engineer of the Board or a structural engineer as appointed by the Board for said purpose and shall liable to be demolished; and

b. any building or structure or part thereof whose strength, stability, robustness, serviceability or durability has been impaired due to all such reasons as cited in clause(a) to a level where it could by way of strengthening, appraisal and restoration be brought partially or wholly near to its original status shall be classified as dangerous building of category-2 by the authorized structural engineer of the Board, or as appointed by the Board, for the said purpose and shall be governed by bye-laws prevailing.

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

(3) In case the Board considers a building or a part thereof repairable or modifiable without causing danger of human life or property, it may issue such orders to the owner, occupants or tenants (who need not to be named) of such building in this regard.

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

**41. Buildings unfit for human habitation and notice of prohibition.- (1)** If for any

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

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

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

**42. Alteration, modification, updates and repairs of dangerous buildings of category-2.-** (1) At any time after a building or part of a building has been vacated under the Act or bye-laws made thereunder, if the Board considers that it can be rendered fit for human habitation by the structural alternations, repairs or modification or updates or repairs before or after the vacation of habitants from such buildings, the Board may by notice in writing call upon the owner to commence, through professional contractor or consultant, within such time as may be specified but not less than thirty days, and to complete within the period as specified in the notice but not more than ninety days from the date of receipt of such notice, such structural alterations, modifications, up-dates or repairs, as deemed necessary and if at the expiration of the aforesaid period such alterations, modification, updates or repairs have not been commenced or completed to the satisfaction of the Board it shall issue to the said owner a notice in writing ordering the demolition within thirty days from the date of receipt of such notice.

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

**43. Demolition of dangerous building on expiration of notice period.-** (1) If at the expiration of the period specified in the notice and order to demolish a building or part of a building issued under the Act or bye-laws made thereunder, has not been complied with, the Board may direct, by an order in writing, the demolition thereof through a contractor who has on his roll at least one professional responsible for undertaking all necessary safety measures during the process of demolition as per

procedure laid down by the Board.

(2) All expenses incurred by the Board under the Act or bye-laws made thereunder shall be paid by the owner of the building.

(3) For sufficient causes, the Board may extend the time prescribed under the Act or bye-laws made thereunder for structural alterations, modifications, updates or repairs of the repairable buildings.

**44. Evacuation of dangerous buildings.-** (1) If in the opinion of the Board, any building wall or structure or anything affixed thereto is in a hazardous or dangerous state, the Board may, by notice in writing, require the owner or occupier thereof either to remove the same or to cause such repairs to be made thereto forthwith as the Board deem require to avert such danger, including the evacuation without notice from such building of all the occupiers thereof.

(2) Any expenses incurred by the Board under the Act or bye-laws made thereunder shall be paid by the owner of the building.

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

(4) Except with the permission in writing of the Board, no person shall enter into or remain in any building from which the tenant or occupier has been removed under the Act or bye-laws made thereunder.

**CHAPTER-3**  
**SITE REQUIREMENTS**  
**RESIDENTIAL**

**45. Bazar area.- In bazaar area,-**

**(a) mandatory open spaces,-**

- i. for a building abutting on roads having upto 25 feet or 7.62 meters right of way, the building line shall be as established by the buildings which have been in existence, provided that for side and rear spaces the table under sub- clause(ii) shall apply; and
- ii. for the buildings abutting on roads having more than 25 feet or 7.62 meters right of way, the mandatory open spaces shall be as follows, namely:-

<b>Plot size</b>	<b>Building line</b>	<b>Rear space</b>	<b>Side space</b>
Less than 5 marlas	Not required	Not required	Not required
5 Marlas and above but less than 10 marlas	Not required	Not required	Not required
10 marlas and above but less than 1 kanal	8 feet	5 feet	5 feet (1.52 m) (on one side)
1 kanal and above but less than 2 kanals	10 feet (3.05 m)	5 feet	5 feet (1.52 m) (on both sides)
2 kanals and above	20 feet (6.1 m)	8 feet	5 feet (3.05 m) (on both sides):

Provided that the provisions of sub-clauses (i) and (ii) shall not apply to the construction of drain, sewer, septic tank, cess pool, filter or other structure in connection with disposal of waste liquid or open garden tank or private swimming pool subject to the condition that no roofed buildings are attached to any of the construction under this proviso;

**(b) height of-**

- i. any building from the crown of the road to the top of the parapet wall, exclusive of chimney stacks, lift heads, stair case and water tower, shall not exceed 38 feet or 11.58 meters having ground plus one storey.
- ii. each storey shall have a minimum building height of 8-feet and 6-inches or 2.9 meters, other than the basement; and
- iii. staircase can be constructed on second floor with 7 feet and 6-inches or 2.29 meters, maximum height having total covered area of 100 square feet.

(c) **ground floor coverage-**

for buildings abutting on roads having more than 25 feet (7.62meters) right of way, shall be as applicable in approved schemes and on roads having right of way up to 25 feet 7.62 meters shall be as follows, namely:-

Plot Size	Foot Print (Max)
Less than 5 marlas	90%
5 marlas and above but less than 10 marlas	75%
10 marlas and above but less than 1 kanal	70%
1 kanal and above but less than 2 kanals	67%
2 kanals and above	63%

**Note.-** Covered area of subsequent floor shall not exceed 75 percent of maximum permissible covered area of ground floor;

(d) in case of plot size 10 marlas and above, a car porch not exceeding 20-feet or 6.1 meters in length shall be permissible in the side space. In case of corner plots car porch shall be permissible along longer side. In case of sites with minimum 5-feet or 1.5 meters side space, construction of a room over the car porch equal to its area shall also be permissible; and

(e) a toilet or bathroom not exceeding 40 square feet or 3.72 square meters in area and 8 feet or 2.44 meters in height may be constructed in the plots where there is no dead wall, the permission for toilet / bathroom may also be allowed.

46. **Main cantonment or officer housing schemes.-** In main cantonment or officers housing schemes;

(a) **mandatory open spaces shall be as under, namely:-**

Plot size	Building line	Rear space	Side space
Less than 5 marlas	5feet (1.52 m)	5 feet (1.52 m)	Not required
5 marlas and above but less than 10 marlas	5feet (1.52 m)	5 feet (1.52 m)	Not required
10 marlas to 1 kanal	8 feet	5 feet	5 feet (1.52 m) (on one side)
Above 1 kanal but less than 2 kanal	10 feet (3.05m)	5 feet	5 feet (1.52 m) (on both sides)
2 kanal and above	20feet (6.1m)	8 feet	5 feet (1.52 m) (on both sides)

(b) **height of-**

i. any building measured from the crown of the road to the top of the parapet wall shall not exceed 30 feet or 9.15 meters, exclusive of chimney stacks, lift heads, stair case and water tower, having two storeys i.e. ground plus one;

ii. each storey shall not be less than 8-feet and 6-inches or 2.9 meters; and

iii. stair case may be constructed on second floor with 7 feet and 6-inches or 2.29 meters, maximum height having total covered area of 100 square feet;

(c) maximum ground coverage and floor area ratio shall be as follows, namely:-

Plot size	Maximum ground coverage
Less than 5 marlas	80%
5 marlas and above but less than 10 marlas	75%
10 marlas and above but less than 1 kanal	70%
1 kanal and above but less than 2 kanal	67%
2 kanal and above	63%

**Note.-** Covered area of first floor shall not exceed seventy-five percent of the covered area of ground floor;

(d) area of porch shall be as provided under clause (d) of bye-law 45;

(e) area of toilet or bathroom shall be as provided under clause (e) of bye-law 45; and

(f) **in a farm house,-**

i. the number of storey permissible shall not be more than two with a maximum building height of 30 feet or 9.15 meters;

ii. the mandatory spaces as provided for 2 kanals and above under clause (a) shall be applicable;

iii. maximum ground coverage shall be thirty percent; and

iv. having dairy or poultry activities, appropriate standards and protective measures under relevant and applicable laws shall be complied with by the builder.

(g) In plots of one kanal and above a guard room not exceeding 40 sft may be allowed in the building line, on case to case basis subject to satisfaction and approval of the Board.

**47. Private land area.- For Private land area,**

(a) mandatory open spaces shall be permissible as provided under clause (a) of bye-law 45;

(b) building height shall be as provided under clause (b) of bye-law 45 & 46;

(c) ground coverage shall be as under, namely:-

Plot size	ground coverage (max)
-----------	-----------------------



Less than 5 marlas	90%
5 marlas and above but less than 10 marlas	75%
10 marlas and above but less than 1 kanal	70%
1 kanal and above but less than 2 kanals	67%
2 kanals and above	63%

**Note.-** Covered area of first floor shall not exceed seventy five percent of the covered area of ground floor.

- (d) area of porch shall be as provided under clause (d) of bye-law 45;
- (e) area of toilet or bathroom shall be as provided under clause (e) of bye-law 45;
- (f) area of farm house shall be as provided under clause (f) of bye-law 46.

**Note.-** In case of triangular/irregular plots the Board may relax these building bye-laws on case-to-case basis and allow provision of guard room in front COS not exceeding 40 sft.

## CHAPTER-4

### SITE REQUIREMENTS COMMERCIAL

48. **Private land area / main Cantonment area.-** for private land area or main Cantonment area the following conditions shall apply, namely:-

a. **ground coverage, arcade, mandatory open spaces, FAR and floor shall be as under, namely:-**

Plot size	Maximum ground coverage	Arcade (Min.)	Mandatory Open Space (Min.)		FAR	Floors	Height
			Rear	Both Sides			
less than 5 marla	97%	-	25 sft compulsory duct for ventilation		-	G+4 Floors	45'-0"
5 marla to <10 Malra	97%	-	50 sft compulsory duct for ventilation		-	B+G+3 Floors	45'-0"
Above 10 marla but less than 1 Kanal	85%	8 feet	7.5 feet	5'-4½"	-	B+G+4 Floors	60'-0"
1 Kanal and above but less than 2 Kanal	GF= 85% Above GF= 75%	8 feet	5'-4½" feet	5'-4½" feet on one side	1:5	According to FAR	According to FAR
2Kanal and above but less than 4 Kanal	GF= 75% Above GF= 65%	8 feet	8'-4½" feet	5'-4½" feet	1:5	According to FAR	According to FAR
4 kanal and Above	GF= 70% Above GF= 65%	8 feet	13 feet	13 feet	1:5	According to FAR	According to FAR
Approved Apartment Sites	55 %	30 feet (open space on front side)	13 feet (3.96 m)	13 feet (3.96 m) (on both sides)	1:5	According to FAR	According to FAR

i. front will be left or surrendered in favour of the Cantonment Board as per the category of road; and

ii. only one basement is allowed with a maximum depth of 12 feet from the road level for plot area 05 Marla up to one kanal . However, plots having area more than one kanal may have more than one basement allowed by the Board on case-to-case basis. Moreover, basement should be constructed keeping 5 feet open space all around the basement but no saleable area is allowed in Compulsory Open Space area of plot;

b. for private land area allowable height of building from crown of the road to top of the road shall be 150 feet subject to obtaining no objection certificate from Army Aviation; and

c. for main Cantonment area allowable height of building from crown of the road to top of the road shall be 45 feet including stair case, water tank etc.

d. Notwithstanding the provisions under 48 (a), (b) and (c) above, the height of a building shall not exceed the one and half time the width of the road + the building line from the ground level excluding the chimney stack, lift head and water tank.

**49. Bazar area.- (1)** For bazar area the following conditions shall apply, namely:-

a. no mandatory open spaces are required for commercial and office buildings to be erected in these areas for apartment buildings mandatory spaces shall be as follows:-

Plot size	Building line	Rear space	Side space
Apartment building on four kanals and above	30 feet (9.15 meters)	13 feet (3.96 meters)	13 feet (3.96 meters) (on both sides);

b. the maximum height of the building shall be as follows:-

Plot Size	Maximum Building Height
Less than 3 marlas	25 feet (7.62 meters) or 2 floors
3 marlas and above but less than 10 marlas	40 feet (12.19 meters) or 3 floors
10 Marlas & above	60 feet (18.29 meters) or 5 floors; and

c. the maximum ground coverage and FAR shall be as follows:-

Plot size	Ground floor coverage including arcade	Subsequent floors coverage	FAR
Less than 3 marlas	7/8 <sup>th</sup> of plot area	3/4 <sup>th</sup> of plot area	1:1.6
3 marlas and above but less than 10 marlas	7/8 <sup>th</sup> of plot area	3/4 <sup>th</sup> of plot area	1:2.3
10 Marlas and above	7/8 <sup>th</sup> of plot area	3/4 <sup>th</sup> of plot area	1:4
Apartment building on residential plot	55%		1:2.5

**Note.-** Only one basement is allowed with maximum depth of 12 feet or 3.66 meters from the road level if the area of plot is up to 1 kanal.

**(2) Additional conditions.**

Following additional conditions shall also be applicable, namely:-

(a) the floor level of mandatory open spaces for all buildings shall not be more than six inches higher or lower than the adjoining road level;

- (b) no side wall between two adjoining commercial buildings shall be allowed to improve access of utility vehicles;
- (c) only one vehicular entry and exit shall be provided;
- (d) no window and other openings on the upper floors shall be allowed, which may adversely affect the privacy of adjoining properties;
- (e) parking shall be provided as laid down in these bye-laws;
- (f) no structural changes shall be allowed in the buildings after grant of final approval of building plan; and
- (g) the side spaces between two commercial buildings shall be kept at the same level for common use.

**50. Conditions for bus stands and filling stations.-** For bus stands and filling stations, the following conditions shall apply, namely:-

**a. For bus or mini bus or truck terminal,-**

- i. the minimum plot area shall be as per requirements of the Board;
- ii. maximum building height of any structure at a bus stand shall not exceed 30 feet or 9.15 meters or 2 floors;
- iii. covered area excluding parking sheds shall not exceed 20% of the plot area;
- iv. minimum building line shall be 20feet (6.1meters) and a minimum of 13 feet or 3.96 meters space shall be left on remaining three sides;
- v. access shall be limited to only one exit and one entry; and
- vi. all requirements of laws relating to motor vehicles shall be complied with;

**b. For CNG or petrol filling stations,-**

- i. a minimum of 20 feet or 6.1 meters building line shall be provided;
- ii. all structures shall be single storey;
- iii. a clear space of 5 feet or 1.52 meters shall be provided on both sides and at the rear;
- iv. turning angle for entry and exit points from the adjoining road shall be less than 45 degrees;
- v. access shall be limited to only one exit and one entry;
- vi. minimum width, depth and area of the plot shall be in accordance with the notification of the Government; and
- vii. all requirements of relevant Ministries, Divisions, Departments

and agencies shall be complied with by the builder; and

**c. for theatres, concert halls, marriage halls, clubs, exhibition halls and banquet halls**

Notwithstanding the provisions under chapters 2 & 3, for theatres, concert halls, marriage halls, clubs, exhibition halls and banquet halls, the above uses shall be permitted at a minimum plot size of 4 kanals with a building line of 40 feet and each of the rear and side spaces of 15 feet.

**51. Conditions for sites reserved for public buildings.-** For sites reserved for public buildings;

**a. mandatory open spaces, FAR and maximum ground coverage shall be as follows:-**

Plot Size	Building Line	Rear Space	Side Space On both sides	Max FAR	Max Ground Coverage
Less than 1 kanal	10 feet (3.05 m)	5 feet (1.52 m)	5 feet (1.52 m)	1:3	65%
1 kanal but less than 2 Kanals	20 feet (6.1m)	10 feet (3.05 m)	10 feet (3.05 m)	1:3	60%
2 kanal and above	30 feet (9.15m)	15 feet (4.57 m)	15 feet (4.57 m)	1:3	55%

**Notes.- (i)** Notwithstanding the provisions under bye-law no mandatory open spaces shall be required in case of religious buildings i.e mosques etc;

ii. in case of educational institutions, a separate lane for pick and drop purposes shall be provided within the plot outside the boundary wall;

iii. building plans of mosques shall be considered for basement, ground and 2 floors on case-to-case basis;

iv. distance between mosque and club or cinema shall be minimum seven hundred feet; and

v. elevators, lift or ramps (slops 1:12) for pedestrian and stretcher use shall be provided for all hospitals and health usages of more than ground + 1 floors; and

**(b)** the height of any building measured from the crown of the road to the top of the parapet wall shall not exceed 70 feet or 21.34 meters except chimney stacks, lift heads and water tower and it shall consist of not more than six-storey.

**(c)** Notwithstanding the provisions under (b) above, the height of a building shall not exceed the one and half time the width of the road + the building line from the ground level excluding the chimney stack, lift head and water tank.

**Note.-** In case of triangular plots Board may relax these bye-laws on case-to-case basis.

## CHAPTER-5

### SITE REQUIREMENTS INDUSTRIAL

**52. Industrial zone in extended area.**-(1) For industrial zone in Private land area, mandatory open spaces, maximum coverage area and FAR shall be as under, namely:-

Plot Size	Building line	Rear space	Side space on both sides	Maximum FAR	Maximum ground coverage
Up to 1 kanal	10feet (3.05 m)	5 feet (1.52m)	5 feet (1.52m)	1:2	55%
Above 1 kanal but less than 4 kanals	20 feet (6.1m)	13feet (3.96m)	13 feet (3.96m)	1:2	55%
4 kanals & above but less than 1 acre	30 feet (9.15m)	13 feet (3.96m)	13 feet (3.96m)	1:2	55%
1 acre & above but less than 5 acre	50 feet (15.24m)	20 feet (6.1m)	20 feet (6.1m)	1:2	55%
5 acre and above	70 feet (21.34m)	20 feet (6.1m)	20 feet (6.1m)	1:2	55%

(2) The height of any building measured from the crown of the road to the top of parapet wall, except chimney stacks, lift heads and water tower, shall not exceed 65 feet (19.81 m) and it shall consist of not more than six storeys.

**53. Industrial area in bazar area.**-(1) For industrial area in bazar area, mandatory open spaces, maximum coverage area and FAR shall be as under, namely:-

Plot Size	Building line	Rear space	Side space on both Sides	Max FAR	Max ground coverage
Less than 10 marlas	5 feet (1.52m)	5 feet (1.52m)	5 feet (1.52m)	1:2	65%
10 marlas and above but up to 1 kanal	10feet (3.05 m)	5 feet (1.52m)	5 feet (1.52m)	1:2	60%
Above 1 kanal but up to 2 kanals	15feet (4.57 m)	7feet (2.13 m)	7feet (2.13 m)	1:2	55%
Above 2 kanals but less than 4 kanals	20 feet (6.1m)	13feet (3.96m)	13 feet (3.96m)	1:2	55%
4 kanals and above but less than 1 acre	30 feet (9.15m)	13 feet (3.96m)	13 feet (3.96m)	1:2	55%
1 acre and above but less than 5 acre	50 feet (15.24m)	20 feet (6.1m)	20 feet (6.1m)	1:2	55%
5 acre and above	70 feet (21.34m)	20 feet (6.1m)	20 feet (6.1m)	1:2	55%

2) The height of any building measured from the top of the crown of the road to the top of parapet wall, except chimney stacks, lift heads and water tower shall not exceed 38 feet (11.58 m) and it shall consist of not more than three storeys.

**54. General conditions.**- The following shall be general conditions, namely:-

- a. the minimum effective height of each storey shall be 9 feet-6 inches (2.9 m);
- b. waste treatment plants and disposal works shall be provided in accordance with the design and construction requirements of industries department and Environmental Protection Agency. Waste treatment plant and disposal station shall not be constructed in the mandatory open spaces;
- c. all requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies, if applicable to industrial setup shall be complied with by the builder;
- d. wherever residences and rest houses are provided the same shall be governed by the bye-laws and these shall not be constructed in the mandatory open spaces. However, the ground coverage and FAR of the industrial plot shall be strictly complied with; and
- e. no structure in any shape other than a guard room not exceeding 40 sq ft (12.19m) shall be permitted in mandatory open spaces.
- f. the height of an industrial building may be increased by the Board on technical justifications.

**Note:** In case of triangular plots Board may relax these bye-laws on case-to-case basis.

## CHAPTER-6

### **PARKING REQUIREMENTS**

55. **Parking space standards.**- The following shall be parking space standards, namely:-

- a. **for apartment buildings,** minimum parking space provisions shall be one car space for every 1200 sq ft. (111.52 sq m) of covered area subject to a minimum of one car space for every housing unit and in an apartment building, if any portion is intended to be used for a purpose other than residential, the parking standards prescribed hereunder shall apply in accordance with the nature of intended use;
- b. **for offices, commercial including large stores and retail shops, hospitals and exhibition halls,** minimum parking space provision shall be one car space for every 1000 sq ft (92.95 sq m) of floor area; and
- c. **for hotels,** minimum parking space provision shall be-
  - i. one car space for every six rooms, provided that in case of family suites, each room shall be counted separately as one room for calculation of parking spaces;
  - ii. one car space for every 800 sq ft (75 sq m) of shopping area;
  - iii. one car space for every 1000 sq ft (92.95 sq m) of office area; and
  - iv. one car space for every 500 sq ft (46.47 sq m) of floor area under restaurant, café and banquet hall;
- d. **for restaurants, clubs and cafes,** minimum parking space provision shall be one car space for every 500 sq ft (46.47 sq m) of floor area;
- e. **for marriage Halls, banquet halls and community centres,** minimum parking space provision shall be one car space for every 500 sq ft (46.47 sq m) of floor area;
- f. **for cinema, theatres and concert hall,** minimum parking space provision shall be one car space for every 5 seats;
- g. **for post offices and police stations,** minimum parking space provision shall be one car space for every 1000 sq ft (92.90 sq m) of floor area;
- h. **for industrial buildings, warehouses and godowns,** minimum parking space provision shall be-
  - i. one car space for every 500 sq ft (46.47 sq m) of floor area of the administrative block of the building for the staff; and
  - ii. one car space for every 2000 sq ft (185.9 sq m) of floor area for the workers;



**i. for schools, colleges and educational institutions,** minimum parking space provision shall be-

- i. one car space for every 2000 sq ft (185.9 sq m) of floor area; and
- ii. 40% of car parking space shall be reserved for motor cycles and buses; and

**j. for motor cycles,** minimum parking space provision shall be the total car parking area may also be used for motor cycles as per requirement.

**56. Parking spaces specifications.-** The following shall be parking spaces requirements, namely:-

**a. for the purpose of calculating the parking requirements,-**

(i) the gross floor area shall not include the area of mechanical plant rooms, air conditioning plants, electric sub-station, space provided for prayer, ducts, service shafts, public toilets for common use, lifts, escalators, stairs, covered parking and circulation of vehicles;

(ii) if corridors and arcades provided are more than 10 ft in width, then additional area under corridors and arcades shall be excluded for calculating the car parking requirements; and

(iii) in case of additions and alterations additional parking shall have to be provided for the additional floor area according to the standards given in these bye-laws;

**b. for floor height,** minimum height of parking floors shall not be less than 8 ft (2.44m);

**c. for the purpose of parking geometry,** configuration of parking spaces and drive way etc shall conform to the following minimum standards, namely:-

<b>Components</b>	<b>car</b>	<b>Motorcycle</b>
Stall width	8ft (2.44m)	2ft-6 in (0.76m)

Stall length	16ft (4.88m)	6ft(1.83m)
Turning radius (measured from middle of two way ramp or outer curve one way ramp)	20ft (6.1m)	6ft (1.83m)
Lot turning radius	17.5ft (5.33m)	---
Approach ramp width/driving lane <ul style="list-style-type: none"> <li>• One way</li> <li>• Two way</li> </ul>	10ft (3.05m) 18ft (5.49m)	3ft (0.91m) 6ft (1.83m)
Width of approach ramp would increase at the turns allowing for turning radius of 20ft.		
Gradient of ramp	1:10	1:10
The ramp slopes may be increased to maximum 1:7 provided that for slopes over 1:10, a transition at least 8ft (2.44m) long is provided at each end of the ramp at one-half the gradient of the ramp itself		
Aisle width (minimum) <ul style="list-style-type: none"> <li>• One way <ul style="list-style-type: none"> <li>- 90 degree stall</li> <li>- Less than 90 degree stall</li> </ul> </li> </ul>	16ft (4.88m) 14ft (4.27m)	6ft (1.83m) 6ft (1.83m)
Two way	18ft (5.49m)	6ft (1.83m)

**d. For ventilation and fire protection in parking area,** adequate means of ventilation, fire protection and emergency exits shall be provided in the parking areas;

**e. for lighting arrangement,** all parking areas shall be properly lit for clear visibility and safety;

**f. for basement, ramp, parking,-**

**(i)** the lower ground floor and basement, if used for car parking purposes may be constructed after leaving 5ft (1.52m) space all around within the plot. This shall apply in the case where only one basement is provided with a maximum excavation of 12 ft (3.66 m). Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level;

**(ii)** for the construction of basement beyond 12 ft (3.66 m) depth from road level, the entire plot area may be covered subject to the provision of RCC piling along all four sides of the plot;

**(iii)** no ramp shall be allowed in side and rear spaces at ground level if these spaces are not abutting a road;

**(iv)** the level of the roof of the basement in the mandatory open spaces required to be provided under these bye-laws shall not exceed 6 inches above the crown of the road;

(v) the lower ground floor and basement, if used for purposes other than car parking, shall be constructed after leaving all the mandatory open spaces as required under these bye-laws;

(vi) no Ramp shall start within 10ft clear space from the plot line for entry and exit purposes. Such ramp shall have a maximum slope of 1:7, with transition slopes minimum 8ft long and maximum 1:10 gradient at both ends;

(vii) where entry and exit to the basement is from the rear mandatory open space, a minimum chamfer of 6x6 ft shall be provided at the rear two corners of the building at the ground floor level; and

(viii) in case, a commercial building is proposed to be used for multi-purposes like hotel, banquet hall or apartments etc. the parking requirements for these uses shall be calculated separately on the basis of proposed uses as per these bye-laws;

**g. for signage,-**

(ix) the building plans should clearly show entry, exits, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc.; and

(x) proper parking signage such as entry and exit, directional arrows and road marking shall be provided; and

**h. for construction of partition walls,** no partition walls shall be constructed in parking areas.

**i. Parking for the disabled,-**

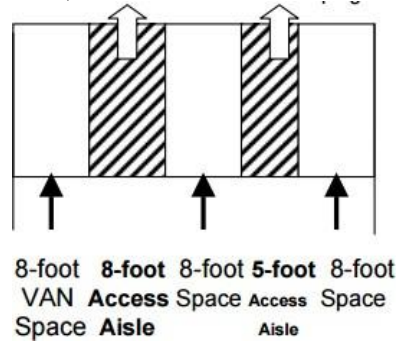
i. The number of parking spaces for disabled will be calculated based on the following criteria<sup>1</sup>One of eight accessible parking spaces, but always at least one, must be van accessible:

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
100 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

ii. The parking spaces for disabled to have access aisles of not less than 5 feet on both sides of the parking space for car and not less than 8 feet access aisle on both sides of the van as illustrated below:

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<sup>1</sup> The Americans with Disabilities Act (ADA)



**Figure 1**

iii. The dedicated parking spaces for disabled will be highlighted with the following signage:



**Figure 2**

## CHAPTER-7

### SPACE AND SAFETY REQUIREMENTS (RESIDENTIAL / COMMERCIAL)

**57. External building requirements.-** The following shall be external building requirements, namely:-

- a. **for right of way,-**
  - i. no gate, boundary wall, fence or hedge shall be erected or grown within the right of way; and
  - ii. no ramp shall be provided within the right of way; and
  - iii. the earth filling on the road berms shall have outward gradient of 4% from the edge of road berm up to a distance of 5 ft (1.52 m) from the property line from where it shall go up to the property line at the same level;
- b. in case of buildings of public assembly, special space provisions under the relevant laws, if any, shall be applicable in addition to the provisions under Chapter 3 and clause (a) of this bye-laws;
- c. sub-division of residential plots less than six marlas shall not be allowed in Bazar area.
- d. sub-division of commercial plots shall be allowed by the Board on case to case basis as per existing policies / rules.
- e. whenever a person intends to display neon signs, advertisements, hoardings etc. on his or her building, it shall be subject to obtaining permission of the Cantonment Board Gujranwala;
- f. where the elevation of a building is required to be controlled, the outline design of facade approved by the competent authority shall be adopted;
- g. for projections from the face of building, no bay-window, porch and extension of roof shall be constructed beyond the face of the building, except-
  - i. a window-sill with a projection of not more than 2.1/2 inches (0.06 m);
  - ii. sun-shade not more than 3 ft (0.91 m), if mandatory open space of 10 ft (3.05 m) or more is provided with in its compound;
  - iii. sun-shade of not more than 2 ft (0.46 m), if mandatory open space is less than 10 ft; and
  - iv. no sun-shade projection shall be allowed if no mandatory space is

provided within its compound.

**Note:** Notwithstanding the above provisions, sunshade shall have a clear height of 7 ft above the plinth of the structure.

h. a pergola shall not be permitted within the minimum mandatory open spaces required under these bye-laws.

i. boundary wall where permitted, shall not exceed 7ft (2.13m) in height measured from the plinth level; and

j. **for chamfer,-**

i. all corner plots shall be chamfered on both sides from the corner. Plots of 10 marlas or less shall be chamfered by 5 ft (1.52 m) and more than 10 marlas plots shall be chamfered by 10ft; and

ii. in case of multi-storey buildings, a minimum chamfer of 6x6 ft shall be provided at the rear two corners of the building at ground level.

**58. Internal building requirements.-** The following shall be internal building requirements, namely:-

a. where a basement is to be constructed, it shall be subject to the fulfillment of the following conditions, namely:-

i. a basement shall be served with an independent entrance and in addition it shall have an emergency exit except for houses;

ii. in basement, the level of the main sewer permits gravity flow at a gradient of not less than 1:40 or if this may not be possible, pumping arrangement shall be installed;

iii. the sewer passing under the basement shall be gas-tight;

iv. the minimum height of any basement room shall be 8 ft (2.44m);

v. in case of houses, the minimum area of the basement shall be 100 sq ft (9.29 sq m) and shall be constructed after leaving the mandatory open spaces required under these bye-laws.

vi. the foundations of the basement shall not intrude into the adjoining properties;

b. **for specifications,** the following conditions shall apply, namely:-

i. **for residential room-**

A. the minimum area of a room meant for human habitation

shall be 100 sq ft (9.29 sq m) having a minimum width of 8 ft. (2.44m);

**B.** the minimum floor area of a kitchen shall be 50 sq ft (4.65 sq m) having a minimum width of 6 ft (1.83 m);

**C.** the minimum height of any habitable room from finished floor level to the roof ceiling shall not be less than 9 ft 6 inches (2.89m);

**D.** interfloor shall only be permitted in rooms other than those meant for habitation purposes, such as bath rooms, stores, kitchens, pantries, passage and garages etc., if combined with the main building; and

**E.** a minimum clear height of all referred in sub-clause (D) shall be 7 ft 6 inches (2.29 m) and the interfloor shall have a minimum clear height of 4 ft;

**ii. for shops-**

**A.** the minimum floor area of a shop shall be 100 sq ft (9.29 sq m) having a minimum floor width of 8 ft (2.44m);

**B.** minimum height of any shop shall not be less than 9 ft-6 inches (2.9 m) without any gallery (storage space) or 15 ft 6 inches (4.73m) with gallery (storage space); and

**C.** the minimum height of inter-floor or room shall conform with the prescribed height applicable to the buildings in which they are being provided, with the exception of shops where the height may be reduced to 7 ft (2.13 m) provided that:-

**i.** the total area of any inter-floor or loft in any shop shall not exceed 1/3rd of the total area of the shop;

**ii.** every inter-floor or loft shall be open except a protection wall or railing not exceeding 3 ft (0.91 m) in building height; and

**iii.** minimum height of parapet wall shall be 2 ft-9 inches (0.84 m);

**iii. for arcades,-**

**A.** the level between the arcade and shopping floor shall not exceed 1 ft-6 inches (0.46 m) whereas the level of arcade from the centre of the road crest shall not exceed 6 inches (0.15 m); and

**B.** where specified to be used as foot-path for pedestrians, shall be constructed in front of shops throughout and no building obstruction of any kind shall be allowed within the arcade; and

iv. for ramp and toilet for disabled persons, in all commercial buildings, public buildings and apartments a ramp of minimum 6-ft width and having maximum gradient of 1:12 shall be provided at the entrance. In case of on- provisions of lifts, each floor should be accessible through this ramp. A toilet for disabled must also be provided.

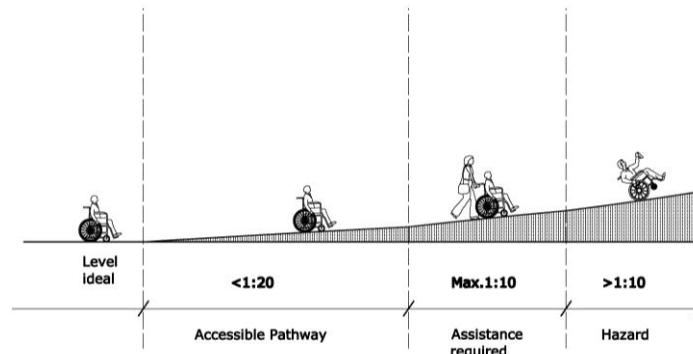


Figure 3. Reference Drawing<sup>2</sup>

59. **Internal lighting and ventilation specifications.-** The following shall be specification for internal lighting and ventilation, namely:-

(a) for the purpose of size of external openings, every room other than rooms used predominantly for the storage of goods shall, except where mechanical arrangement is provided, have a combined glazed area of not less than 8% of the floor space of such room and 50% of such openings shall be capable of allowing free un-interrupted passage of air;

(b) for toilet, water closet and bathrooms, every toilet, water closet, urinal stall and bath room shall be provided with day lighting and ventilation by means of one or more openings in external walls having a combined area of not less than 2 sq ft (0.19 sq m) per water closet, urinal stall or bath room and such openings shall be capable of allowing free un-interrupted passage of air;

(c) for internal air wells,-

i. kitchens, toilets, water closets and bath rooms may have sources of daylight and ventilation like room internal air wells. In such cases, air wells shall conform to the following minimum sizes:-

A. area of air well for building upto 2 storey in building height: 50 sq ft (4.65 sq m) minimum width of air well: 6 ft (1.83 m);

B. area of air well for building from 3 to 7 storey: 100 sq ft (9.29 sq m) minimum width of air well: 8ft (2.44 m); and

C. area of air well for building higher than 8 storey: 200 sq ft (18.59 sq m) minimum width of air well: 10 ft (3.05 m);

ii. the floor of each air well shall have impervious paving and shall be adequately drained;



- iii. reasonable access shall be provided at the bottom of each air well; and
- iv. no internal air well or portion thereof shall be roofed over, except with fiber glass or other similar material.

**Note.-** Where permanent mechanical air-conditioning is intended to be provided, the bye-laws dealing with the internal lighting of rooms shall not be applicable.

**60. Fire resistance and fire precautions.-** For the purpose of fire-resistance and fire-precautions, the following conditions shall apply, namely:-

(a) a building or any structural part of a building, other than a single storey building shall have an adequate standard of fire resistance and shall be built of the following components, namely:-

- i. in the external walls, all partition walls and the enclosing walls of stair-cases a minimum of 9 inches (0.23 m) solid brick work or 3.1/2 inches (0.09 m) reinforced concrete or 4 inches (0.1 m) solid concrete block; and
- ii. in the floors and the roof, a minimum of 3.1/2 inches (0.09 m) of reinforced concrete;
- iii. for special buildings,-every garage shall be constructed in fire resisting materials; and
- iv. special provisions shall apply to places of assembly, stages in theatres and cinema projection rooms;

(b) for air-conditioning system,-

- i. except in residential buildings, all air-conditioning or ventilation ducts including framing, shall be constructed entirely of non-inflammable materials and shall be adequately supported throughout their length;
- ii. where ducts pass through floors or walls, the space around the duct shall be sealed with rope asbestos, mineral wool or other non-inflammable material to prevent the passage of flames and smoke;
- iii. the air intake of any air-conditioning apparatus shall be so situated that air does not re-circulate from any space in which objectionable quantities of inflammable vapours or dust are given off and shall be so situated as to minimize the drawing of inflammable material or other fire hazards; and
- iv. where the duct systems serve two or more floors of a building or pass through walls, approved fire dampers with fusible links and access doors shall be located at the duct opening and such dampers shall be so arranged that the disruption of the duct will not cause failure to protect

the opening;

(c) for the purpose of extinguishment of fires, every new building except residential buildings up to 3 storey in height, shall be provided with sufficient means for extinguishing fire as follows:-

i. all buildings shall have one multipurpose (A, B, C) dry chemical powder 6 Kg fire extinguisher for each 2000 sq. ft. of floor area. At least two fire extinguishers of 6 Kg each shall be placed on each floor if floor size is less than 2000 sq. ft.;

ii. the maximum travel distance to a fire extinguisher shall not exceed 75 ft. but for kitchen areas this distance shall be 30 ft;

iii. provision of fire fighting buckets;

iv. provision of an independent water supply system in pipes of steel or cast iron with adequate hydrants, pumps and hose reels;

v. all multistory buildings having four to ten floors shall have a pressurized internal fire hydrant system with an independent over-head water tank of minimum 7500 gallons and external under-ground water tank of 15000 gallons. In case where the building is over 10 storey high, it shall have an independent over-head tank of 15000 gallons and external under-ground water tank of minimum 30000 gallons. The external under-ground water tank shall be accessible to the fire-fighting vehicles at all times;

vi. the pressurized internal fire hydrant system shall be independent and separate from the normal water supply system and shall be maintained at 3-5 bar pressure at all floors through an electric pump of suitable capacity for fire fighting, which remains operational even if the power supply of main building is shut off;

vii. the hydrant system shall have two compatible standard inlets at ground level for connecting with the emergency fire vehicles;

viii. the pressurized internal fire hydrant system shall have a water hydrant outlet, with shutoff valve and pressure gauge, connected to a 1.5 inch x 100 ft fire hose stored in a metallic hose cabinet at or near an emergency staircase;

ix. all fire fighting pumps shall be placed in such a manner that their base is at least two ft below the bottom of the water tank;

x. for external fire hydrants all buildings shall have engine operated standby external fire-fighting pump connected to an adequate water source and supplying water to an external pipeline serving to external fire hydrants;

xi. the external fire hydrant shall be located at least six ft away and not more than fifty ft from the building. The distance between any two

hydrants shall not exceed more than 100 ft.;

xii. provision of separate fire exit stairs;

xiii. provision of fire alarm system;

xiv. provision of first aid box;

xv. provision of smoke masks;

xvi. provision of breathing apparatus; and

xvii. a plan showing the fire fighting provisions in the building shall be displayed at the site.

(d) for fire drills, necessary directions shall be issued to the occupants or, as the case may be, owners of the multi-storey buildings and buildings of public assembly to hold and arrange fire fighting drills at frequent intervals but at least once a year in consultation with the fire fighting department of the Cantonment Board Gujranwala.

**jNote.**-All fire fighting arrangements shall comply with the requirements under rule 9 of Civil Defence (Special Powers) Rules, 1951.

**61. Emergency exit specifications.**- For the purpose of emergency exit specification and means of escape in case of emergency,-

(a) all means of escape from a building including extra corridors, stairs etc. shall permit unobstructed access to a street or to an open space or to an adjoining building or roof from where access to the street may be obtained;

(b) all buildings shall have windows on the street elevation within convenient reach and of adequate size to enable persons to escape in case of emergency;

(c) every block of apartment buildings having more than 6 apartments at each floor shall be served with an additional stair-case;

(d) in a block of apartment buildings emergency stair-cases shall be provided in addition to the main stair-case or stair-cases;

(e) an emergency stair-case shall be sited at such a position that it should be accessible to all the apartments without any hindrance or obstruction and it should be open to a permanently ventilated space;

(f) every multi-storey building should be provided with emergency stair case or staircases, as the case may be in addition to the main staircase or staircases in the following manner, namely:-

- i. For buildings on plots less than 4 kanal: 1 emergency staircase
- ii. For buildings on plots 4 kanal & above :2 emergency staircases located at two ends of floor

(g) The staircase shall be separated from the main building by two fire doors, opening outwards. The fire door shall be hinge type with clear width of at least 3 ft and minimum one hour fire resistant rating.

(h) The staircase shall have an accessible window or opening towards the road with adequate size (minimum 2.5 ft x 3 ft) to enable evacuation of persons in case of an emergency.

(i) The staircase(s) route shall be adequately illuminated at all times and free from all obstructions.

(j) Each staircase shall be clearly marked by a sign reading "EXIT" in plainly legible letters not less than 6 inches high.

**62. Utility services specifications.-** The following conditions shall apply in relation to the utility services specifications, namely:-

(a) **for water supply,-**

i. an over head and underground water tank shall be provided in each building;

ii. underground and overhead water tank shall be provided in all buildings as per following minimum sizes; and the design of internal water supply net work, underground and overhead tanks shall be in accordance with NRM standards

Plot size	Width	Length	Depth	Total volume
7-Marlas and less	3ft (0.91m)	4ft (1.22m)	2 ft-6 inches (0.76m)	30cu ft (0.85cu m)
Above 7 Marlas up to 01-Kanal	5ft (1.52m)	5ft(1.52m)	2 ft-6 inches (0.76m)	62.5cu ft (1.77cu m)
Above 01-Kanal	5ft (1.52m)	5ft (1.52m)	4 ft(1.22m)	100cu ft (2.83cu m)

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

(b) **for drainage,-**

i. all, drainage and sanitary installations shall be carried out in accordance with the requirements of Cantonment Board Gujranwala for drainage, plumbing and sanitary fitting;

ii. where there is a public sewer, all sewer laid in the building shall be connected thereto;

iii. where no public sewer is in existence, all sewage shall be connected to septic tank and then to a soakage pit. septic tanks and soakage pits shall,-

A. be so constructed as to be impervious to liquid either from the outside area or inside; and

**B.** be so sited as not to discharge pollution in to any spring, stream or water-course or any well, the water from which is used for drinking or domestic purposes;

iv. septic tanks shall be provided. All the sullage water of the buildings shall be connected to the septic tank and then to the public sewer;

v. the minimum sizes of septic tanks for residential plots shall be as follows:-

Plot sizes	Depth	Length	Width
Less than 1Kanal	4 ft-3inches (1.29m)	8 ft (2.44m)	4 ft (1.22m)
1-Kanal to 2 Kanal	4 ft-3in (1.29m)	9 ft (2.74m)	4 ft-6inches (1.37m)
Above 2-Kanal	4 ft-3inches (1.29m)	10 ft (3.05m)	5 ft (1.52m)

vi. size of septic tanks for commercial and public buildings shall be as per requirements of Cantonment Board Gujranwala; and

vii. the roof of every building and floor of balcony abutting a street or constructed over a street shall be drained by means of down take pipes;

**(c) for sanitation,-**

i. for houses and apartments,-

**A.** every dwelling or an independent residential unit shall have at least one water closet and one bathroom; and

**B.** with more than 3 bed rooms, the provision of water closets and bathrooms shall be appropriately increased according to Building Code of Pakistan /NRM.

ii. for buildings, other than houses and apartments, there shall be provided sanitary facilities appropriate to their use and occupancy according to NRM/ Building Code of Pakistan;

**(d) for solid waste management,-**

i. refuse chutes shall be provided in multistorey building for disposal of solid waste; and

ii. all buildings other than houses shall provide adequate storage space for storing of solid waste equal to at least 24 hours generation; and

**(e)** For electricity in all buildings where the load of electricity would require installation of independent transformer or sub-station, appropriate space, location and access for the transformer room or sub-station shall be provided within the premises as may be determined by WAPDA or other electrical or

power companies.

### **Rain Water Harvesting.-**

**COMPONENTS OF Rain Water Harvesting,-**A rainwater harvesting systems consists of the following components:

1. Catchment
2. Conveyance system
3. First flush
4. Filter
5. Storage tanks and/or various recharge structures

### **Rain Water Harvesting Options.-**

- 1) Roof top rain water harvesting for lawn and gardening
- 2) Roof top rain water harvesting for ground water recharge
- 3) Construction of saucer drains along main boulevards and major roads where the space is available
- 4) Recharge pits
- 5) Recharge well

Board may incorporate and encourage people to include the Rain Water Harvesting Options unit in the building plan approval for 10 Marlas houses and above.

**63. Rain Water Harvesting Structures:** Following Rain Water Harvesting structures are recommended for buildings and houses of 10 Marlas and above:

(a) Buildings and houses to include storage or recharge of rain water into ground falling on terrace or any paved and unpaved surfaces. At least one of the following options would be mandatory:

A. **Open Well:** Open well of a minimum of 1 meter diameter and 6 meter depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and watering the garden etc.

B. **Bore Well:** Rain Water Harvesting for recharge of ground water may be done through a bore well around which a pit of 1 meter width may be excavated up to a depth of at least 3 meter and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.

C. **Underground Storage Tank:** An underground storage tank of required capacity may be constructed in the setback or other open space and the

rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.

**D. Pits & Trenches:** The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 meter width x 1.2 meter length x 2meter to 2.5 meter depth. The trenches can be or 0.6 meter width x 2 to 6 meter length x 1.5 to 2 meter. depth. Such pits or trenches shall be back filled with filter media comprising the following materials:

- i. 40 mm stone aggregate as bottom layer upto 50% of the depth;
  - ii. 20 mm stone aggregate as lower middle layer upto 20% of the depth;
  - iii. Coarse sand as upper middle layer upto 20% of the depth;
  - iv. A thin layer of fine sand as top layer;
  - v. Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
  - vi. Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cm.
  - vii. Perforated concrete slabs shall be provided on the pits / trenches.
- E.** If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- F.** Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- G.** The water so collected / recharged shall as far as possible be used for non- drinking and non-cooking purpose.
- H.** Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

**(b)** The Board may impose a fine of Rs. 1000/- per annum for every 100 sqm of built up area for failure of not providing rain water harvesting structures.

## CHAPTER-8

### STRUCTURAL DESIGN OF MULTI-STOREY BUILDINGS AND BTS / TOWER / ANTENNAS

**64. Design.- (1)** For the purpose of earthquake resistant design,-

(a) the structural design of buildings and its individual elements shall conform to the requirements of the applicable codes such as Pakistan Building Codes, Seismic Provisions 2007, UBC 1997, for resisting earthquake forces; and

(b) the seismic zone factor for buildings shall be based on the Seismic Zone Map of Pakistan.

**(2)** For the purpose of structural or engineering design,-

(a) in basic loads to be considered in design, following loads shall generally be taken into account, as a minimum:-

- (i) dead loads;
- (ii) live loads;
- (iii) earth pressure;
- (iv) pressure of water and other liquids;
- (v) wind loads, where they govern the design;
- (vi) seismic loads;
- (vii) such other loads as are relevant; and

(b) in additional loads to be included in special cases: following loads shall additionally be taken into account, where there is reasonable probability of their occurrence or in cases where the applicable codes require that they are also to be considered:-

- (i) explosion (use the specific risk specified);
- (ii) impact (use the specific risk specified);
- (iii) influence of equipment (use the specific characteristics of the equipment intended to be placed); and
- (iv) removal of support (use the specific facts of the case and only when undertaking modification of an existing building).

**(3)** For the purpose of compliance to design codes,-



(a) the structural design of buildings shall meet the requirements of the latest building code of Pakistan at the time being enforced; and

(b) the geotechnical investigations shall be done in the light of the specific details of the building, the order of loads and special requirements, if any. The scope and quantum of testing shall be consistent with the applicable parameters of the project.

(4) For the purpose of structural drawings,-

(a) structural drawings shall show the information and level of detail customarily required to be carried by design drawings;

(b) drafting shall follow the generally accepted conventions and practices;

(c) all drawings shall be numbered and revision numbers with dates shall be clearly marked;

(d) the structural drawings and documents shall also show the following information:-

(i) specific values of the various geotechnical parameters adopted;

(ii) specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed;

(iii) specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.

(iv) design live loads adopted for each floor.

(v) uniformly distributed and other dead loads adopted for each floor;

(vi) a description of partitions at each floor and the loading adopted to account for them;

(e) structural drawings shall bear the seal and signature of the structural engineer; and

(f) in tests for construction materials,-

i. the Cantonment Board Gujranwala may require the testing of any construction materials to determine if materials are of quality specified;

ii. tests of materials shall be carried out by an approved agency at the cost of the builder. Such tests shall be made in accordance with the prevailing standards; and

iii. a complete record of tests of materials and their results shall be available for inspection during progress of work.

**65. Sites.- (1)** For building site no building shall be erected upon a site reclaimed with refuse, until the whole ground surface or site of such building has been rendered innocuous and has been covered with a layer of clean earth, sand, hard core, clinker or ash rammed solid at least 12 inches (0.30 m) thick.

(2) Boundary walls abutting the public streets footways, or places which the public are allowed to use shall not have fencing consisting of barbed wire or any material likely to cause injury to persons or animals.

**66. Foundations.- (1) Ground Test,-** The builder shall cause tests to be made to prove the nature of the soil, wherever considered necessary by the Cantonment Board Gujranwala. Such tests must be made for all sites intended to be constructed upon with buildings having four storey and above.

2) Where a building is to be erected near a drain or an excavation at a distance less than the depth of the said drain or excavation, the builder shall satisfy the Cantonment Board Gujranwala that the foundations of the buildings are safe.

3) The builder shall submit structural calculations and a certificate obtained from a qualified structural engineer to verify the structural stability of foundations and super structure, if required by the Cantonment Board Gujranwala.

4) For damp proof course,-

(a) proper damp proofing shall be provided for walls and floors according to the standard specifications in Uniform Building Code, 1997 or International Building Code, 2006 of USA and NRM, 1986; and

(b) where the floor or wall of a building is, in the opinion of the Cantonment Board Gujranwala, subject to water pressure, that portion of the building below ground level shall be suitably waterproofed.

5) For the construction of basement beyond 12 ft (3.66 m) depth from road level, RCC piling along all four sides of the plot at the property line is a must. The design of RCC piling shall be based on the soil investigation report and the design shall be submitted along with the building plans.

**67. Stair-cases and lifts.- (1)** For Stair case specifications,-

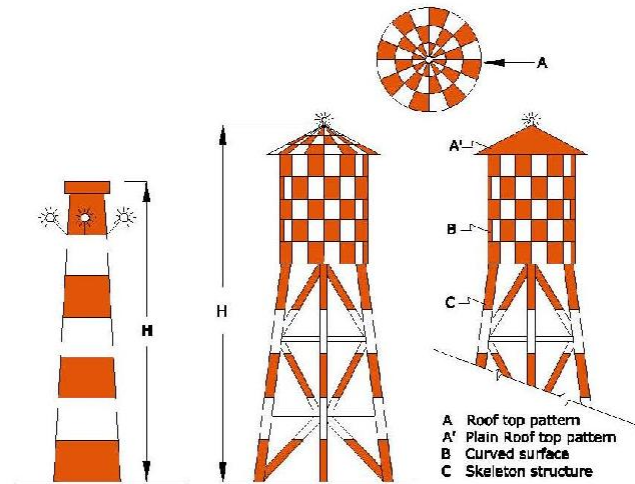
(a) all buildings other than apartment buildings up to three storey shall have stair-cases having a minimum clear width of 3 ft-6 inches (1.07 m) and 4 ft (1.22 m) where they exceed three storey;

(b) in apartment buildings stair-cases shall have the following minimum width:-

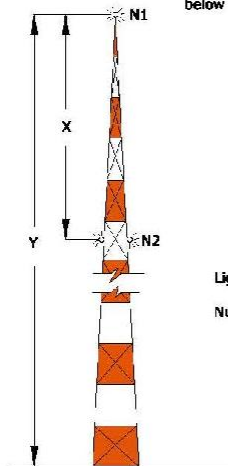
- (i) Up to 5 storey 4 ft (1.22 m) clear; and
  - (ii) Above 5 storey 4 ft-6 inches (1.37 m) clear;
- (c) the riser of the stair-case step shall not be more than 7.1/2 inches (0.19 m) and the tread not less than 10 inches (0.25 m);
- (d) there shall not be more than 15 risers between each landing. A landing shall not be less than 3ft-6inches (1.07m) in depth except in case of service stair-case where the number of risers may be increased depending upon the situation and design;
- (e) winders may only be permitted in residential buildings other than apartment buildings; and
- (f) all stair-cases in apartment buildings shall be of reinforced cement concrete or other non-inflammable material.
- (2) For lifts, the following conditions shall apply, namely:-
- (a) lifts shall be provided in buildings where the climb is more than 4 storey;
  - (b) lifts shall conform to the international standards with respect to all safety devices and specifications; and
  - (c) number of lifts should be provided keeping in view the size, building height and use of the buildings in conformity with standards of Uniform Building Code, 1997 or International Building Code, 2006 of USA and NRM, 1986.

**68. Design requirements for BTS towers and antennas.-** The following conditions shall apply to BTS towers and antennas, namely:-

- (a) Cellular companies shall design towers keeping in view the following aspects:-
  - (i) to occupy less space;
  - (ii) to color towers as per the International Civil Aviation Organization (ICAO)<sup>3</sup>;
    - a. for skeletal structures and towers, horizontal bands in alternate orange/red and white color, perpendicular to the longest dimension are to be painted as illustrated in Figure 4. It is recommended to have an odd number of bands, thus permitting both top and bottom bands to be of the orange/red color. In addition to painting in alternate bands, the structures also need to be lighted as illustrated.



Note: H is less than 45 m for examples shown above.  
For greater heights intermediate lights must be added as shown below



Light spacing (X) in accordance with Appendix 6

$$\text{Number of levels of Lights} = N = \frac{Y(\text{metres})}{X(\text{metres})}$$

Example of marking and lighting of tall structures

Figure 4

<sup>3</sup> ICAO International Civil Aviation Organization, Chapter 6. Visual Aids for Denoting Obstacles of the Annex 14 Volume I "Aerodrome Design and Operations"

- (iii) utilization of high rise buildings and water tanks, wherever possible;
  - (iv) prefer usage of monopoles, wall mounts or masts in urban areas;
  - (v) indoor solutions in thickly populated areas must be encouraged; and
  - (vi) cellular companies shall try to share the towers wherever possible keeping in view all the technical aspects;
- (b) mandatory spaces of plots shall not be violated whenever towers are installed;
- (c) all towers/BTS shall comply with all applicable standards laid down by Federal regulatory authorities in addition to these conditions; and

(d) in case of operations of BTS sites on generators, initially when WAPDA electricity is not available, noise level of the generators set shall be kept up to 65-75DB (Decibel) and vibration level shall not exceed over 1.1 M, at one meter distance from the generators. All generators shall be housed in brick walled room/sound proof canopies to ensure that the above two parameters, do not exceed the given limits.

## CHAPTER-9

### OBLIGATIONS

**69. Obligations of builder at construction sites.- (1)** No building works or demolition of an existing structure shall be undertaken unless necessary arrangements, such as sprinkling of water on dusty materials are made to prevent air pollution by way of emission of dust from the construction site.

(2) No person shall start building works on a site abutting on a street without having first provided hoarding or barrier to the satisfaction of the Cantonment Board Gujranwala along the whole length of such site so as to prevent danger or injury to the public or to the persons employed on the work, provided, however, that this bye-law does not apply in the case of building works, in connection with structures situated at least 15 ft (4.57 m) away from the edge of a public street and being not more than 25 ft (7.62 m) high.

(3) No construction material or debris shall be deposited in any street without the written permission of the Cantonment Board Gujranwala and on the condition that the builder shall be responsible for clearing the street as and when required by the Cantonment Board Gujranwala or immediately after completion of the work, whichever is earlier.

(4) No excavation shall be made in any street without written permission of the Cantonment Board Gujranwala. The applicant shall inform all concerned departments and agencies such as Cantonment Board Gujranwala, WAPDA and GEPCO, Oil and Gas Regulatory Authority about the date on which he proposes to start excavation along with a copy of the sanctioned plan and the permission.

(5) All materials, hoardings, fences or other obstructions in any street shall be kept clear of hydrants and other utility services installations or alternative arrangements to the satisfaction of the Cantonment Board Gujranwala shall be taken to divert obstruction of any roadside or drain during the period of obstruction.

(6) Any person causing any building material or other things to be deposited, any excavation to be made or any fence to be erected in any street, shall at his own expense cause sufficient and adequate red lights to be fixed upon or near the same and shall continue to provide such light every night from sunset to sunrise while such materials, hoardings, things or excavation remain. In addition, red flags shall be provided during day time.

(7) All debris, obstructions and erections in any street and road shall be removed within seven days of the completion of the work and the street and road, all drains and public utility installations shall be kept in a clean, tidy and serviceable condition.

(8) An adequate timbering shall, where necessary, be provided and used to protect any person employed, from a fall from a height exceeding 4 ft (1.22 m) of earth, rock or other material forming the side of, or adjacent to, any

excavation or earth works.

**(9)** No excavation, earth work, demolition or construction of building which are likely to affect the stability of any adjoining properties and infrastructure shall be started or continued unless adequate steps are taken before and during the work to prevent any damage to the adjacent properties and infrastructure facilities.

**(10)** A site once excavated shall not be kept open beyond the period stipulated for completion of the work below ground level.

**(11)** Material shall not be placed or stacked near the edge of any excavation where it is likely to cause a collapse of the side of the excavation and thereby endanger any person. Where vehicles or machines are used close to any excavation there shall be provided measures to prevent the vehicles or machines from over running and falling into the excavation.

**(12)** No building shall be demolished without a written permission from the Cantonment Board Gujranwala. No permit to demolish shall be issued unless the competent authority is satisfied that the electricity, gas, water, sewerage or other utility services connections to the property have been effectively cut off and protected. Such connections shall be remained cut off during the period of the work.

**(13)** For the purpose of scaffolds and shuttering,-

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

**(b)** no roof, floor or other part of the building shall be so overloaded during the process of demolition and construction with debris or materials so as to render it unsafe; and

**(c)** all shuttering of multi-storey building shall be in accordance with the design codes as specified in sub-bye-law (5) of bye-law 62.

**(14)** Where work is done on the sloping surface or a roof, suitable precautions shall be taken to prevent building materials and persons employed from falling off.

**(15)** No chain, rope or lifting gear shall be used unless it is of good construction, sound material, adequate strength, suitable quality and free from any defect. The area where a vertical hoist is used shall be enclosed by a proper barrier.

**(16)** For the security of loads,-

**(a)** every part of a load shall be securely fixed or supported while

being raised lowered or suspended and shall be adequately secured to prevent danger from slipping or displacement; and

(b) every receptacle used for raising, lowering and suspending blocks, bricks, tiles or other objects shall be so designed and constructed as to prevent the accidental fall of such objects.

**70. Obligations of Cantonment Board Gujranwala.- (1)** The competent authority may give a notice in writing after completing the codal formalities for canceling any permission issued for breach of any of the imposed conditions or for any other reason, as the Competent Authority may think fit. The builder or owner within 7 days shall comply with the instruction therein.

(2) The competent authority after completing the codal formalities may seal the building or part thereof on any of the following grounds:-

(a) if the building has become structurally dangerous;

(b) if the building is in the process of illegal construction or has been illegally constructed or encroached on Govt. / Cantt Board land.

(c) if adequate fire fighting arrangements have not been provided to the satisfaction of the fire-fighting department;

(d) if the electricity network has become dangerous; and

(e) if the facade of the building has deteriorated.

(3) For the purpose of maintenance of building,-

(a) the Cantonment Board Gujranwala may issue instructions to the builders or occupants of the building for improvement of facade and management of the common utility areas. In case the builder or occupier fails to comply with the instructions, the Cantonment Board Gujranwala may undertake the work at the risk and cost of the occupier or builder; and

(b) the builder or occupants shall be responsible to maintain the building including all common utility areas as per requirements of any bye-laws in force.

(4) If any material, hoarding, excavation or any other thing, in or near any street and road, in the opinion of the Cantonment Board Gujranwala is dangerous to the passers by, properties and utility services and the builder or occupier fails to improve the same, the Cantonment Board Gujranwala may remove the same and undertake the work at the risk and cost of the occupier or builder.



## CHAPTER-10

### ROLES AND RESPONSIBILITIES

**71. General conditions.-** The following general conditions to various activities shall apply, namely:-

- (a) the various activities from design to construction of all buildings shall be undertaken by persons, as defined in these bye-laws;
- (b) every person shall be responsible for the discharge of his duties as per his or her following prescribed role:-
  - (i) Builder shall be responsible for obtaining approval of building plans from the competent authority, ensuring compliance with the provisions of Building Bye laws and, instructions issued during or after the construction. He/she shall also hire requisite professionals;
  - (ii) Consultant shall be responsible for designing and supervision of construction activities in accordance with the approved building plans, building bye-laws and other instructions;
  - (iii) Contractor shall be responsible for constructing the building as per provisions of approved building plan, building bye-laws and other instructions; and
  - (iv) Cantonment Board Gujranwala shall be responsible for performance of its functions and duties in accordance with the provisions of the Act and these bye- laws.

**72. Responsibilities of builders.- (1)** Builder shall engage services of following qualified professionals for the various stages of the project for multi-storey and buildings of public assembly:-

- (a) architect;
  - (b) geotechnical engineer;
  - (c) structural engineer or vetting structure engineer;
  - (d) electrical engineer;
  - (e) public health engineer;
  - (f) HVAC and mechanical engineer;
  - (g) resident engineer;
  - (h) contractor.
- (2) The builder shall enter into a contract with each of the professionals

mentioned under sub-bye-law (1), as applicable, and before the start of services of a professional, submit to the Cantonment Board Gujranwala a written document signed by the builder and the respective professional, showing the agreed scope of the services for record.

(3) The builder shall ensure that the construction contract shall duly allocate the required role to the above consultants and resident engineer mentioned under sub-bye-law (1) with all the attendant powers envisaged in the agreed documents specified under sub-bye-law (2).

(4) In cases, where there is a change in the name or role of any professional engaged by the builder or professionals pursuant to these bye-laws, the builder shall promptly inform in writing to the Cantonment Board Gujranwala as set out in Form-B-1 (see Page No.85) annexed to these bye-laws. The work, assigned to that particular professional, shall remain suspended till such time that the name of a substitute is provided along with a copy of the contract.

(5) The builder shall display on a reasonable hoarding board showing approved building and site plan, visible to the general public and monitoring team of the Cantonment Board Gujranwala at the construction site.

(6) The builder shall be responsible for the disposal of debris and waste from construction site to the waste disposal site, as prescribed by the Cantonment Board.

(7) The builder shall be responsible to restore the area in front of his or her plot after construction.

**73. Builder's responsibility for BTS / towers and antennas.-** In relation to builder's responsibilities for BTS, towers and antennas, the following conditions shall apply, namely:-

(a) the area approved for installation of BTS towers shall be maintained and beautified by the concerned company to create environmental friendly atmosphere;

(b) repair and maintenance of the premises on or in which the BTS sites are to be constructed will be the responsibility of the mobile company as per their requirement;

(c) the security of BTS towers in all respects shall be the absolute responsibility of the concerned cellular company;

(d) in case the site is acquired by any Government agency for development activity in public interest, the removable structure shall be removed by the cellular company at its own risk and cost. However, compensation for land and permanent structures shall be regulated according to relevant provisions of law; and

(e) any future change in approved specifications (tower base, height,

building structure) shall require fresh sanction from Cantonment Board Gujranwala.

**74. Consultant's qualification and responsibilities.- (1)** Various consultants hired by the builder shall be responsible for designing and supervision of construction activities to the extent of designs, drawings and specifications approved by the Cantonment Board Gujranwala.

(2) The architect shall-

(a) be registered with the Pakistan Council of Architects and Town Planners and having a license from the Cantonment Board Gujranwala to prepare building plans;

(b) produce architectural designs, drawings and where required in contract also the technical specifications; and

(c) ensure that all architectural designs are in accordance with these bye- laws.

(3) The structural engineer or as the case may be vetting structural engineer shall-

(a) be a consulting engineer registered with Pakistan Engineering Council with five years of professional experience as structural engineer;

(b) produce structural design drawings and, where so required by contract, also technical specifications;

(c) give such designs which comply with requirements specified under sub-bye-law (5) of bye-law 62; and

(d) undertake the review of structural drawings and designs, required under these bye-laws.

(4) The electrical engineer shall be-

(a) a consulting engineer registered with Pakistan Engineering Council, and shall have practiced this specialty as a registered professional electrical engineer for at least five years;

(b) responsible for producing electrical design drawings and, where so required by his or her contract, also for technical specifications; and

(c) responsible for ensuring conformity with designs and drawings on the site.

(5) The HVAC and mechanical engineer shall-

(a) be a consulting engineer registered with Pakistan Engineering

Council and shall have practiced this specialty as a registered professional mechanical engineer for at least five years;

(b) produce HVAC and mechanical designs drawings and, where so required by his or her contract also for technical specifications for various equipment, lifts and materials to be used; and

(c) be responsible for ensuring conformity with designs and drawings on the site.

(6) The public health engineer shall-

(a) be a consulting engineer, registered with Pakistan Engineering Council and shall have practiced this specialty as a registered professional public health engineer for at least five years;

(b) produce public health designs drawings and, where so required by his or her contract, also for technical specifications; and

(c) be responsible for ensuring conformity with designs and drawings on the site.

(7) Each consultant specified under sub-bye-laws (2) to (6) shall visit the site at regular intervals but at least once in a fortnight during the construction period when work related to his or her services is in progress.

(8) Each consultant shall record the date and time of his or her visit and his or her findings during the visit and send a copy to the resident engineer for record.

(9) Whenever a consultant finds that construction and works is not taking place according to approved designs, drawings and specifications, he shall immediately inform the builder, resident engineer and Cantonment Board Gujranwala on the format as set out in Form-J (see Page No.98) annexed to these bye-laws.

(10) In case the consultants do not inform Cantonment Board Gujranwala his or her case shall be referred to the competent forum for blacklisting, after affording him the opportunity of being heard.

**75. Resident engineer's qualification and responsibilities.-** (1) The construction activity for multi-storey and buildings of public assembly shall be supervised by a resident engineer registered as a professional civil engineer, with Pakistan Engineering Council with ten years experience in construction project.

(2) The resident engineer shall-

(a) render full-time on-site supervision of the project;

(b) develop and implement a construction-site safety program;

- (c) take all reasonable measures to adhere to all good engineering construction practices;
  - (d) cause to employ reasonably trained staff, in respective fields, as and when required, for undertaking the supervision;
  - (e) cause such testing and inspections to be carried out as are required, in his opinion, but such testing shall in no case be less than that prescribed by the Building Code of Pakistan at the time being forced;
  - (f) hold conferences with the contractor, builder and concerned consultants at suitable intervals, reviewing progress, quality and safety. Minutes of the said conferences shall be duly maintained;
  - (g) to maintain a complete set of all approved plans, designs, drawings and specifications at site;
  - (h) promptly inform Cantonment Board Gujranwala on the format set out on Form-J (see Page No.98) and inform builder if in his or her view construction/works is taking place in violation of the approved designs, drawings and specifications;
  - (i) maintain all the construction and works records at site during construction and handover the same to the builder after completion of construction.
- (3) The construction and works records shall comprise of the following:-
- (a) progress record of construction activities;
  - (b) event report including weather condition, seismic tremors, wind, temperature and rain fall data;
  - (c) record of the site presence of the key staff members of the resident engineer, contractor and subcontractor, on a daily basis;
  - (d) record of contractors and sub-contractors working on the site;
  - (e) copies of all change orders;
  - (f) copies of as-built drawings, for only such elements where the construction has significantly deviated from the design drawings;
  - (g) record of all tests including a description of samples, storage, transportation, test results and acceptance notes, with dates;
  - (h) records of all formal inspections made by him, on a day-to-day basis, of the individual elements, with a checklist of parameters inspected and approved;

- (i) record of the minutes of periodic conferences made with the contractor/ builder and consultants;
- (j) record of all correspondence made;
- (k) record of visits of the Cantonment Board Gujranwala officials and the consultants and copies of written instructions issued by them;
- (l) reports of all failures if any including a technical evaluation of the facts and the action taken; and
- (m) reports of all accidents including a technical evaluation of the causes of accidents and the action taken.

**76. Contractor's qualification and responsibilities.- (1)** Every contractor hired by the builder for multi-storey and buildings of public assembly must be registered with Pakistan Engineering Council having valid licence for undertaking the particular category of work.

- (2) The contractor shall carry out his or her duties in a professional manner ensuring safety at the construction site and conformity to designs, drawings, specifications in accordance with these bye-laws and good engineering construction practices.
- (3) The contractor shall ensure that all his or her workers and staff working at construction site are fully insured against any injury or death due to mishap.
- (4) The contractor shall employ reasonably skilled staff at the site, headed by a licensed professional as per requirements of Pakistan Engineering Council.
- (5) The contractor shall promptly inform Cantonment Board Gujranwala and builder as set out in Form-J (see Page No: 98) annexed to these bye-laws if in his or her view construction and works is taking place in violation of the approved designs, drawings and specifications.

**77. Responsibilities of Cantonment Board Gujranwala.- (1)** The field staff shall visit the site as prescribed under these bye-laws.

- (2) The field staff shall ensure that the building is constructed as per approved plans. The structural engineering staff shall ensure that the construction is taking place as per approved structural designs and specifications and as per good engineering construction practices to ensure quality of construction.
- (3) In case of any violation of approved plans and designs action shall be taken immediately under these bye-laws and provisions of the Act.
- (4) All structures and towers shall be inspected by the Cantonment Board Gujranwala after every two years to ensure safety and environmental standards.

**78. General obligations and responsibilities.- (1)** All geotechnical investigation and material testing services shall be ensured by all respective professionals. These tests shall be carried out in approved laboratories for respective tests.

(2) In cases, where a particular laboratory does not possess the facility of undertaking a particular test, it shall be permitted for that laboratory to get that test executed by another laboratory possessing such facility and approved for executing that test or a class of tests.

**79. Substitution of Building Professional.- (1)** In case of change of a consultant, resident engineer, contractor, each shall immediately inform the Cantonment Board Gujranwala in writing as set out in Form-J (see Page No.98) along with the details of substitute provided. Whenever a professional is substituted by another consultant, resident engineer and contractor each shall be responsible to the extent of works undertaken by them. The resident engineer shall maintain a record of magnitude of construction works done by each professional and hand over the record, of the period of his or her incumbency, to the resident engineer taking over from him.

(2) In case of substitution of a professional the respective work shall remain suspended till the hiring of a substitute.

## CHAPTER-

### 11

#### **APPROVAL OF HOUSING SCHEMES ON PRIVATE LAND**

#### **80. Scrutiny of Scheme.**

##### **a. Submission of application:-**

1. A developer shall submit an application for sanction of Scheme to the Cantt Executive Officer.

2. No such application shall be entertained unless it is accompanied by;

i) Scrutiny fee at the rate as fixed by the Cantt Board to be revised by ML&C Deptt: from time to time.

ii) Developer's ownership/title documents in respect of land proposed for the Scheme alongwith khasra plan (aks-e-shajra) duly verified by the concerned District Officer (Revenue).

iii) Non encumbrance certificate pertaining to the land proposed for the Scheme duly issued by the concerned revenue authority.

iv) In case, the association is a registered body, copy of valid registration with the concerned authority, copy of memorandum/article of association and particulars of executive body of the association. A copy of the resolution / decision nominating responsible for the affairs of the society/association may also be provided.

v) Documents of Registration as Co-operative society if relevant.

vi) Undertaking for compliance with all provisions of the Co-operative Societies statues of the respective province and its rules and regulations made there under if the developer is a Cooperative Housing Society.

vii) No Objection Certificate from the PAF, Civil Aviation Authorities and National Highway Authority or a neighboring Government developing Agency etc if required.



viii) Location plan of the Scheme including the division of the Scheme into plots, provision for streets, drains and open spaces, reservation of land for public utility services to be transferred to the Cantt Board.

ix) The developer must arrange joint physical demarcation of the scheme by revenue authorities and MEO for identification of physical features by the Cantonment Board especially if the Armed Forces land is nearby or in the vicinity.

x) Topographic/site survey of the area.

xi) The developer will submit seven copies of Topographic maps of the proposed site drawn to a scale of 1' = 200 on tracing cloth with through study of existing features, with contour interval of 5, including electricity lines with quantum of electric flow, telephone, gas, water courses (its run off), sewer and water lines, drains, nullahs etc. Any feature under and above the land other than the aforementioned should be incorporated in the topographic sheet. Officials survey numbers and khasra number will be indicated on the sheet.

xii. **Title documents:**

a. Certified copies of Mutations in favour of the developer.

b. Certified copies of extracts from latest / current Register Haqdaran Zamin in detail avoiding "word badstoor".

c. If there is previous Tattima, which is not included in the latest copy of the said Tattima (sub division plan).

d. Field Map (Kishtwar) prepared on tracing cloth by the Patwari.

e. Detailed list showing field numbers (Khasra Numbers) with area against each with necessary details.

xiii. Copy of national identity card of the developer or its authorized representative.

xiv. Details of land proposed to be acquired, if any, provided that land proposed to be acquired shall not exceed 20% of the total area of the housing scheme.

xv. Statement of the works that shall be executed at the cost of the Developer.

xvi. Statement of the period during which the area shall be developed.

3. Prior to the acceptance or refusal of the application, and approval of the designs and specifications, the Executive Officer shall get the Scheme, designs and specifications scrutinized by a committee called the Scrutiny Committee.

4. The Scrutiny Committee shall comprise the following;-

i. President Cantt Board	Chairman
ii. Cantt Executive Officer	Member
iii. Military Estates Officer	Member
iv. Garrison Engineer (MES)	Member
v. Deputy Director (town planning) ML&C	Member
vi. Cantonment Engineer	Member/Secretary

5. The Committee may, if deemed appropriate, also seek assistance from any expert.

6. Within 14 days of receipt, the Executive Officer shall forward the application, design and specification to the Scrutiny Committee for its examination and recommendations.

**b. Pre-requisite of Scheme:-**

1. Cantt Board or Scrutiny Committee, shall examine the application keeping in view the following;

a. That all the documents/requirements as per rule 88 (a) (2) are completed.

b. That width of access road is not less than 40 feet.

c. That Scheme is safe from flooding.

d. That the area of the Scheme is not less than 100 Kanals and cases where is less than 100 Kanals, same to be referred to HQ ML&C for the approval of DGML&C.

- e. That land is not acquired or have been notified by the Government for any other purpose.

**c. Inviting Objections:**

The Cantt Board or Scrutiny Committee, as the case may be, after fulfillment of the pre-requisites by the Developer and verification of the title of the Developer, shall at the Developer Cost, cause to be published in at least two daily national newspapers, public notice inviting objections to the proposed scheme within 14 days of publication of public notice. The objections, if received, shall be communicated to the Developer within three days for attending the same.

**d. Planning Standards:**

For the purpose of roads and residential use, the “National Reference Manual on Planning and infrastructure Standards” shall be kept in view. The land use other than the above shall be as under:-

- i. Open Spaces/Parks                      Not less than 7% of total scheme area
- ii. Graveyard                                      Not less than 2% of total scheme area
- iii. Commercial area                      Not more than 5% of total scheme area
- iv. Maximum size of residential plot                      500 Sq. Yards
- v. Minimum size of residential plots                      250 Sq. Yards
- vi. Maximum size of commercial plots                      200 Sq. Yards
- vii. Minimum size of commercial plots                      100 Sq Yards
- ix. Minimum Road (Internal) width                      30 Feet
- x. Public Building                                      2-10%  
(Mosque, Community Hall, School  
College, Dispensary etc)

**e. Plan for Utilities and Services:-**

Following plans will be attached;

- i. Proper Sewerage Disposal and Drainage Plan prepared by qualified persons showing full details/specifications.
- ii. A Plan prepared by qualified/approved contractors for provision of electricity, duly approved by WAPDA/GEPCO.

iii. A water supply scheme prepared by qualified engineer for the housing scheme.

iv. Municipal Waste disposal plan.

v. Plan for provision of gas facility duly approved by Gas Company.

**f. Scrutiny of Scheme:-**

The Cantt Board or Scrutiny Committee as the case may be, shall examine the application in the light of public objections, if any, and the planning standards and shall convey their observations/objections, if any to the Developer within three days, after the date of filing of objection, who shall resubmit the same within 30 days after attending the same.

**g. Sanction:-**

i. The Scrutiny Committee shall forward its recommendations to the Cantt Board within seven days of completion of scrutiny. Thereafter Cantt board will take final decision within 15 days.

ii. If the Cantt Board proceed to sanction the Scheme, then prior to issuance of such sanction, it shall require the Developer to fulfill within 15 days the following requirements;

a. Deposit the prescribed fee for sanction to be fixed by the Cantt Board.

b. Submit Transfer deed for transfer of the area under roads, open spaces/parks and graveyard to the Cantt Board.

c. Mortgage 20% of the saleable area of the Scheme or furnish bank guarantee of any commercial Bank of Pakistan equivalent to the total cost of development works as security for due completion of development works in the name of Cantt Board.

d. Area for public building, shall be transferred to the Cantt Board and reclassified as C land. The area so transferred shall not be used by the transferee for any other purpose.

iii. The Cantt Board shall at the Developer's Cost, cause to be published in two daily national newspapers, public notice giving the details of plots mortgaged with it, if any, providing that such plots shall

not be purchased or disposed off until the same are released after satisfactory completion of the completion work.

iv. After fulfillment of the above requirements a formal letter of sanction shall be issued by the Cantt Board within 10 days.

v. No Scheme shall be advertised or published in any forum, media and press, nor plots or houses shall be offered for sale in any scheme prior to its sanction.

vi. The Developer shall include the following in the advertisement:-

a. Total area of the approved Scheme alongwith its location.

b. Total number of residential and commercial plots of various sizes as approved by the Cantt Board.

c. The details of plots mortgaged with the Cantt Board.

d. Period for completion of development work(s).

e. Name of sanctioning authority and letter of sanction.

f. In case of allocation of plots through ballot, it shall be indicated in the advertisement.

## **81. Execution of Scheme:-**

### **A. Approval of Design and Specification:**

i. The Developer shall submit to the Cantt Board within three months of the sanction of the Scheme, detailed design and specifications of water supply system, sewerage and drainage system, natural gas, roads and streets, electricity and street lights.

ii. The Cantt Board may sanction designs and specification after obtaining comments from concerned departments and authorities.

iii. The electric network shall be implemented in accordance with the policy, design and specifications as approved by WAPDA/GEPCO or any other agency so notified by the Government.

iv. The development works shall be commenced after sanction of the above designs or specifications.

v. The development works shall be completed by the Developer within the period specified in the sanction order.

**B. Farm Housing Scheme:-**

Such scheme shall not be allowed in any case in the Cantt area.

**C. Release of Mortgaged Plots:-**

The mortgaged plots shall be released by the Cantt Board, on obtaining field reports from the concerned departments and authorities about the satisfactory completion of development works in the following order and proportion, respectively:-

1. Water Supply, sewerage and drainage system	30%
2. Roads	30%
3. Electricity	30%
4. Street Lights and horticulture	10%

**D. Modification:-**

No modification in the sanctioned scheme shall be made without the sanction of the Cantt Board and also without observing the procedure for sanction.

**E. Sub-Division, Amalgamation and Change of land use:-**

1. For the sub-division, amalgamation and change of land use the following criteria shall be followed by the Board namely;

i. No sub-division of any residential and commercial plot shall be allowed without the prior approval of the Board.

ii. Six blue print copies of plot to be sub-divided, duly signed by the owner and licensed Town Planner shall be submitted to the Board alongwith the requisite sub-division proposal.

iii. Each application of sub-division shall be considered on the basis of location of plot, utility services, road width, density of the area and other relevant factors and not on legal or inheritance basis.

iv. Plots earmarked for multistory buildings/towers shall not be considered for sub-division into smaller plots.

v. No sub-division of a plot shall be considered without each of the sub-divided part having a direct approach from a planned road or street.

vi. In case of sub-division the minimum size of plot(s) permissible shall be 250 Sq. Yds for residential purpose and 100 Sq. Yds for commercial purpose.

**F. Sale of Plots:-**

Sale of plots to different persons shall be subject to furnishing a commitment duly notarized, by the purchasers that they bind themselves to bye laws of the Board and in the event of violation, they will be liable to penalty as decided by the Board. The purchasers will be bound to pay the development charges and TIP Tax as per the rates prevailing at the time in the concerned Cantt Board. This kind of affidavit may be made a part of original lease deed.

**G. Change of Usage of Private Land:-**

Ordinarily usage of land as mentioned in the revenue record will normally be not allowed to be changed without permission of the Board. The Cantt Executive Officer will ensure and submit a report regarding the effect on environment regarding the organization and change of purpose from Agricultural to Residential or Commercial basis. Executive Officer may ask the developer or proposer to make alternate arrangement regarding cutting of trees and plantations of trees after colony is being developed.

**H. Conversion Charges:-**

Depending on the usage of land on which the housing scheme is proposed following conversion charges will apply according to area carved for residential or commercial activity;

- i. Agricultural to Residential = 5% of valuation table.
- ii. Agricultural to Commercial =25% of valuation table.
- iii. Residential to Commercial =20% of valuation table  
(without prejudice to 5% as given in para (i) above)

**I. Execution of Scheme:-**

a. No person shall develop a Scheme except in conformity with these rules.

b. If the scheme is not developed within the stipulated period or if the development is not in conformity with terms of sanction, the Cantt Board may take over the development of the Scheme and execute necessary works from the proceeds of sale of mortgaged plots or encashment of bank guarantee. In case of difference, the same may be recovered from the Developer as arrears of land revenue.

**J. Appeal and Review:-**

Any person aggrieved by any order of Cantt Board may prefer an appeal before DML&C of the concerned region. The decision of DML&C concerned shall be reviewable by the DGML&C on an application preferred by any person.

**K. Supervision and Control.**

i. The DGML&C/DML&C may call for an examine the record of any proceedings for the purpose of satisfying itself to the correctness, legibility or propriety of sanction of scheme, recommendations, observations, penalty or order recorded or passed and as to the regularity of any proceedings.

ii. On examining the record, the DGML&C/DML&C may pass such order as it deems fit and the orders issued shall be binding on the Cantt Board as well as developer. But before cancelling or recalling sanction of the scheme, the DGML&C/DML&C shall afford the Developer an opportunity of being heard.



## CHAPTER-12

### MISCELLANEOUS / GENERAL

**82. Bye laws regarding installation of Generator.** Generators shall not be used as a prime source of electric supply. It may be used as standby with following conditions.

- a. Noise beyond the boundary limit shall not be more than 15 decibel. Proper arrangements for noise control shall be made.
- b. Generator can only be placed in basement or in front lawn 5 feet away from common boundary wall. The generator shall not be placed in rear & side clear spaces.
- c. Generator can be allowed on Rooftop subject to the condition that in case of loss due to vibration, owner shall be responsible.
- d. The maximum capacity of generator shall be 25 KV for the residential building.

**83. Growth of trees and vegetation.**

- a. The lessees / owners / occupants shall help out the staff of the Cantt Board in tree plantation and nutriment. Each lessee / owner / occupant shall plant at least 4 trees in front of his premises at the place marked by the Cantt Board, whereas all the plantation beyond the boundary wall shall be the property of the Cantt Board.
- b. No person shall be allowed to grow any vegetation or to raise obstruction outside his premises to encroach / occupy the space or to block the road or to reduce the openness of areas or create obstruction to the visibility i.e. flowers pots / planters and hedges etc. or such like acts or omissions which mars the beautification of the area. To eradicate such acts or omissions, Cantt Board shall reserve the right to remove such vegetation or obstruction at cost of such person.
- c. No person shall be allowed to cut the trees within the area of the Cantonment. Whoever violates, shall be fined as prescribed by the Cantt Board.
- d. Construction of rockery or hard landscaping beyond the boundary wall shall strictly be prohibited, however flowerbeds of small plants and flowers upto 2 feet and parallel to boundary wall made of bricks or other similar material, having maximum height of 6 inches, may be allowed.

**84. Alternate Water supply.** No person shall be permitted to bore well / tube well / water pump for alternate supply of water or install motor / pump directly on the water supply line in any way. If a person commits any such act or omission, shall be liable to fine prescribed by the Cantt Board.

85. **Water Tanks.** The lessee / owner / occupant shall construct underground and overhead water tank in the house / shop. He shall make arrangements for pumping water from underground water tank to overhead water tank. The Cantt Board shall be responsible to ensure that the water reaches underground water tank.

86. **Alternate Energy Source.**

**Provision of solar systems;** Solar system of appropriate capacity may be provided as alternate source of energy in the building to control the electricity deficit in the country.

87. **Storage Provision for Various categories of Waste:-** The owner will install dust bins of different sizes and colour as decided by the Board at appropriate place in front of the buildings for storage of garbage of various category i.e. recyclable, non-recyclable and land fill.

88. **Instructions for residents and shop owners.**

a. Washing of cars outside the house is not permitted. Whoever violates, shall be fined as prescribed by the Cantonment Board Gujranwala.

b. Garbage shall not be thrown in front of houses / shops / public buildings. Garbage shall be placed in basket, which shall be fixed on the boundary wall of the houses from where Cantt Board staff shall pick up the garbage for disposal. Shopkeepers shall place dustbin in front of their shops and place the garbage in dustbin, from where it should be picked up under Cantt Board arrangement.

## Appendix-A

[See bye-law 8, 9, 10, 32, 35, 72]

### FORMS FOR BUILDING APPLICATIONS

#### FORM-A

[See bye-law 8(2)]

#### APPLICATION FOR SANCTION OF PLANS

The  
Cantonment Executive  
Officer, Gujranwala  
Cantonment.

1. In pursuance of Section 179 of the Cantonments Act, 1924, (II of 1924), I/We hereby apply for permission to erect/re-erect/make additions to and/or alterations (in the) building on Plot No.

\_\_\_\_\_ situated at \_\_\_\_\_ Gujranwala, Cantt, in accordance with the Building Plans submitted herewith for sanction.

2. Necessary particulars are given below and certified to be true:-

i. Plot Holding Form \_\_\_\_\_

ii. Reference of title deed \_\_\_\_\_  
(In case of Leasing Authority please attach two (2) copies each of Allotment order/Transfer order issued by the Authority and of Lease „A“ or „C“ as the case may be).

iii. Intended use of proposed building works \_\_\_\_\_  
(Residential/Commercial/Commercial-cum-residential/Amenity)

iv. Description of the proposed building works \_\_\_\_\_  
(Covered area, Floors etc)

3. Particulars/Enclosures:

i) Seven copies of proposed plans along with the site plan (issued by the Leasing Authority if concerns so).

ii) Receipt No. of payment of scrutiny fee \_\_\_\_\_

iii) Copy of power of attorney in case the owner is not submitting the plans him/her self.

4. Mr/Ms. \_\_\_\_\_, Registered Architect/Engineer, Registration No. PEC/PCATP \_\_\_\_\_, Cantonment Board Gujranwala, Registration No. is hereby authorized by me/us to take action required to be done under these bye-laws on my/our behalf.

5. I/We undertake that I/we shall be personally responsible for any violation of these bye-laws and conditions, if any, accompanying the sanction of the plan/plans.

Signature: \_\_\_\_\_

Owner/Lessee/Allottee

Attorney

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

Dated: \_\_\_\_\_

**FORM-B**  
[See bye-law 8(2) & 32],

**REGISTERED ARCHITECT OR ENGINEER'S CERTIFICATE**  
(To be accompanied with Form-I)

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

Name & Signatures of Architect / Civil Engineer/ Structural Engineer

---

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

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

CBG Registration No. \_\_\_\_\_

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

**SPECIFICATIONS ATTACHED:**

1. Nature of the soil below foundation (for buildings taller than G+2 Floors)
2. Specification of foundation.
3. Specification of plinth.
4. Specification of superstructure.
5. Specification of floor.
6. Specification of roof.
7. Method of drainage and sewerage.
8. Kind of slab.

**FORM-B-I**  
[See bye-law 72(4)]

**NOTICE OF DISCONTINUANCE**

The  
Cantonment Executive  
Officer, Gujranwala  
Cantonment

I hereby give notice of my discontinuance from the building works with effect from \_\_\_\_/\_\_\_\_/\_\_\_\_ as the Registered Architect/Civil Engineer/Structural Engineer in respect of Plot No.\_\_\_\_ situated at \_\_\_\_\_Gujranwala Cantt.

It is certified that the aforementioned building work on the said plot is at this stage of construction on\_\_\_\_level and\_%; and has been carried out under my supervision and is to my entire satisfaction so far.

Name & Signatures of Architect / Civil Engineer/ Structural Engineer

\_\_\_\_\_

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

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

CBG Registration No. \_\_\_\_\_

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

Description of the  
work:

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

Copy to:-

\_\_\_\_\_ Owner  
\_\_\_\_\_

\_\_\_\_\_ Gujranwala, Cantt.

**FORM-C**  
[See bye-law 10(a)]

**CERTIFICATION OF STRUCTURAL SOUNDNESS OF BUILDINGS**

I / We certify that:

1. I/We have been appointed as consulting Structural Engineers by Mr./Mrs./M/s. \_\_\_\_\_ for the structural design of the building on Plot No. \_\_\_\_\_ situated on \_\_\_\_\_ Gujranwala Cantt on \_\_\_/\_\_\_/\_\_\_\_\_.

Which:

- a. Is likely to be constructed from \_\_\_/\_\_\_/\_\_\_\_\_.
- b. Is under construction since \_\_\_/\_\_\_/\_\_\_\_\_.
- c. Has been virtually completed on \_\_\_/\_\_\_/\_\_\_\_\_.
- d. Stage of construction \_\_\_\_\_.
- e. No. of storeys designed \_\_\_\_\_.

2. The structure designed has been based on following codes/bye-Laws rationally coupled with engineering knowledge and judgement where necessary:

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

3. a. The sub-surface investigation was carried out by M/s \_\_\_\_\_ on \_\_\_/\_\_\_/\_\_\_\_\_.

b. A design bearing capacity of \_\_\_\_\_ Tons / Sft was adopted based on \_\_\_\_\_

4. Our/my contractual responsibilities were/are limited to:

- a. Structure analysis and design.
- b. Preparation of working structure drawings.
- c. Preparation of bar bending schedule.
- d. Checking bar bending schedule prepared by the contractors/constructors/builders.

5. The following documents are attached:

- a. Set of working structural drawings.
- b. Set of bar bending schedule.
- c. Set of design calculations.
- d. Set of specifications relevant to structural work.

Name of Structural Engineer \_\_\_\_\_

Signature \_\_\_\_\_

PEC & CBG Registration Nos. \_\_\_\_\_

**FORM-D**  
**[See bye-law 10(e)(i)]**

**VERIFICATION OF BUILDING AT DIFFERENT CONSTRUCTION STAGES**

The  
Cantonment Executive  
Officer, Gujranwala  
Cantonment

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

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

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

**ARCHITECT'S AND PROOF/STRUCTURAL ENGINEER'S CERTIFICATE**

I / We hereby certify that the construction stage of building has been completed at the foundation/plinth/pouring of roof level/s \_\_\_\_\_ on Plot No. \_\_\_\_\_ situated at

\_\_\_\_\_ Gujranwala Cantt and has been carried out in accordance with the sanctioned plan. And also I/We are fully responsible for the works carried out by the owner/lessee/allottee/builder.

Registered Architect \_\_\_\_\_

Signature \_\_\_\_\_

CBG License No. \_\_\_\_\_

PCATP Registration No. \_\_\_\_\_

Registered Structural / Proof Engineer \_\_\_\_\_

Signature \_\_\_\_\_

CBG License No. \_\_\_\_\_

PEC Registration No. \_\_\_\_\_

**FORM-E**  
**[See bye-law 10(e)(iii)]**

**NOTICE OF COMPLETION**

The  
Cantonment Executive  
Officer, Gujranwala  
Cantonment

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

The said works have been carried out in accordance with the sanctioned Building Plan received vide letter No. \_\_\_\_\_ dated \_\_\_\_\_.

Owner's Signature, Address & Tel. No.

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

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

**ARCHITECT'S CERTIFICATE**

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

\_\_\_\_\_ dated \_\_\_\_\_

Registered Architect / Engineer: \_\_\_\_\_

Signature: \_\_\_\_\_

CBG License No. \_\_\_\_\_

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



**FORM-F**  
**[See bye-law 35(4)]**

**REGULARIZATION OF WORKS CARRIED OUT WITHOUT  
PERMISSION**

The  
Cantonment Executive  
Officer, Gujranwala  
Cantonment

1. Whereas, I / We have constructed \_\_\_\_\_ on Plot No. \_\_\_\_\_ located at \_\_\_\_\_ Gujranwala Cantt as shown on the plan attached herewith.

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

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

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

\_\_\_\_\_

\_\_\_\_\_

**ARCHITECT'S & STRUCTURAL ENGINEER'S CERTIFICATE**

I/We hereby certify that existing structure on plot No. \_\_\_\_\_ located at \_\_\_\_\_ has been fully and correctly shown on the plan submitted by me and I/We further certify that the building is structurally stable. Necessary structural calculations and details are attached herewith.

Registered Architect & Structural Engr: \_\_\_\_\_

Signature : \_\_\_\_\_

CBG License No. \_\_\_\_\_

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

**Form-F-I**  
[See bye-law 9(h)]

**UNDER TAKING ON STAMP PAPER OF PKR. 500 TO THE CEO FOR PAYMENT OF DAMAGES**

(To be submitted along with Plans and Documents)

To  
The CEO

**PROPOSED BUILDING:**

\_\_\_\_\_

(TITLE OF THE WORK)

**PLOT NO.:** \_\_\_\_\_ **AREA OF THE PLOT:** \_\_\_\_\_

**ADDRESS AND LOCATION OF PROPOSED BUILDING:**

\_\_\_\_\_

\_\_\_\_\_

Sir,

I \_\_\_\_\_ D/S/O \_\_\_\_\_ the Owner / Builder do hereby declare and affirm that I would solely be responsible and I undertake to pay damages or make good if any damage is caused to life or limb of any person, adjoining properties or municipal and other services such as water supply and sewerage system, roads and foot paths, Horticulture and trees, gas lines, telecommunication lines (telephone, cables etc.), Electricity Supply system etc. during the course of excavation for foundation or basements and construction of the building. I also undertake to completely indemnify CBG and its employees in case of any such eventuality as mentioned above.

Name of the Owner/  
Prospective Builder: \_\_\_\_\_  
NIC No. \_\_\_\_\_  
Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

Witness 2: \_\_\_\_\_  
Designation with BS \_\_\_\_\_  
NIC No. \_\_\_\_\_  
Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Witness 1: \_\_\_\_\_  
Designation with BS \_\_\_\_\_  
NIC No. \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Witness 3: \_\_\_\_\_  
Designation with BS \_\_\_\_\_  
NIC No. \_\_\_\_\_  
Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

# Appendix-B

[See bye-law 32]

## FORMS FOR CERTIFICATES

### FORM-G

[See bye-law 32]

#### STRUCTURAL STABILITY CERTIFICATE

(Certificate to be submitted with building application BB-1&2)

I Mr./Ms. .... (Structure Engineer) hereby undertake as follows:

1. The structure of proposed building shall be designed by me in accordance with the provisions in the Building Bye laws.
2. I shall carry out regular site inspections to see the quality of the material especially of steel and concrete to be used in this building.
3. I shall ensure testing of the structure during the course of construction through Resident Engineer and shall ensure the stability of the adjoining buildings / utility services / roads during digging for basement.
4. I shall submit the required certificates at the following stages along with consulting Architect and Resident Engineer.
  - (a) Construction up to Plinth Level
  - (b) Construction up to 38 ft (11.58m) Building Height
  - (c) On completion of the construction

.....  
Signature of Structural Engineer

Name of Structure Engineer:	
Address:	
PEC Registration License No:	

**FORM G-I**  
**[See bye-law 32(a)]**

**STRUCTURAL STABILITY CERTIFICATE**

**(Certificate to be submitted upon completion of the Building up to plinth level)**

I / we .....

.....  
hereby certify as following:

- (a) That the structure of the building has been constructed up to plinth level as per sanctioned building plans.
- (b) That the structure of the building has been completed up to plinth level as per approved structural designs & technical specifications.
- (c) That testing of materials has been carried out in accordance with the provisions of the applicable codes.
- (d) The construction has been done under our supervision as provided in the Bye laws.

<b>Builder's Signature with date:</b>	
<b>Name:</b>	
<b>License No:</b>	
<b>Address:</b>	

<b>Architect's Signature with date:</b>	
<b>Name:</b>	
<b>License No:</b>	
<b>Address:</b>	

<b>Structural Engineer's Signature with date:</b>	
<b>Name:</b>	
<b>PEC Registration No:</b>	
<b>Address:</b>	

<b>Resident Engineer's Signature with date:</b>	
<b>Name:</b>	
<b>PEC Registration No:</b>	
<b>Address:</b>	

**FROM G-II**  
**[See bye-law 32(b)]**

**STRUCTURAL STABILITY CERTIFICATE**

**(Certificate to be submitted upon completion of the Building up to 38-ft Building Height)**

I / We .....  
.....  
hereby certify as following:

- (a) That the structure of the building has been constructed up to 38-ft (11.58m) height as per sanctioned building plans.
- (b) That the structure of the building has been completed up to 38-ft (11.58m) height as per approved structural designs & technical specifications.
- (c) That testing of materials has been carried out in accordance with the provisions of the applicable codes and Regulations.
- (d) The construction has been done under our supervision as provided in the Bye laws.

<b>Builder's Signature with date:</b>	
<b>Name:</b>	
<b>License No:</b>	
<b>Address:</b>	

<b>Architect's Signature with date:</b>	
<b>Name:</b>	
<b>License No:</b>	
<b>Address:</b>	

<b>Structural Engineer's Signature with date:</b>	
<b>Name:</b>	
<b>PEC Registration No:</b>	
<b>Address:</b>	

<b>Resident Engineer's Signature with date:</b>	
<b>Name:</b>	
<b>PEC Registration No:</b>	
<b>Address:</b>	

**FORM G-III**  
**[See bye-law 32(c)]**

**STRUCTURAL STABILITY CERTIFICATE /COMPLETION NOTICES FOR MULTI-  
STOREY AND BUILDING OF PUBLIC ASSEMBLY**

**(Certificate to be submitted upon completion of the Building)**

**We hereby certify as follows:**

- (a) That the construction of the building(s) at .....  
.....  
..... has been supervised by us & has been completed on ..... as per sanctioned plans.
- (b) That the construction works have been completed to our satisfaction & that the workmanship & all the materials have been used strictly in accordance with the approved structural design & technical specifications.
- (c) That the construction has been done under our supervision & guidance & that the records of the supervision have been maintained.
- (d) That no provision of the Bye laws has been violated.
- (e) That the building is fit for the purpose(s) for which it has been constructed.

<b>Builder's Signature with date:</b>	
<b>Name:</b>	
<b>License No:</b>	
<b>Address:</b>	

<b>Architect's Signature with date:</b>	
<b>Name:</b>	
<b>License No:</b>	
<b>Address:</b>	

<b>Structural Engineer's Signature with date:</b>	
<b>Name:</b>	
<b>PEC Registration No:</b>	
<b>Address:</b>	

<b>Resident Engineer's Signature with date:</b>	
<b>Name:</b>	
<b>PEC Registration No:</b>	
<b>Address:</b>	

**FORM-H**

**CERTIFICATE FOR UNDERTAKING BY THE ARCHITECT ON RECORD**

**To**  
**The CEO Proposed**

**building:**

---

**(Title of the work)**

**Plot No.:**

**Area of the Plot:**

---

**Address and location of proposed building:**

---

Sir,

I am currently listed as Architect on Record with CBG and I am fully conversant with the Building and Zoning Bye laws for Cantonment Area.

I hereby certify that I have been appointed as the Architect on Record of the proposed building. I have verified the architectural design and specifications of the proposed building and certify that they comply with the Building and Zoning Bye laws for CBG.

I fully understand that in case my certificate is found to be false, or if it is found that the architectural design and specifications of the proposed building is inconsistent with the Building Bye laws or that I have not fulfilled my responsibilities as prescribed therein, the Board shall be at liberty to penalize me as per the provisions of the Building and Zoning Bye laws for CBG.

<b>Name of the AOR:</b>	
<b>License No.</b>	
<b>Address:</b>	
<b>Tele. No.:</b>	
<b>Signature:</b>	
<b>Date:</b>	

**FORM H-I**

**CERTIFICATE FOR UNDERTAKING BY THE STRUCTURAL ENGINEER ON RECORD**

**To**  
**The CEO Proposed**

**building:**

\_\_\_\_\_  
**(Title of the work)**

**Plot No.:**

**Area of the Plot:**

\_\_\_\_\_  
**Address and location of proposed building:**

Sir,

I am currently listed as Structural Engineer on Record with CBG and am fully conversant with the Building and Zoning Bye laws for Cantonment Area.

I hereby certify that I have been appointed as the Structural Engineer on Record of the proposed building.

I have verified the structural design and specifications of the proposed building and certify that they comply with the Building and Zoning Bye laws for CBG.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed in the Building and Zoning Bye laws for CBG, the Board shall be at liberty to penalize me as per the provisions of the Building and Zoning Bye laws for CBG.

<b>Name of the SEOR:</b>	
<b>License No.</b>	
<b>Address:</b>	
<b>Tele. No.:</b>	
<b>Signature:</b>	
<b>Date:</b>	



**FORM H-II**

**CERTIFICATE FOR UNDERTAKING BY THE RESIDENT ENGINEER ON RECORD**

**To**  
**The CEO Proposed**

**building:**

\_\_\_\_\_  
**(Title of the work)**

**Plot No.:**

**Area of the Plot:**

\_\_\_\_\_  
**Address and location of proposed building:**

\_\_\_\_\_

Sir,

I am currently listed as Resident Engineer on Record with CBG. I am fully conversant with the provisions of the Building and Zoning Bye laws for CBG.

I hereby certify that I have been appointed as the Resident Engineer on Record for the proposed building. I shall undertake all necessary measures, including but not limited to adequate inspection during construction, to ensure that the construction of the building is undertaken in accordance with the detailed design and specifications provided by \_\_\_\_\_ (name of the Architect on Record) and \_\_\_\_\_ (name of the Structural Engineer on Record), and, with the sanctioned design and specifications.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed in the Building and Zoning Bye laws for CBG, the Board shall be at liberty to penalize me as per the provisions of the Building and Zoning Bye laws for CBG.

<b>Name of the CEOR:</b>	
<b>PEC Reg. No.</b>	
<b>Address:</b>	
<b>Tele. No.:</b>	
<b>Signature:</b>	
<b>Date:</b>	

# Appendix-C

[See bye-laws 74,75, 76 & 79]

## FORM FOR NOTICES AND LETTER OF SANCTION OR APPROVAL

FORM-J

[See bye-laws 74(9),  
75(2)(h), 76(5), 79(1)]

### NOTICE TO THE CEO OF NON COMPLIANCE OF BUILDING TO SANCTIONED DESIGN AND SPECIFICATIONS

To  
CEO

Proposed building:

---

(Title of the work)

Plot No.:

Area of the Plot:

---

Address and location of proposed building:

---

---

Sir,

I am currently listed as \_\_\_\_\_ (Builder's Consultants, Resident Engineer and Contractor) on Record with CBG. I have been appointed as \_\_\_\_\_ (Builder's Consultants, Resident Engineer and Contractor) on Record for the proposed building.

This is to bring to your notice that construction of the building is not being undertaken in accordance with the sanctioned design and specifications and/or with the following Building and Zoning Bye laws for CBG. Details of non-compliance are as follows:

1. \_\_\_\_\_
2. \_\_\_\_\_

<b>Name of the _____ on Record:</b>	
<b>License No. / Reg. No.</b>	
<b>Address:</b>	
<b>Tele. No.:</b>	
<b>Signature:</b>	
<b>Date:</b>	

## SANCTION / APPROVAL LETTER

### SANCTION/APPROVAL LETTER FOR MULTI-STOREY BUILDINGS

To  
The Builder/ Owner

Subject: Sanction of Proposed building Plans

Plot No.: Block: Scheme/Other Area:

---

Reference your Building Application for the construction of multi-storey building at plot No. \_\_\_\_\_, the building plans of the proposed building is hereby sanctioned subject to the following conditions:

1. You shall employ services of professionals/ consultants such as Architect, Resident Engineer and the Structure Engineer who shall jointly submit certificates as required under these Building Regulations.
2. The construction will be commenced after the approval of structure design / drawings as required under these Building regulations.
3. Responsibility regarding structural stability would lie with you as per provided Affidavit and your Structural Engineer as per Structural Stability Certificate submitted by him.
4. During the course of construction and in case of any damage caused to the adjoining public utility services roads and private property, human life, etc. you shall be responsible and damage costs shall be recovered from you with all the consequences.
5. Structural Design of the building will be supervised by the Structural Engineer by proper testing of structures at different stages and certificates will be furnished to CBG, at different stages of construction.
6. Structural strength according to design be certified by the Structural Engineer on the spot inspection of the quality of the materials.
7. In case of failure of the structure, Structural Engineer / owner shall be held responsible and penalized:
8. Consulting Architect shall be responsible for Architectural Supervision of the project in a workman like manner and shall submit necessary certificates at different stages of the construction.
9. The contractor shall be responsible and undertake construction as per approved design and specifications.
10. Plans for fire fighting will be got vetted and approved from Civil Defence and a copy of it shall be submitted to CBG.
11. Proper drainage facilities shall be provided at all levels especially for the disposal of rainwater, which is likely to get accumulated in the building during excavation.
12. Adequacy of proper functioning of fire fighting arrangements shall be ensured by you. A separate overhead and underground water tank and a tube well is to be provided for fire fighting. Moreover, separate fire exit stairs, fire extinguishers, buckets and hydrants are to be provided.
13. Space for electric sub-station / installation of transformer will be provided by you within the premises as per plan and as determined by WAPDA /GEPSCO.
14. Sewerage connection with sewerage system will be made at specified manholes and shall be got approved from CBG or concerned agency.

15. Collecting tank of adequate capacity to intercept flow of sewage from the building before its disposal to CBG manhole, shall be got approved from CBG or concerned agency.
16. All the elevators / escalators installed in the building shall correspond to the international standard. Their maintenance and upkeep shall thereafter, continue to be the responsibility of the owners.
17. A ramp of 6-ft wide at gradient of 1:12 for the access of disabled persons to be provided at the entrance.
18. Sewerage Augmentation Charges, if any, shall be paid as per prevailing rates.
19. Extra heights charges, if any, shall have to be paid as per prevailing rates.
20. The conditions as laid down in commercialization letter, if any, shall also be adhered to.
21. Space earmarked for parking of vehicles will not be converted to any other use. Parking agreement executed shall be strictly adhered to.
22. No building or demolition works shall be undertaken unless necessary arrangements for sprinkling of water are made to prevent air pollution.
23. Necessary barriers shall be provided along the plot to prevent danger to the passerby.
24. Utility services shall not be disturbed and road shall be kept clear.
25. Proper scaffolding, shuttering, timbering shall be provided and special precautions shall be taken for safety of persons working on sloping roofs, while lowering and raising loads and while excavating basements.
26. All workers to be insured.
27. All debris, constructions material shall be removed after completion of works.
28. The building and common utility areas shall be maintained properly.
29. You shall inform the authority as soon as any of the consultants is changed along with the details of the substitute provided. The respective work will remain suspended till the hiring of a substitute.
30. After the building is operational, you shall arrange fire drills in association with local Rescue 1122, at least once in a year.
31. You shall comply with all other requirements of the Building regulations of CBG.

At present plans of the basements up to plinth level are being released, plans for the upper floors shall be released after the completion of building up to plinth level in accordance with approved plan and Building Byelaws.

**Signature of Sanctioning Authority:** \_\_\_\_\_

**Stamp:** \_\_\_\_\_

**Copy to:**  
All Concerned Officials

