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Whe Sealuchistan Gozette
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No. 10 QUETTA - THURSDAY JANUARY 17, 1980.

BALUCHISTAN BUILDING. & TOWN PLANNING RULES 1979,
(PART-I=BUILDING RULES)

SOVERNMENT OF BALUCHISTAN
AMY. OZPARTMENT.

NOTIFICATION.
Dated Quota, tha. 1st January 1980,

No.27-233/78 (RO/LG)IN/ In exercise of the powers SepiurenI
by Ss ction 20 of the Baiuchistan Buiiding Control Ordinance,
1979 (Batue: aistan Ordinance No. VI of 1979), the Government of
Baluchistan is pleased to mae and promulgate the following Rules:—

‘ (CHAPTER-I-PRELIMINARY)

SHORT TITLE. 1 (1) These rules ‘shall be called the Baluchistan
, Building and Town Pianning Rules, 1979.

(2) These shali extend concurrently to the areas

e
Gsverned under provisions of Or dinance No..
Vi of 1378 (the said Ordinance), subicet to
iimiteticns imposed under Sections 4 and 5
hereinatter..

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INTER-
PRETATION.

(a) "AIR
CHANGES"

(b) "APPROVED"

(c) "APPROVED
PLANS"

2 (1)

(d)"*ARCADE"

(e)"ARCHITECT"

(f) "ASSEMBLY"

(g)""AUTOMATIC"

(h)"AVIARY"

(i) AGRICUL-
TURE"

(k)"AMALGAMA-
TION"

(1)"BALCONY""

(m)" AREA
STANDARDS"

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In these rules unless there is anything repugnant
in the subject or context:—

means the hourly replacement of volumetric
content of air within an enclosure.

means approved by the Authority.

means a plan for a building or a layout plan
approved by the concerned Authority in accor-
dance with these Rules.

means a covered walk way or as a verandah
along one way row of shops.

means any person who has been granted a licence

as an architect under these rules and who has been allowed to practice or carry on business as an "Architect"

(place of public assembly) means a building used, either ordinarily or occasionally as a place of worship, theatre, auditorium, public hall, public concert room, public lecture room, public exhibition, dharamshalls or musafir-khana.

means a device or system providing an emergency function without the necessity of human intervention.

means a structure for keeping or breeding birds.

means and includes pasture, ariculture, silviculture breeding of livestock including poultry, fish and bees, and the use of land for any purpose ancillary thereto.

means the joining of two or more adjoining plots into a single plot.

means any platform or other similar structure projecting out-ward from the wall of any building and supported by brackets or cantilvered and not used as passage.

means those zoning regulations or other land development requirements or restrictions which have therefore been, or may hereafter be, adopted for a specified area or areas whether or not as @ part of a detailed plan.

(n) "BASE" (Applied to a wall or column) means (a) the underside of the course immediately above the footing, if any or in case of a wall carried by a beam above the beam and (b) in any other case bottom of such wall or column.

(o) "BASEMENT means a storey which is below the ground storey or, if there is no ground storey, means a storey the floor of which is situated at such a level or levels that some point on its perimeter is below level of the finished surface for the ground adjoining the building in the vicinity of the point.

(p) "BATH means a room containing a water tap or a shower ROOM" or a bath tub or a bath tray.

(q) "BLOCK OF FLATS" means a structure having a number of flats.

(r) "BUILDING — means the line-up to which the plinth of a building abutting on a street or on an extension of a street on a future street may lawfully extend.

(s) "BUILDING — means any person who has been granted a licence as 'Building Technologist' under these rules and who has been allowed to practice or carry on business as a 'Building Technologist.'

(t) "BUILDING means erection or re-erection of a building or WORKS" part thereof or making additions and alteration to an existing building.

(u) "GROSS AREA" is the total sum of all floor areas of a building.

(v) "B.S" means the latest published addition of the British Standard specifications.

(w) "B.S.C.P.". means the latest published addition of British Standard Code of Practice.

(x) "CANOPY" means a roof like projection from the face of a building.

(y) "CARDINAL means a diagram showing north, south, east POINTS" and west.

(z) "CAR PARK" for the purposes of these rules means a shelter or a shed for a car, permanently open on at least two sides.

(aa) "CEILING"

(ab) "CEALER OR
VAULT"

(ac) "CESSPOOL"

(ad) "C.f.m"

(ae) "CHAWL/
CHALI"

(af) "CHIMNEY"

(ag) "CLINICAL
BUILDING"

(ah) "COLUMN"

(aj) "COMMERCIAL
BUILDING"

(ak) "COMPART-
MENT"

(al) "COVERED
AREA"

4

means the under-side of arcof ore floor which may be covered with plaster, ceiling boards or other similar material.

means any storey or part of a storey wholly below ground.

means a tank or a pit to receive waste water sewage.

means cubic feet or air per minute.

see tentement.

means a structure, Not being a flue 5 pe, enclosing one or more fives and includes any opening therein for the accomcedation of a heet producing apf liances.

mens the building soaecified for the purposes of hospitals, materr ity homes, nursing homes. clinics, laboratories etc; and institutions for

treating out patients or for medical advice
and or treatment.

in relation to structural steel, timber or reinforced concrete, means any part of construction which will by its resistance to compression in the direction of its length and to bending action induced by such compression, support and transit loading.

means a building constructed wholly for commercial use on a commercial plot.

means any part of a building which is separated from all other parts by one or more compartment walls or compartments floors or by both such walls and floors.

means horizontal area of a building covered under its roof/s as outlined by the outer surface of the exterior walls including verandahs, projections and passages excluding allowable projections under these rules.

“CONCEPT means a plan approved under relevant statute

PLAN" which indicates the approximate location or relationships, but not the precise sites or boundaries, of road, utility line and facilities, community facilities, and residential and other uses of land, as may be appropriate, in an area designated for the development of a new community or the renewal improvement amelioration, or development of an existing built up community.

(an) “CROSS means an internal load bearing wall at right WALL” angles to an external wall.

(am)

(ao) “DAMP PROOF means a layer of material impervious to moisture. COURSE”

(ap) “DANGEROUS means all buildings, walls or structures which BUILDINGS” are structurally unsafe or which constitute a fire hazard, or otherwise dangerous to human

life and public welfare.

(aq) “DEAD means the actual way of all walls, floors, partitions and all other components forming part

of a building.

far) ““DEPTH” in respect to a building means the measured

distance between the front line of a building and the back line of the rear main which separates the building on the open space.

(as) “DETACHED means a building not joined to another building BUILDING’ to any side.

(at) “DORMITORY” means a sleeping room with several beds or a hostel.

(au) “DWELLING means a building used for human habitation. HOUSE”

(av) “DETAILED means a land use plan relating to:— PLAN’

i. the precise location and characteristic of roads, other rights-of-way, and utilities;

ii. the dimensions and grading of plots and

the dimensions and siting of structures;

iii, the precise location and characteristics of permissible types of development: and

(aw) "DEVELOPMENT PERMIT"

(ax) "DEVELOPER"

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iv. any other planning matters which contribute to the development and use of the area as a whole.

means any general or special development permit including a permit customarily denominated as a 'NO OBJECTION CERTIFICATE'. 'PLANNING PERMIT' 'TOWN PLANNING PERMIT' or other action (including building permission) having the effect of permitting development as defined in the rules.

means a person or body of persons engaged in real estate activity and not engaged in construction as masons or such other «artisans.

fay) "EDUCATIONAL means a building where more than twenty

BUILDING"

(az) "ENCLOSURE"

(ba) "EXTERNAL WALL"

(bb) "EXIT DOOR"

(bc) "FACTORY"

(bd) "FARM LIGHT"

(be) "FENCING"

(bf) "FORM WORK
ON CENTER-
ING"

(bg) "FOUL AIR"

students gather for purposes of learning.

"In relation to space light and ventilation means

room, ward, toilet, theatre, auditorium and any other enclosed space.

means any outer wall of a building abutting on an external or internal open space.

means a door from a storey, flat or room which gives access to an exit route.

means a building or part thereof used for manufacture, production or repair of any article.

means any aperture above the top level of a door or a window so constructed that the whole of it can permit air and light to pass through without obstruction.

means the widening at the base of a wall, or a column to spread weight of the building or structure over the foundation.

means all form, moulding, sheeting, shoring, scaffolding, planks, poles, posts, shores, struts, ties, up-rights and all other temporary supports to the concrete during the process of setting.

means and includes exhaust air from laboratories, bath rooms, urinals, toilets, kitchens, canteens, chemicals stores, restaurants, ladies hair dressers shops, laboratories, dark room, battery room, car parks or similar areas and air discharged from smoke extract system associated with fire protection services of buildings,

(bh) "FOUNDATION"

(bj) "FLAT"

(bk) "FLOOR"

(bl) "FLOOR AREA"

(bm) "FLUE"

(bn) "FRAME BUILDING"

(bo) "GARAGE"

(bp) "GODOWNS"

(bq) "GROUND STOREY"

(br) "HABITABLE ROOM"

7

means a structure entirely below the level of the ground, which carries and distributes the load from footing of column or walls on to the ground.

means any separate dwelling used or constructed or adopted to be used wholly or principally for human habitation, for a single family, where the kitchen, lavatory, bath room or water closet or contained within the separate dwelling and that dwelling is contained in a building comprising three or more such dwelling joined vertically.

means and includes any horizontal platform forming the surface of any storey and any joist, board, timber, stone, concrete, steel or other substance connected with or forming part of such platform.

means the horizontal area of a floor of a building as total covered area of a building on various floors outlined by the outer surface of the exterior wall.

means a passage or channel through which the products of combustion of a boiler or other furnace or taken to the chimney.

means a building constructed of timber, masonry or R.C.C load bearing same work with non-load bearing panel walls.

for purposes of these rules means a building or part thereof designed, adopted or used for the housing of a motor vehicles.

means any building or part thereof designed as godown, adopted or used for storage purposes but does not include any garage ancillary to a residential building.

means a storey, the floor of which is situated at such a level that any given point on its perimeter is at or above but not below the level of the finished surface of the ground adjoining the building in the vicinity of that point or, if there are two or more such storeys, means the higher or highest of these.

means a room to be used primarily for human habitation,

(bs) "HEAD ROOM" means the clear vertical distance between the finished floor level and the soffit of the lowest projecting member of the surface.

(bt) "HEIGHT OF _ shall be taken to mean vertical measurement

A BUILDING" from the main level of the ground, adjoining to the highest part of the roof of that building less half of the vertical measurement between the levels of the lowest and highest part of the roof.

(bu) "HEIGHT OF means the vertical distance measured between A ROOM" the finished floor level and under-side of the ceiling and where there is no ceiling the measurement shall be to the underside of the rafters.

(bv) "HOARDING" means a close boarded fence of temporary character erected around a building site on which erection, demolition or repair work is in hand.

(bw) "HOTEL" means any building specifically designed and constructed or substantially adapted to be used to accommodate persons for the purposes of gain or profit, with or without arrangements for commercial feeding, and includes a boarding house, lodging house or guest house.

(bx) "HUMAN OCCUPATION" means a building used for human habitation.

(by) "IMPERVIOUS means any material which prevents the passage MATERIAL" of dampness.

(bz) "IMPOSED means the load assumed to be produced by LOAD" the intended occupancy or use including distributed, concentrated impact and inertia

loads but excluding wind loads.

(ca) "INDUSTRIAL see factory. BUILDING"

(cb) "INSPECTION means any chamber constructed so as to provide CHAMBER" access thereto for inspection and cleaning.

(cc) "KITCHEN" means any room, balcony or verandah or intended to be used wholly or partly for

preparing or cooking food for human consumption,

(cd) "LICENCE" means licence granted or deemed to have been granted under these rules.

(ce) "LICENCED | see Architect.

ARCHITECT"

(cf) "LIFTING means and includes pully block, winch, crane, GEAR" chain, sting, ring, link, hook, shackle, swivel or evebolt.

(cg) "LINTEL" means a beam supporting walling over an opening or recess.

(ch) "LOAD BEAR- in relation to any part of the bul'ding including its foundations, means that part oi the

IN

building which bears a load other than that due to its own weight andto wind pressure

on its own surface.

means a projection inside a room cr shop with

(cj) "LOFT"

no recess to itexcept frominside such room/ shop.

(ck) "LOUNGE" for the purposes of these rules means a habitable room.

(cl) "LAND" includes the earth, water and air, above, below, or on the surface, and any thing attached to the earth.

(cm)""LAND USE OR means the development existing on land.
US: OF LAND"

(cn) "LAND DEVELO- means the dividing of land into plots, amulga-
PMENTOR THE mation, the carrying out of any building
DE'ELOPMENT engineering, or mining operations, in, on,
OF LAND" over or under land, making of any material

changed in the tse of appearence of an

structure of land, and the creation or termina-

tion of rights or assess.

(co) "MASONRY" means stone, bricks or cement concrete blocks laid in lyme, cement or mud mortar.
means any floor interposed between main

(cp) ““MEZZANINE
floors of a building and having head room not

FLOOR”

less than two (2m)

(cq) “MINOR means repair work to services, painting, white
REPAIRS” washing, plastering, pointing, paveing and

minor renewal or alterations.

(cr) "ORDINANCE"

(cs) "OCCUPANCY"

(ct) "OCCUPIER "

(cu) "OPEN STAIR-
CAS ="

(cv) OWNER"

fow) "PANEL
WALL"

(cx) "PATITION"

(cy) "PARTY
WALL"

fez) "PARAPET"

'da) "PERGOLA"

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means the Baluchistan Building Control Ordinance, 1979 (BALUCHISTAN ORDINANCE No.VI OF 1979) if not otherwise specifically mentioned.

in relation to mechanical ventilation means the number of persons occurring in an enclosure, the average rate of which shall be the equivalent of one person occupying an enclosure for a continuous period of 20 minutes in any one hour

means and includes an owner in actual occupation of his own land or building or liable to pay to the owner the rent or any portion of the rent of the land or building in respect of which the word is used.

in a single storey or two storey 'ground and first floor) building means a stair case of which the roof must be fully open to the sky and of which at least two sides must be fully open and clear of any adjoining walls of the building.

includes a person for the time being receiving the rent of the land or structure on his own account or as agent or trustee or who

would so receive the same if the land and
Structure were let to a tenant.

means a wall which is built between posts
or pillars and wholly supported by beams and
which supports no load other than its own
weight.

means an internal vertical structure: which sub-
divides storey of a building into sections and
which supports no load other than its own
weight.

means a wall separating adjoining properties
and owned equally by two proprietors.

means a parapet wall whether plain, perforated
or crenelated along the edge of a roof, balcony,
veranda or terrace.

means a structure of which the roof must be
at least 75 percent open to sky.

(db) "PLANS"

(dc) "PROPERTY
LiNeE"

(dd) "PERSON"

(de) "PLOT"

(df) "PUBLIC
AGENCY"

(dg) "RAIN WATER

PIPE"

(dh) "REFUSE
COLLECTION
POINT"

(dj) "RESIDENTIAL
EUILDING"

(dk) "RULES"

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means the portion of the building between the crown at the highest point of the street and the level of the ground floor.

for the purposes of these rules mans that part of the plot boundry which seperates private property from the public property or a public property from another private property.

includes any individual, company or association or body or individuals, whether ir.corporated or not or an public agency. Public buiding means & includes religious buildings, health & Sccial Welfare Buildings educational institutions;

means any sizeof land capable of being descri-bed with such dejiniteness that its location and boundaries may be established, which is desig-nated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit:

includes:—

i.a person or a body of persons, including scmi-auto-nomous or autonomous bodies, appoin-

ted by or under the authority of the Provincial Government of the Federal Government to exercise powers and discharge functions in connection with the affairs of the Provincial Government or of the Federal Government, as the case may be;

it a Local Council, as defined in the Baluchistan Local Government Ordinance, 1973, and any person or body of persons comprising a unit thereof:

means a pipe (not being a drain) which conveys carries only rain water.

means a point from which the refuse of a house will be collected by the concerned Authority.

means a building or part thereof designed

adopted or used for human habitation.

means Baluchistan Building & Town Planning Rules 1979.

(di) "ROAD" includes any public or private road, highway, street land alley or bridge, as indicated by the

context;

means a temporary erection of timber or steel

work used in the construction, alteration or

demolition of hoisting and lowering of work-

men, their tools and material.

(dm) "SCAFFOLD"

(dn) "SEMI-DETACHED BUILDINGS"

(do) "SEPTIC TANK"

means two buildings constructed on adjacent sites without intervening open space.

means a system of chambers made of impervious material, intended for reception and treatment of sewage

means a pit filled with aggregate up to sub-soil water table and with builders and brick bats above it and intended for the disposal of

waste water.

(dq) "SOIL means and includes a water closet or urinal APPLIANCE" receptacle, bed-pan, washer, bath-pan-sink and

(dp) "SOAK PIT"

slop sink.

(dr) "SOIL PIPE" means a pipe for conveying foul water to a sewer.

(ds) "SOIL WATER" means water containing excreted matter.

(dt) "SHOP" includes any room or part of a building used wholly or mainly for the purpose of retail

trade or business.

means these areas which have been notified as

such by the authority concerned, for the specified purposes of relaxation of these rules.

(du) "SPECIAL AREAS"

(dv) "STRUCTURAL means detailed calculations prepared by a CALCULATION" qualified person showing the sufficiency of the of every load bearing part of the

strength
proposed structure.

(dw) "SUPER see imposed, load.
IMPOSED
LOAD"

includes. any thing constructed or installed or portable. the use of which requires a location on a plot of land, such as building, huts, sheds, cabins, other enclosures, advertising signs, fences, swinging poles, pipe lines, transmission lines and tracks,

(dx) "STRUCTURE"

(dy)"SUB DIVISION" means the division of land held under one owner-

(dz)"TENTEMENT"

(ea) TERRACE"

(eb) TERRACE
HOUSE"

(ec) TOILET"

(ed) VETILATING
PIPE"

(ee) WARE
HOUSE"

(ef)"WASTE-
APPLIANCE"

(eg) WASTE PIPE"

ship into two or more plots, and "SUB DIVISION
PLAN" means a layout plan for a Sub—Division
duly approved by or on behalf of the authority
or any other public agency.

means a dwelling or habitation or part of it
used by one family.

means a level stretch along the side or top
of a slope ground or a structure that rises
step-wise.

means any residential building designed as
a single dwelling unit and forming part of a row
or not less than three such residential buildings.

means a space for washing up and dressing
purposes and may include urinal/s and water
closet/s.

means a pipe open to the external air at its
highest point which ventilates a drainage or
a sewage system or part thereof and does not
convey/carry any soil water waste water or
rain water.

means a building in which merchandized and
other goods are stored.

means a sanitary appliance for the collection and discharged of waste water.

means a pipe conveying which waste water to a soil pipe or sewer.

(eh) WASTE WATER” means used water not being soil water.

(ej) WATER CLOSET”

(ek) WIND LOAD”

(W.C) means a fixture which is connected to a water supply scheme so that the extra may be carried away by flushing and may also refer to an enclosure containing such a fixture.

means all loads due to the effect of wind pressure or suction.

(2) Terms and words used in these rules but not defined shall have the same meaning as assigned to them in the ordinance.

Percent of 3. (1)
application.

(2)
exemptions 4.
from building
rules.

6. (1)
(2)

of management

(2)

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Every person who intends to carry building works within the boundaries of the District of the District: Lasbela, Quetta District and any other areas to which it may be extended, shall comply with the requirements of these rules.

The Building Plan shall be approved only if the land use is as specified and unless the land use has been converted by the concerned authority.

Buildings to be erected by or on behalf of Government shall be exempted from these rules provided such buildings serve the purposes of defence only.

In order to meet emergency conditions and the requirements of persons in the sub-economic income group, the concerned authority may declare special areas where these rules may be relaxed and where buildings shall become subject to special low cost housing codes.

The concerned authority may waive the application of these rules in special cases of research and new forms of construction at their discretion.

Authority appointed under section 4 of the Baluchistan Building Control Ordinance 1979 shall perform all functions as required under these rules and may.

(a) delegate all or some of the powers to such extent to any subordinate officer under him as deemed expedient by the authority.

(b) Cause scrutiny of development Plans, space,

Structural and constructional requirements thereof, issue, renewal, revocation of license; and of development permits, of all categories, cases for imposition of penalties for violation of any of the provisions of these rules and any other related matter in a "cell" located in the development Wing of the Local Government and Rural Development Department.

The "Development Cell" shall comprise of the following officials of the Local Government and Rural Development Department: -

(1) Deputy Secretary (Dev:)

(2) Section Officer-III

(3) Assistant, (Section-I1])

(4) Senior Clerk "

(3) Typist/Junior Clerk “

(5) Peon "

(7) Resident Assistant Director

(8) Assistant Engineer at Hub:

(3) Sub-Engineer

The first six officials will be located at the
' - Departmental level, while the last three at the local/
field level.

CHAPTER-2-SUBMISSION OF PLANS FOR APPROVAL

Submission 7.
on prescribed

forms.

Engagement 8. (1)

of licenced

persons

(2)

(3)

All applications for approval of building plans
shall be submitted on the prescribed form
No.1 (appended)

Every person who intends to carry out building
works or to demolish a building or carry out addi-
tions, alterations or repairs in a building shall
engage a Licenced Architect/Civil Engineer/
Building Technologist to supervise the works.
Every person who intends to erect or re-erect a
building shall submit to the concerned authority
an application in writing on form No. 1, for
permission to execute the work and the name of
the Licenced Architect/Civil Engineer whom
the owner has engaged to supervise work costing
Rs. 10 lakhs and above.

The Licenced Architect/Civil Engineer/Building
Technologist so engaged, shall give notice to the

concerned Authority in writing on form No. 2 of his having undertaken to supervise such work. Where the Licensed Architect/Civil Engineer Building Technologist so engaged ceases to be in charge of such building works before the same is completed, further execution of such work shall forthwith be suspended until a fresh appointment is made. A certificate on form No. 3, duly signed by the previous Licensed Architect/Civil Engineer/ Building Technologist shall be obtained by the owner and submitted to the concerned authority for that part of work executed under his supervision.

(4) The previous Licensed Architect/Civil Engineer/

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Building Technologist should immediately inform the concerned authority in writing without fail of his discontinuance from the building works on form No. 4

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(a) Every Licenced Architect/Civil Engineer shall engage full time licenced Building Supervisor/s to supervise the construction work costing Rs.10 lakhs and above.

(b) For every construction work costing

Rs. 10 lakhs there shall be one Licenced Building Supervisor.

Submission of & The Architect/Civil Engineer/Building Plans for approval. The Architect/Civil Engineer/Building Supervisor so engaged shall submit to the concerned Authority the following with Form No.1.

?

(1) A block of concept Plan of the site

(2)

drawn to a scale of not less than 1:500 showing the position of the proposed building and existing building if any; the width and levels if necessary of the streets on which the plot abuts and the Survey number or numbers of the adjoining plot or plots, if any, together with cardinal points.

Plans, sections and elevations of every floor: including basement, cellar or vault, if any, of the building intended to be erected, which shall be drawn to a scale of not less than 4:100 if the building is so extensive as to make a smaller scale necessary it may be drawn to a smaller scale but not less than 1:200 such plans and sections shall show the purpose for which the building or parts thereof are intended to be used; the access to and from the several parts of the building and its appurtenances; the position, form dimensions, means of ventilation, the proposed height of the plinth and superstructure at the level of each floor together with the dimensions and

discriptions of all the wails, floors,
roofs, sataircases and elevator, if any.

10.

Application
for addition or
alterations

to exiting
buildings.

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(3) A plan showing the intended line of of drainage of such building and the size, depth and slope of each drain and the detail of the arrangement proposed for the ventilation of the drains. a description of each item of work proposed to be executed and of material to be used. Such description shall include details of the proposed method of the drainage of the building intended to be erected, of the sanitary fittings to be used and also of the means of water supply.

(4) Detailed drawing and structural calculations duly signed by Licence Structural Engineer for buildings having a height over 13 M and any other special structure.

(5) Complete soil investigation report for building having an overall height of 13M and above and for other special type of public assembly buildings/halls.

(6) For buildings having less than 13M overall height, all necessary soil tests as required by the concerned Authority to be made to prove the nature of the ground.

(7) Name/S of Licenced building supervisor/supervisors in case the building works costing 10 lakhs and above.

(8) Any other information or document if required by the concerned authority to deal satisfactorily with the plan.

Every person who intends.

(1) to make any addition or alteration to a building

involving the removal or re-erection of any roof or any outer wall or of any wall which supports the roof there or change the size of any existing room or passage thus affecting the light and ventilation of the building.

(2) To remove or renew columns and beams of a building;

(3) To make any structural alteration;

(4) To make any alterations in building involving:

(a) the sub-division of any room or a shop or any other part of the building so as to convert the same into two or more separate rooms or shops or parts of the building; and

(b) the conversion of any passage or space or verandah or garage in such building.

(5) to reconstruct any building or any portion thereof.

(6) to demolish a building.

Shall submit an application to the concerned authority in writing on the prescribed form for permission to execute the works and in case where the engagement of a Licensed Architect/ Civil Engineer/ Structural Engineer/ Building Technologist is necessary the name of Licensed Architect/ Civil Engineer/ Structural Engineer/ Building Technologist whom he has engaged to supervise its execution. The Licensed Architect/ Civil Engineer/ Structural Engineer/ Building Technologist shall submit to the concerned Authority an application on relevant form along with all the information and documents, as required under section Nos. 9 & 12.

Section 11. Every person who intends to carry out building

work under section 9 & 10 shall, produce all documents of title relating to the plot showing his right to carry out such works.

Section 12. (1) Every person who under section 8 and 9 is required

to furnish to the concerned authority any plan or

or other documents, shall furnish four copies of every

document. Such person shall deposit a minimum of two copies of the documents.

One of such quadruplicate plan shall be mounted or drawn on linen and shall be retained by the concerned authority together with one more copy. Two copies shall be signed by the concerned authority signifying its approval and shall be returned to the person by whom the same were furnished. Authenticated copies of all documents relied upon by the applicant shall, when required, be produced for inspection.

Period of
approval.

Evidence

19

(2) Every Plan of any building submitted under section 9 & 10 shall bear the signature of the Licenced Architect/Civil Engineer/Structural Engineer/ Building Technologist signifying its having been prepared under his supervision.

13. After the receipt of an application, for permission to carry out building works, the concerned Authority shall, within sixty days;

(1) pass orders granting or refusing permission to carry out such building works, and in the case of refusal specifying the provisions of the Rules violated:
or

(2) require further details in the plans, documents, specifications and any other particulars to be submitted to it.

if no order is passed on an application within sixty days of its receipt, it shall be deemed to have been sanctioned to the extent to which it does not contravene of the provisions of those regulations, or if the Master Plan or Site Development Scheme, if any, and after giving due notice on Form-I to the concerned Authority may proceed to carry out the said building works at any time within one year from the date of delivery of such notice.

14. Whenever under any of these regulations the

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—

of permis- doing or the committing to do a thing or the validity of any-
ston.

Cancellation of permission
and right
of appeal.

thing depends upon the sanction, permission, approval, order, direction, requisition notice or satisfaction of the concerned authority, a written document signed by the concerned authority or any officer duly authorised purporting to convey or set forth such sanction, permission, approval, order, direction, requisition notice or satisfaction shall be sufficient prima facie evidence thereof.

15. (1) If at any time after permission to carry out building works has been granted, the concerned authority is satisfied that such permission was granted in consequence of any defective title of the applicant, material misrepresentation or fraudulent statement contained in the application made under regulations 9 & 10 & 12 in the plans, elevations, sections or specifications and documents submitted therewith in respect of such building, such permission may be canceled and any work done there-under shall be deemed to have been done without permission ab-initio.

Provided that the applicant shall have a right of a appeal to the concerned authority within fifteen days of the order of cancellation.

(2) The controlling authority may dispose of the appeal preferably within a period of 90 days from the date of appeal.

Powers of 16.(1) If the building works are commenced or carried out contrary to the provisions of these Rules, the concerned authority shall.

(a) by written notice require the person who is carrying out such building works forthwith to stop all work thereupon;

(b) by written notice require the person who is carrying out or has carried out such building works on or before such day as shall be specified in such notices by a statement in writing subscribed by him or by an agent duly authorised by him and addressed to the concerned authority to show sufficient cause why such building works or such part thereof shall not be removed or altered to comply with these regulations;

(c) require the said person on such day at such time and place as shall be specified in such notice to attend personally or through an agent duly authorised by him and show sufficient cause why such building works or part thereof shall not be removed or altered.

(2) if such person fails to show sufficient cause to the satisfaction of concerned authority why such building works or part thereof shall not be removed or altered.

The concerned Authority may take the following actions.

(a) require the person who has carried out the works against the provisions of these regulations or any other statute, to demolish the whole building or part thereof; Or

(b) to alter the works so as to bring it into conformity with these rules. Or

Coeliznce of 17.

condi'.ions
of approval.

Notice of 18.

varification
of building
lines.

Inspection 19,

of buildings.

21

(c) compound the offence after realization of composition fee on the merits of the case, provided that no offence shall be compounded if:

(i) the building works or part thereof violate any requirements of the provisions of any sanctioned site development scheme;

(ii) the building works obstruct any future roadwidening scheme of any concerned authority;

(iit) the building work or part thereof exceeds the maximum permissible height and number of stories allowed under those Rules.

(iv) the building work extends beyond the property limits except otherwise provided in section No.34.

(v) the building work or part thereof violates fire or any other safety requirements;

(vi) for any other violation of the rule falling in the above category N.O.C from the authority shall be obtained before compounding of the offence.

Every person who carries out building works or demolition works shall comply with the directions and conditions accompanying the sanction.

Every person who commences any building works,

under these regulations shall give notice through the licenced Architect/Civil Engineer/Building Technologist to the concerned authority in writing on completion of plinth or foundation of the basement in case of basement form No. 5, and shall not proceed further with the work for a period of 7 days, to enable the concerned authority to verify the building lines. The concerned authority shall intimate within the aforesaid period to the owner or his representative error which may be found in the building line. Failing such intimation from the concerned authority, the owner will be entitled to proceed with the building works provided the construction is in accordance with the approved building plan. The concerned authority may inspect the premises without giving previous notice:—

(1) at any time, before the approval of an application

received under these rules.

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Bul'ding 20. (1)

Works te

confirm ao-

p-ovec plans.

22

at any 'ime during «he proccess of the building works;

within 30 days from the receipt of the notice of completion or the certificete of completion with respect to any such buiiding;

if no nctice of completicn or certificate has been received, at any time after building has been erected. added to or altered.

if on mzeeking any inspection under Rules 19, the concerned authority fnds that the building

works:—

{a) are otherwise than in accordance with the plans that have keen approved; or

(b) contravene any of the provisions of the ex sting regulations or statute, it mey, by written notice -equire the perscn ard the lic2nced anshitect carrying out building works with naperisdto be specifiedinsuch noice, with the object of bringing the works ints conformity with the said plan cr provi-sion of these regulations to get amended plans apprvec after complying with the requirements o* these Ruies or statement:

(2) In the event of nor-temoliance with the

requisition made under sub-section (1) above, the concerned authority shall have power to order coseation of work or order desolition of that much ofthe canstruction as cortravences any ofthe provisio.1 of these regulations and the exdenses thereof sall be realigned from the

owner.

Fetification 21. (1) If there be reasonable ground for suspecting -

of work atte:
1ispection and
EDPEEI.

that in the carrying out of build.ng works
anythiig has been dene contrary to any
provision of tnese regulations and etevant
Statute, or that anything required by ery such
Provision of the regulations to be implemented
has been comitted anc if, on inspecting such
building, it is found that the same has been
completed or is toc far advanced to permit and
such. fact being ascetained, the concerned

Notice of
completion and
occupancy
certificate.

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authority may, by written notice require the person who has carried out the building works to drill out, to cut into, lay open, expose or pull down so much of such building as prevents any such fact from being ascertained.

If on appeal, the appellate authority finds that in the carrying out of such building works nothing had been done contrary to any provision of these Rules or relevant statute and that nothing required by any such provisions of these regulations to be done had been omitted, compensation as determined by the appellate authority shall be paid by the concerned authority to the person aforesaid for the damage and loss incurred by drilling, cutting into laying open, exposing or pulling down the building. The compensation so fixed shall be final.

Every person who carries out and completes building works approved under these regulations shall within one month of the completion of the works deliver to the concerned authority its office in writing on the prescribed form No. 6, as the case may be, of such completion together with a certificate or certificates or the prescribed form duly signed by the Licensed Architect/etc. engaged under these Rules.

After the receipt of the notice of completion under sub-section (1), the

concerned authority shall depute an officer to inspect such work and after such inspection either approved or disapprove the building for occupancy or make such further order as it may decide.

Nectice
for sub-
mission of
building
plans.

Submis-

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(3) No person shall occupy or permit to occupy any such land, building or use or permit to use any part affected by the erection or re-erection, of such building until the permission referred to in sub-section (2) has been granted.

(4) Any action taken under these Rules shall be in conformity with the provision of the relevant Statute of the concerned authority.

23. Where a person erected or re-erected or commenced to re-erect a building without submitting to the concerned authority building plan for sanction then notwithstanding and in addition to, any other action that the concerned authority may take under the relevant statute and these regulations, the concerned authority may give notice in writing directing such person/s to submit to the authority within such time as specified in the notice, building plan/s in accordance with these regulations showing the buildings so erected or re-erected or proposed to be re-erected.

24. Where a person has erected or re-erected a building

which is not in conformity with the building plan sanctioned by the concerned authority in any manner

in case of
deviation.

whatsoever, such person shall, together with the report of completion of the building, submit @ completion plan showing the building exactly as completed and the deviations made in the building from the sanctioned building plan through a licensed architect/ Civil Engineer-Building Technologist as the case may be on form No. 7, for consideration of the concerned authority provided it is in accordance with these Rules.

Refusal for 25. The concerned authority may refuse permission to erection of erect or re-erect a building and sanction building plan plans.

9; completion plan, if the proposed or completed building contravene or is in any manner inconsistent with any building or zoning regulations or restrictions, or order or direction whether made under the relevant statute or these Rules or terms and conditions or convenient of lease, whether express, or implied, or any building custom or practice, by whatever name called, laid down or hereto for generally imposed or followed by the Government, or any local government body, co-operative housing society, generally or in respect of building operation in any particular area.

Scrutiny Fee. 26. (1) The concerned authority shall charge for

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(7) (a)

the scrutiny of building plans required to be submitted under these Rules a fee to be known as scrutiny fee at the rates specified in schedule 'A'.

The concerned authority may charge 50% of the scrutiny fee prescribed in schedule 'A', in respect of plans for buildings used exclusively for places of religious worship, educational or for charitable purposes,

If the building plans previously approved are amended, fresh approval of concerned authority as per regulation 10 and 11 is required for which the concerned authority shall charge 75% of the fee for scrutiny at the rates specified in schedule 'A'.

If plans of an actual building submitted after completion of such building show substantial deviations from the plans previously approved, the concerned authority shall charge full fee for scrutiny of such plans in addition to other fee and charges prescribed under these Rules.

No scrutiny fee shall be charged for renewal of approval of any building plans.

No scrutiny fee shall be charged for granting permission to occupy a building, if the building has been completed, entirely in accordance with building plan approved or if the building has been completed with such deviations from the said building plans as are in the opinion of the con-

cerned authority insignificant or minor.

For plans submitted for the approval of alterations to existing buildings, one half of the fees specified in schedule 'A', shall be payable,

(b) If the alterations to an existing building are

(c)

generally spread over the whole area of the building then the fee payable shall be computed on the whole area of the building but if a clear sub-division of the building is not affected by the alteration scheme such unaffected sub-division shall be excluded from the area on which the fee shall be computed.

If alterations to an existing building involve any alteration to the frontage line or elevation to street (where such elevation abuts a street) the following fees shall be paid or submission of plans for such alterations in addition to the fees payable under

(a; (D) above

(i) Alterations to

frontage line..... Rs. 100 per floor.

(ii, Alterations to

Street elevation..... Rs.100 per floor.

(8) For alterations of buildings of the same plan and materials when plans are submitted for approval at the same time the fees specified in Schedule 'A' shall be charged on the following basis:

(9)

The fee for

1st building. Full fee.

2nd and every addition-

al building. 85% of fee.

each additional attested copy of

notice, approved plan certificate etc. issued to concerned person, shall be Rs. 20/- per copy.

(10)

In all cases where work has been commenced

before plans have been approved a fee equal

upto ten times that specified in Scredule 'A'
may be charged. The payment of this enhanced
fee will rot exempt any person from being
prosecuted by the Concerned Authority, if
so decided.

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Space for
Fire Prac-
aution

and power
sub-station.

Minimum
space bet-
ween build-
ing and
street.

Minimum 29. Minimum space at the rear of building will be as follows:

space at
rear of
building.

27

CHAPTER-3-SPACE REQUIRMENTS IN AND ABOUT BUILDINGS.

27. (1) All space between buildings and plot boundaries and buildings shall comply with chapter 7 and 8 of these regulations namely Fire Resistance and Fire Precautions and Fire Restrictive Structural Requirements as well as part II of these Rules relating to Town Planning.

(2) In all buildings where the quantum of load of electricity is more than 30 KW, a space measuring 5m x6.5m abutting onroad side/street witha clear passage of 6m wide shall be left for power sub-station.

28. (1) For all buildings abutting on road/street less than 10m. there shallbe aminimum distance 0% 4.57m from centre of the road/street measured at right angles to the face of the building. If a plot abutd on road on more than one side then this rule shall apply on all such sides of the plot.

(2) The requirement of minimum distance of 5 meter from centre of the street may be relaxed by the concerned authority in the case of building abutting on to a footpath (Pedestrian way) or fronting on a street of width less than 10 meters.

(3) Where the back lane of street is less than 5 meters, the distance must be not less than the width of the back lane, together with one half of the difference between the width of the lane or street and 5 meters.

(1) There shall be space at the rear of every building minimum depth of 2.25 meters. This shall extend for the full width of the site, provided the rear does not abut on a public road or lane;

(2) Plots with a depth of less than 8 meters shall be exempted from the above requirement;

(3) Corner plots where the building is allowed to abut on the sides shall be required to leave minimum square space of 2.25 meters side at the rear corner.

Methca of
measuring
minimum
ciaar Space.

Interior
er exterior
den space.

Separate
approach
of every

building.

28

30. The minimum clear space prescribed between a building the boundar-es of its olot shell be meas ured between the greatest projection of the covered buiiding and the plot boundaries at right angles thereto.

31. (1) Every parson who erects or re-erects a building other thana shop ora godown shall cause atleast one side of every room included in such building and intended for human occupation and not being a verandah, ktchen, bath or a store room to abut:—

(a) On an interior or exterior open air space of the width or dimensions and fulfilling the corditions hereinafter prescribed for such Open air space;

OR

(b) On an open verandah opening on to such intericr or exterior open space aforesaid.

(2) Every sich interior oper space shall be of such dimensi3dn that no portion of any face of a duild-ing abutting on such space shall intarsect any of aseries of imaginary lines drawn across the open space from the remote and of the building: at the eve! of 'he plinth at an abgle of 620 deyreess with the horizontal.

(3) In determining the exterior open air space requi-red, any neighbouring open air space which is assured, by any statute or by rules or by leases recognised by the concerned authority to be permanently or irrevocably appropriated as an Open air space may be treated as a permanen-

tly air open space, required for purposes of these rules.

32. Every building not abutting on a street shall have an access or a right of way for an approach from the street open to the sky and at least 2.5 meters wide if the length of such access or right of way does not exceed 15.25m from the street. If the length exceeds 15.25m the width shall be at least 5 min order to facilitate access by the Fire Brigade to the rear building. In case may where conditions do not permit the application of this clause the case may be considered for relaxation on merits by the concerned authority.

Projections
Over public
streets and
building fine.

29

33. (1) Projections of steps, string courses, cornices, eaves, chajjas and — similar projections over a public street are permissible free of any fee subject to the conditions that:—

(a) String courses or steps shall not be projected more than 5 cm. beyond the street line or any public street.

(b) The projection of cornices, sunshades, chajjes, eaves upto 5M above street level shall be as follows:—

WIDTH OF STREET MAXIMUM PROJECTION

7m and less 20 cm.
More than 7M 40 cm.

(c) The projection of top cornices, sunshades, chajjas, eaves and the like above 5 M shall be as follows:—

WIDTH OF STREET MAXIMUM PROJECTION

7m and less 4E cm.
more than 7m to 14m 60 cm.
more than 14M 1fA

(2) Sun shades, chajjas projection over a public street beyond what has been prescribed in subsection (1) may be permitted by the concerned authority at its discretion on such condition as may be specified by the concerned authority and on payment of fee.

(3) Open balconies projecting onto public streets from buildings adjoining such streets may be permitted by the concerned authority subject to the payment of prescribed fee and as per conditions stated here under:—

30

Minimum
height above
street level

Width of Maximum Maximum. from centre of
street length of projection street Balconies
Balconies and Sun-shades.

9M & Less 7m 60 c.m. 5m

than 2M

12M & Less 7m 90 c.m. 5m

then 15M

1.5 Mand 7m 123 c.m. 5m

above

(4) In case of corner plots no balcony will be

Allowable 34.
Projections.

allowed at the corner of the plot.

(1) Maximum allowable projection of chajjas, and

sunshades in compulsory open spaces shall be
half of that space but shall not exceed 1 m.

(2) The approved planning schemes of the concerned

(3)

Authority may require the formation of arcades
(verandah) within the property limit. The minimum
width of arcades shall be 2.5m.
measured between the street line and the front
of the building at pavement level. Piers or
columns along with street line shall not exceed
50 cm leaving a minimum clear space of 2M
between the Piers or columns and the front of
the building.

(a) Pergolas up to 1 M shall be permitted
within the minimum open spaces required
under these regulations.

(b) Pergolas beyond 1 M may be permitted by

the concerned authority at its discretion
on such condition as may be specified
by the concerned authority but in no case
compulsory open space shall be covered
by the pergola within 1 M_ from the
compound wall.

Residential
Buildings.

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31

35. (1) (a) On plots having an area of 50sq. meters

and above the minimum total habitable
floor area (other than servants quarters)
excluding corridors, lobbies stair-cases,

kitchens, bathrooms W.Cs, and latrines

shall be as follows:— 5

One room dwellings..... 14m²

Two room dwellings..... 20m²

and an additional 10sq. M for each additional
room.

(b) No habitable room shall have a floor area
of less than 10 Sq.M.

The minimum width of a habitable room shall
be 2.5M

The minimum floor area of a servant room shall
be 10 Sq.M.

The minimum floor area of kitchen shall be
£ Sq.M. The minimum width of kitchen shall
be 1.5M.

The minimum areas and width of W.Cs, and
Cath rooms shall be:

_Min area Min width

Latrine & W.C 12M 1M

Bathroom 14M 1M

Combined W.C and 25M 1M

bathroom

The minimum clear height of rooms shall be-
Habitable room 2.8 M

Kitchens 2.3 M

Bath rooms W.Cs, Latrine 2.3 M

Garages and Car Porch 2.3 M

Passeage, galleries, Corridors 2.3M

32

2

Commercial 36. (1) The minimum floor area of 2 shop shall be 9.5m

Buildings.

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and the minimum width of the shop shall be 2.5 m.

The minimum height of a shop shall be 3m

No mezzanine shall be permitted in shop having the height less than 3m from the floor to ceiling.

The total mezzanine area in any shop shall not exceed 30% of the total floor area of the shop. In case the mezzanine extends above the arcade, area shall not exceed 30% of the combined area of the shop and the arcade, or the full area of the arcade, whichever is more.

The underside of every mezzanine shall not be less than 2.5m in height above the floor of the shop.

In no case shall a mezzanine be permitted within 1m from the front wall of the shop except when the shop abuts on arcade.

Every mezzanine shall be opened except

for a raing not exceeing in neight.

Every such mezzanine shall be accessible by a ladder or srair- case of non-inflamable material and located inside the shop.

The total left out grea in any shop shall not exceed 20% of the totai floor area of the shop.

The minimum ceiling height of en zrcade inside shall not be les; than 2.5m

The minimum areas and width of W.C: and baths 'or commercial! duildings shall camply with the requirement of section No. 35 of these Rules.

Arcaces, wherever provided shall be without any obstruction.

Basement, 37. (1) EBasenent in building may be prvided as per

cellars and location and contours of the plot with a mini-

vaults. mum clear height of 2.3m, provided it is not used as living area where height shail be as per section 35(6) of these regulations.

(2) The concerned authori:y may grant permission for the construction of basement, cellars and vaults on the feasiblitiy of the si:e.

(3) The ereas of basement floor wherever justified by centours of the plot except fo: car parking shall be included in the covered area of the building.

Hotels and 38. (1) The minimum area of the rooms for a_ hotel Restaurants, shall be:— 2

Single room 10m

Double room.....- 16.5m

(2) The minimum area of bath rooms for hotels
2

shall be 3.5m

(3) (a) The minimum height of rocms for hotels with air conditioning shali be
wre Te ee ras ee ee ee ee 2.5m:

(b) The minimum height of rooms of hotels without air conditioning shal be....
bee e ee eee teeter ena ees 2.6m

(4) The minimum height of the restaurants shall
be 3.7m

Industrial 39. (1) Approval of Baluchistan Industries Department Buildings. shall be obtained by the applicari prior to sub-mission of application to concerned authority.

{2) In the case of 3xplosive stores, permission has to be obtained by the applicant, from ins-pector of Explosives , in respect cf tne location of the store.

(3) Gate Post and Time-Office shall not be more than 3.0m X 2.4m and 3.7 x 6. Om respectiv-

ely and in any case shall not be less than
1.2m X 1.2m and 2.4m X 3.0 m respectively.

34

(4) Height of the compound wall shall not be less than 2.1M from the ground.

2

(5) Area of Kitchen shall not be less than 10m

2

(6) Area of Bath shall not be less than 2m with a minimum width of 1.5m.

2

7. Area of W.C shall not be less than 1.5m with a minimum width of 1.5m.

8. Disposal of industrial, waste, domestic sewage as well as supply of water shall be shown on the plans.

9. The area of the following structures will not be treated as built up area;

- (a) Overhead Tank,
- (b) Underground tank,
- (c) Open platform,

(d) Above ground washing and water tank

(e) Underground hazardous chemical stores,

(f) Gas Sub-station,

(g) Oil Tank,

(h) Soak-Pit and Septic Tank -

(i) Drinking water

(j) Well,

(k) Underground air raid shelter.

40. 1. The minimum teaching accommodation Buildings. space in educational buildings shall be as follows:—

Hospitals 41.
and Clinics.

1.

35

€

Number of pupils Minarea (M SQ)

Upto 25 pupil 3.7m²perpupil —
26to 75 pupils 93sq.m+2.1m²in excess of
25 pupils.

76to119 pupils 227m²+2.1m² in excess
of 75 pupils.

120 or more 312 m²-63m² for every
40 pupils in excess of 120.

The minimum height of rooms used for teach-
ing shall be 3.7m

The norms for individualspaces areas follows:
1.2 sq.m per pupil for class rooms.

2.5 sq.m per pupil for general science
laboratory.

3.6 sq.m per pupil for workshop

0.12 sq.m per pupil for toilets.

Hospitals, maternity and nursing homes etc.
shall be planned in accordanc; with the
standard and specifications lad down by
Federal and Provincial governments.

The minimum height of rooms used to acco-
moedate patients shall be 3m.

The entrance to any ward or room used for
accomodation of patients shal: be within
25m from the n3arest staircase. From each
such ward or room there shall be access
to a secondary staircase. The width of
all staircases shall be not less than 1.4m
and the width of corridors and passages
leading to such Stair-cases shall not be less
than 1.8m wide.

For clinical buildings the minimum require -

ments shall be as under;—

(a) DOCTORS OFFICES

(1) Waiting Room. 3.4m x 3.7m

(2) Reception:- Combi-

nation nurse etc. 1.8m x 3.0m

(3) Doctor's Consultation

Office. 4.3m x 3.7m

(4) Examination Room 3.0m x 2.4m

(5) Corridors 1.5m

(6) Toilet Room 1.5m x 1.8m

(7) Laboratory 4.5m x 3.7m

(8) X-Ray 4.5m x 3.0m

(9) Canteen Room 1.6m x 1.6m

(10) Heating, General 3.0m x 2.4m

Storage.

(b) HOSPITALS (General).

Optometry and pharmacy.

(1) General Waiting

Room 2.7 x 6.0m

(2) Pharmacy 2.4m x 6.0m

(3) Refractory 3.0m x 3.7m

(4) Secretary Office 2.4m x 3.0m

Physiotherapy.

(5) Treatment Room 2.1m x 2.6m

(6) Exercise and Deck

space 1.8m x 6.0m

Laboratory.

(7) Lab Technician to handle

EKG, BMR and possible

X-Ray. 3m x 12m

Recovery and EKG and BMR.

(adjoining Lab) 2.5m x 4.3m

(c) RECOVERY BLOOD LETTING AND INJECTIONS.

(1) Adjacent Laboratory 2.2m x 4.3m

(2) General Toilets * 5m x 2.4m

(3) X-Ray Room 2.7m x 4.5m

(4) Deck Room 1.8m x 2.4m

(5) Storage room, control

and Viewing 2.4m x 4.6m

(6) Dressing Alcove 1.2m x 1.8m

(7) Surgery 3.0m x 4.0m

(8) Chest & Injection 3.0m x 4.0m

Roor.

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Minimum requirements of places of Assembly.

Godown and ware houses.

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CENTRAL SUPPLY STORAGS

For sterilized supplies,
central sterilizers and
autoclave, deep sink

for serubbing. 2.4m x 4.5.m

Kitchen 2.4m x 2.4m

Liorary 2.9m «4.3m

Confarence Room 2.9m x 4.3m

UTiLITY ROOMS

Furnatce room 5.5m x 4.0m

Janitor room andtools 2.9m x4.3m

General Storage 2.9m x 4.3 m

Linen Storage 2.9m x 4.3 m

Nurses Lounge with

ladders, Couch &
Table for lunches. 3.7m x 4.9m

The minimum height of place of assembly shall be 4m where mezzanine has been provided, the minimum height shall be 5.5m.

The area of the mezzanine shall not exceed 30% of the floor area of the place of assembly.

Where the greater part of the ground floor is left open for use as a car parking area the minimum height shall be 2.5m.

No. godown shall be provided in a residential building.

A godown shall be designed, adopted or used for storage purposes provided the loading per square meters of floor area shall not exceed 8500 kg.

A warehouse shall be any building designed exclusively for the storage purposes and in no case the loading per square meters of floor area shall exceed 2000 kg

In every warehouse and godown, there shall be exhibited by the owner at some appropriate places permanently and conspicuously a notice incised or embossed on metal plate or similar permanent material in the following form, stating the

load for which the floor has been designed,
letters to be at least 3cm thick.

NOTICE

This floor has been designed to

sustain an imposed load of.....
kg per square meter.

Staircase 44. 1. For buildings not more than two storeys
(general) & high and accommodating not more than
head room. 5C persons at first floor level, one, staircase

of a minimum width of not less than 1.1m
shall be provided.

2. Therormal requirement for stair cases and
exit ways may be increased at the discre-
tion of the concerned authority if the goods
stored present a special fire hazard.

3. The distance from: any one point to the
nearest shaft not exceed 30m.

4. The minimum height of the head room
under beams, lintel and stair landing shall

be 2.M.

Any other type 45. For any other type of building not covered
Buildings. by above sections, the minimum height

shall be 3.0m.

CHAPTE-4-LIGHTING AND VENTILATION.

Size of external 46. 4. Every room other than rooms used predom-

openings. inately for the storage of goods shall be
provided natural light and natural ventilation
by means of one of more openings
excluding door openings in external walls
having a combined area of not less than
1) percent of the floor space of such
room and the whole of such openings
shall be capable of allowing free and
uninterrupted passage of air.

2. Area for openings in case of warehouse,
godown, storage places etc shall not be
less than 5% of the floor space.

Size of internal openings.

Internal air wells.

Permanent openings in kitchen.

Water closet bathroom & ablution places.

39

47. Unless the light and ventilation requirements are made by an air well or ventilation duct, all internal habitable rooms must have opening in internal walls in addition to door opening not less than 7.5% of the floor area of such room.

48. 1. Habitable rooms, kitchens, W.Cs and bath rooms may receive day light and natural ventilation from internal air wells which shall conform with the following minimum sizes:—

For buildings upto 2 storeys height. 7.5sq.m

Minimum width of well..... 1.5 sq.m
For buildings 3 to 5 storeys..... 10sq.m
Minimum width of well..... 2.5m
For buildings higher than 5 10m²+2m²
storeys. each additional floor
Minimum width of well. shall be as follows:

2. Where only kitchens, W.Cs and bath rooms receive day light and ventilation from air wells, their sizes shall conform with the following as minimum:—

For buildings upto 2

storeys in height. 2.5sq.m

Minimum width of well i.m

For buildings higher than 5 5sq.m + 1
storeys sq.m for each
additional floor.

Minimum width of well. 2m

49. Every kitchen shall have openings for

permanent ventilation into the external

air and not less than 10% of its covered area.

50. Every water closet, urinal stall, and bath room ablution provided with natural lighting and ventilation by means of one or more openings in external walls having a combined area of not less than 2 sq.m per water closet, urinal or bathroom and such openings shall be capable of allowing free and uninterrupted passages of air.

Garages. 51. Every garage shall be provided with opening for ventilation and lighting.

Staircases. 52. All

staircases shall be provided with ade-

quate lighting and ventilation to the satisfaction of the concerned authority.

Mechanical Ven- 53. 1.
tilation and Air-
conditioning

Waiver & minimum

of requirement.

Where permanent air conditioning is intended, the relevant sections of these "regulations dealing with natural ventilation natural lighting and heights of rooms may be waived at the discretion of the concerned authority.

Any application for the waiver of the relevant condition shall only be considered if in addition to the permanent air-conditioning system there has been provided alternative approved means of ventilation the airconditioned enclosure such that within an hour of the airconditioning system failure, no less than the volume of fresh air as specified hereafter shall be introduced into the enclosure during the period when the airconditioning system is not functioning.

Minimum 4. Every building where mechanical ventilation requirements. has to be provided shall conform with the following minimum requirements:—

(a)

(b,

Hospital wards, Rooms with no external walls and other enclosures shall be provided with mechanical ventilation or air conditioning have a minimum fresh air change at the rate of 10 to 15

Gim per person.

Isolation wards and other such areas for infections contagious or other dangerous diseases shall be provided with mechanical ventilation of air conditioning having a minimum fresh air change at the rate of 10 to 15 cfm per person.

(c)

(d)

41

Filters for the removal of airborne bacteria shall be provided for all exhaust air discharge points to the requirements of the governing health authority. Exhaust air discharge points shall be at high or roof level and shall not in any case be lower than 4.5m to 6m from the external ground or pavement level.

Operating theatres rooms and other similar enclosures used for carrying out medical operations and major surgery using anesthetics shall be provided with mechanical ventilation or air conditioning having a minimum fresh change at the rate of 2 cfm per square meter of floor area and further having only 50% 100% fresh air introduced into such theatre room or similar enclosure.

(ii) Air inlet points and exhaust openings shall be located at suitable height.

(iii) Air shall not be recirculated nor combined with any other air conditioning or ventilation system and all air introduced into the enclosure shall be exhausted to the atmosphere without recirculation.

Where mechanical ventilation or air conditioning is provided.

(a) Foul or vitiated air shall not be discharged into an airwell.

(b) The underside of openings for the entry

of air into any mechanical ventilation or air conditioning plant shall be not less than 1m from any external pavement, road way, ground level or similar external surface.

(c) The underside of openings for the
exhaust of air from any mechanical

ventilation or air conditioning plant shall be not less than 2.4m from any external pavement road way, ground level or similar external surface.

(d) Where mechanical ventilation or air conditioning is provided to any of the enclosures from which foul air will be exhausted, the dusts, trucking, service shafts or other such items containing or conveying the foul or vitiated air from such enclosure shall in no way be connected or any other air exhaust or extract, or air inlet system.

Unless otherwise specified, where air conditioning is mentioned herein, it shall be deemed to include air filtration down to a particle size of 10 microns with an efficiency of not less than 70%.

(a) Basement or other enclosures below ground level used for working areas or for occupancy of more than 2 hours duration shall be provided with mechanical ventilation or air conditioning, having a minimum of 2 fresh air changes per hour.

(b) Basement or underground car parks shall be provided with mechanical ventilation such that the air exhausted to the external atmosphere should constitute not less than 4 air changes per hour. Air extract openings shall be arranged such that not less than two-thirds of the extracted air volume shall be removed from within not more than one third the height of the room.

Cinemas or other projection rooms where photographic film is being used, processed or stored, which are situated in the internal portion of the building, and in respect of which no external walls (or these overlooking verandah, pavements or walk ways)

10.

11.

be:

Basemen

garages

43

are present, shall be provided with mechanical vantilation or air condition- ing, and all plant conveying extract or exhaust air shallnot be combined in any wayto to other such plant serving the auditoria or any other parts of the premises.

Where rooms or enclosures in any build- ing not specified in this section are situated in the internal portions of the building and no such external walls (or those overlooking verandahs, pavement of wall ways) are present, mechanical ventilation or air conditioning having a minimum of 1 fresh air change per hour shall be provided.

Water closets, toilets, lavatories, bath- rooms, latrines, urinals or similar rooms or enclosures used for ablutions which are situated in the internal portions of the building andinrespect of which no such external walls (or those over- looking verandah, pavements or wall says) are present, shall be provided with mechanical ventilation or air condition- ing having a minimum of fresh air cha- nge at the rate of 2 cfm per square meter of floor area.

Where room, window or wall air condi- tioning units are provided as means of air conditioning such units shall be capable of continuously introducing fresh air at the rate of not less than 15% of their total air delivery capacity.

The minimum scale of ventilation in terms of fresh air changes in conjection with recirculated and conditioned air, shall be as follows: —

t Minimum 4 air changes per hour with fresh air at 1 cfm per square meter of floor area

Residential 10-15 cfm per occupant.

buildings

Air changes.

Exhaust fans.

Fixing of air
conditioning
units.

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Toilets and lavatories- 2 cfm per square of floor

area.

Commercial premises- 10-15 cfm per square meter

of floor area.

Factories and Workshops- 73 cfm per occupant.

Workshop.

Operating Theatres. 2 cfm per square meter of floor

area.

Hospital Wards 15 cfm per occupant.

(General)

Hotel rooms. 0.33 cfm per square meter of
floor.

School class rooms. 7.5 cfm per occupant.

Projection rooms. 7.5 cfm per occupant. -
Theatres & auditoria. 10-25 cfm per occupant.

Kitchens 4 cfm per square meter of floor
area.

Canteens. 10-15 cfm per occupant.

Buildings of public

resorts. 74 cfm per occupant

Offices 10 cfm per occupant.

54. A minimum number of air changes per hour
for any one type of accommodation shall be provided
to the satisfaction of the concerned authority.

55. Where exhaust fans are used for ventilation purposes the size of the openings may be reduced to 75% to that provided in regulation 46.47 & 48 of these regulations and the exhaust fans shall be located that foul air does not affect the free and uninterrupted passage of fresh air.

56.(1) All self contained or window type air conditioning units should be installed in the manner that the condenser air should not effect on the passing persons near by the units.

Circulation of chilled water.

Erection on reclaimed site.

Plinth level.

Boundary Wall.

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(2) All self contained package air-conditioning units should be installed about 0.76m away from the wall.

57. Chilled water circulation in all central air conditioning units be well installed with chilled water pumping going to air handling units of floor-floors and should be encased properly and ducted.

Condensate from the air conditioner shall not be drained on public passages.

CHAPTER-5-BUILDING STRUCTURES-CONSTRUCTIONAL REQUIREMENTS.

58. (1) No building shall be erected upon a site reclaimed by Town sweepings or other refuse, until the whole ground surface or site of such building has been rendered or become in use by covering it with a layer of clean earth, sand, hard core, clinker or ash, rammed solid at least 30 cm thick.

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

(3) All buildings intended to be constructed

in seismic areas will be designed as

per approved building code of O.D.A.

59. (1) In the absence of an effective public

storm water drainage system, the building

plinth level of every building shall

not be less than 60 cm above the level of the road at the centre.

(2) in the case of shop/s, the ground floor abutting on a street shall not be less than 30 cm above the level of the road at the centre.

60. (1) Boundary walls may be erected on the boundaries of plots upto a maximum height of 2m. This requirement may be relaxed by the concerned Authority in special case.

(2) Boundary walls which abut on a public street, pathway or place which the public are allowed to use, shall not consist of fencing in which barbed wire or any material is used which is likely to cause injury to persons or animals.

(3) The owner of every building and every open plot shall be so required by the concerned authority to erect a boundary wall or fencing and every such wall or fencing shall be maintained in good condition.

Protection 61. (1); Wherever the dampness or portion of the site of a building renders it necessary, measures & subsoil the sub soil of the site shall be effectively drained or such other steps shall

be taken as will effectively protect

the building against damage from moisture.

(2) Where, during the making of an excavation in connection with a building, works or fittings, an existing sub soil drain is served, adequate precautions shall be taken to secure the continued passage of sub soil water through such drain or otherwise to ensure that no sub soil water entering such drain causes "dampness of the site of the building"

Ground to be 62. (1) For every building having a height of 13m and over, the owner shall submit complete investigations and soil test report at his own cost to concerned

authority, to prove the nature of the ground.

(2) For buildings less than 13m and of other special type of public assembly buildings/halls, the owner shall cause tests at his own cost if required by the concerned Authority to prove the

nature of the ground and submit the report to it.

Foundations
near drains.

Building
Materials.

Deemed

to satisfy
provisions
regarding
the fitness
of materials.

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63. 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 owner shall satisfy the concerned authority that the foundations of the building have been carried down to a level safeguarding its stability, Typical safe bearing capacity of different soils are shown in Schedule "B".

64. Any materials used:—

(1) In the erection of a building;

(2) In the alteration or extension of a building;

(3) In the execution of works or the installation of fittings, being works or fittings to which any provision of these regulations applies; or

(4

—

for the backfilling of any excavation on a site in connection with any building or works or fittings to which any provision of these regulations applies, shall be

(a) of suitable nature and quality in relation to the purpose for and conditions in which they are used:

(b) adequately mixed or prepared; and

(c) applied, used or fixed so adequately to perform the functions for which they are designed.

65. The use of any material or any method or mixing or Preparing materials or applying, using or fixing materials which conforms, with a standard specification or code of practice prescribing the quality of material of standards of workmanship shall be deemed to be a sufficient compliance with the requirements of section No. 64 if the use of that material or method is appropriate for the Purpose and conditions in which it is used.

Leading
Coneral
requirements.

66.

48

In determining for the purposes of these regulations, the loads to which any building will be subjected, the dead and imposed loads and wind loads shall be calculated in accordance with the requirements of this Chapter provided that:—

(1) In any case where an actual imposed

(2)

(a)

(b)

(c)

load to which a building will be subjected will exceed the imposed load calculated in accordance with this Chapter, such actual load shall be substituted for the load so calculated; and

In any case where plant, machinery or equipment will produce exceptional dynamic effects, there shall be substituted for the imposed load calculated in accordance with this section greater amount or would, as a static load, produce stresses of a magnitude and kind approximately to that induced dynamically.

The provision of this Chapter relating to dead and imposed loads shall apply to-

new buildings and new structures:

alterations and additions to existing buildings and existing structures: and

existing construction on change of use, but shall not apply to the maintenance, or the replacement of parts of existing buildings and structures where there is no change of use.

The dead and imposed loads provided hereinafter shall be in addition to and not in substitution of provision relating to-

(a) loads on road and rail bridges;

(b) Wind loads;

Dead loads

calculated 68.

from weights of
materials used.

Weights of 69.
partitions.

Imposed floor 70.
loads.

49

(c) seismic loads:

(d) loads due to explosions:

(e) loads on Structures subject to internal
pressure from their contents such as
bunkers, silos and water tanks;

(f) loads incidental to construction; and

(g) these loads.

Dead load_ shall be calculated from the
actual weights of the materials used. Typi-
cal values for commonly used materials
are shown in Schedule "c",

Where partitions are shown in the plans,
their actual weights shall be included in
the dead load. To Provide for partitions
where their positions are not shown on
the plans, the beams and the floor slabs
where these are capable of effective lateral
distribution of the load, shall be designed to
carry in addition to other loads, a unifor-
mly distributed load per square meter of
not less than one third of the weight per
meter run of the finished Partitions, but not
less than 1 kN/m² (102 kg/m²) if the floor
is used for office purposes.

i. The loads appropriate to the different
uses to which the part of a building or struc-
ture may be put are specified in Schedule

2. The distributed loads specified therein are
equivalent to uniformly distributed Static
loads per Square meter of plan

(3) (a) All floor slabs shall be designed
to carry the appropriate distributed

Or concentrated imposed loads
whichever produces the greater
Stresses in the part of the floor
slab under consideration.

Imposed roof
Loads.

71.

(4)

(5)

(6)

(1)

(2)

50

(b) In the design of floor slabs, concentrated loads shall be considered to be applied in the positions which produce the maximum stresses and, where deflection is the design criterion, in the positions which produce maximum deflections.

(c) The concentrated imposed load need not be considered where the floor slabs are capable of effective lateral distribution of this load.

(a) All beams shall be designed to carry the distributed load appropriate to the uses to which they are put.

(b) Beams, ribs and joints spaced at not more than $1-M_c$ centres may be designed as floor slabs.

Where there is the possibility of the use of mechanical stacking machines, such as fork lift trucks, special provision shall be made in the design of the floors.

Where in schedule 'D' no values are given for concentrated load, it may be assumed that the tabulated distributed load is adequate for design purposes.

On roofs without access except for maintenance, allowance shall be made for an imposed load of 0.25

KN/m (25.5Kgf/m²) measured on the plane of the roof, or a vertical load of 0.9 kn(91.8kgf) concentrated on a Square with 125 mm side, measured in the plans of roof, whichever produces the greater stresses in the part of the roof under consideration.

On roofs with general access which may be used for recreational, sightseeing and similar purposes, allowance shall be made for an imposed load of 1.5kn/m² (153kgf/m²) measured on plan, or a load of 1.8 kn (164 kgf)

Imposed loads
of ceilings, sky
lights and
similar
structures.

internal suspen-
ded Loads on
primary struc-
tural members.

51

concentrated on a square with a 300 mm side, measured in the plane of the roof, whichever produces the greater stresses in the parts of the roof under consideration.

(3) On flat roofs of multi-storey buildings which may be used by congregations of people, allowance shall be made for an imposed load of 3.0 kn/m^2 (306 kgr/m^2).

(4) On surface where accumulation of rain water is possible, the loads due to such accumulation of water and the imposed loads for the roofs as given above shall be considered separately and the more critical of the two shall be adopted in the design.

72. The supports of ceilings, ribs of skylights and frames and coverings, other than glazing, of access hatches and similar structures, which under any circumstances may need to support the weight of a man, shall be designed for a concentrated load of 0.9 kn (91.9 kgf/m^2) over a square with a 125mm. side, measured in the plane of the roof, so placed as to produce maximum stresses in the affected members.

73. (1) Due allowance shall be made in the design of roof trusses or other primary structural members supporting roofs, for the weight of heating, lighting and ventilating equipment, service trunking, piping for liquids or gases, mechanical handling or production equipment and overhead walkways for inspection and maintenance, as applicable.

(2) Any panel point of the lower chord of such roof trusses or any point of such other primary

structural members supporting roofs over garages, manufacturing or storage floors shall be capable of carrying safely a suspended concentrated load of not less than 9.00kn(918kgf) in addition to the loads on the roof as provided in Section No. 71.

Roofcoverings. 74. To provide for loads incidental to maintenance, all roof coverings, other than glazing, shall be capable of carrying a load of 0.9 kN (91.0 kgf) concentrated on any square with a 125 mm side, measured in the plane of the roof.

Parapets and

balustrades. 75. Parapets and balustrades shall be designed for the minimum loads as provided in Schedule 'E'. The minimum loads are Expressed as horizontal forces acting at handrail or coping level.

Lifts. 76. (1) The imposed loads to be used for the design of passenger lifts shall be taken as a uniformly distributed load of 4.0 kN/m^2 (108 kgf/m^2) applied over the full area of the floor of the lift carriage.

(2) The floors of goods lift or lifts used for other industrial purposes shall be designed to carry safely the heaviest loads likely to be placed in them, which loads shall be considered also as being moved, wheeled or rolled over the car floor nosing.

(3) For lifts carrying vehicles including fork lifts and trucks, and actual wheel loads shall be considered as placed on the floor of the lift carriage so as to produce maximum stresses.

(4) Where such vehicles travel over the nosing of the car entrance, actual wheel loads shall be doubled so as to reduce them to equivalent Static loads.

(5) In other positions the wheel loads may be considered as static.

Escalators. 77. Each escalator tread shall be capable of carrying 1.4 kN (112 kgf) of the width of the escalator measured between handrails.

Basement walls 78. (7) In the design of basement walls and floors. similar underground structures, provision shall be made for the lateral pressure from fixed or moving loads.

(2) When a portion of the whole, of the adjacent soil is below a free water surface, computations shall be used on the weight of the soil diminished by buoyancy, plus full hydrostatic pressure,

(3)

Contents of tanks 79.

and other recep— tacles shall be treated as imposed loads and

tacles.

Dynamic
loading.

account

53

In the design of basement floors and similar structures underground, the upward pressure of water , if any shall be taken as the full hydrostatic pressure applied over the entire area. The hydrostatic head shall be measured from the underside of the construction.

The contents of tanks and other recep-

shall be taken of the load conditions

when the tank or receptacle is full and when it is

empty.

80. (1)

(2)

(3)

Where loads arising from machinery cranes and other plant producing dynamic effects are supported by or communicated to the framework, allowance shall be made for _ these dynamic including impact, effects, by increasing the dead weight values.

In order to ensure due economy in design, the appropriate dynamic increase for all members affected shall

be ascertained as accurately as possible.

In the absence of sufficient data for such calculation, the increase in the imposed load shall be as follows:

Structure Increase imposed
load (per cent)

(a) For frames supporting

lifts and hoists. 100

b) For foundation, footways
and piers supporting lifts 40

(c) For light machinery, shaft

or motor units. Not less than 20

(d) For reciprocating

light machinery or
power units. Not less than 50

(4) Concentrated imposed loads including impact and vibration effects which may arise due to installed machinery shall be considered and provided for in the design. In any event the increase in imposed loads shall not be less than 20 percent.

(5) Provision shall also be made for carrying any concentrated equipment loads while the equipment is being installed or moved for servicing and repairing.

Crane and gantry 81. (1) In respect of crane and gantry girders,

the following allowances shall be deemed to cover all forces set up for by vibration, shock from slipping of slings, kinetic action of acceleration and retardation and impact of wheel loads.

(a) For loads acting vertically, the maximum static loads shall be increased by 25% for an electric overhead crane, and 10% for a hand operated crane.

(b) The horizontal force acting transverse to the rails shall be taken as the following percentage of the combined weight of the car and the

load lifted:—

(i) 10% for an electric overhead crane; and

(ii) 5% for hand operated crane.

(c) The horizontal force shall be taken into account when considering the lateral rigidity of the rails and their fastenings.

(d) Horizontal forces acting along the rails shall be taken at the following percentages of the static wheel loads which can occur on the rails:

(1) 10% for an electric overhead crane and

(ii) 5% for a hand operated

crane,

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(2) The force specified in section 104 shall be considered as acting at the rail level and being appropriately transmitted to the supporting system.

(3) Gantry girders and their vertical supports shall be designed on the assumption that either of the horizontal forces specified in section 104 may act at the same time as the vertical load.

(4) The provision of section 104, 105 and 106 shall apply only to a single crane operating and to simple forms of crane gantry construction and separate provisions shall be provided for in the calculation in respect of heavy cranes of high speed operation or multiple cranes on a single gantry,

Reduction in 82. (1) No reduction shall be applied to imposed loads. imposed loads on roofs.

(2) In calculating the load on any column, wall or foundation the minimum imposed load for every floor specified in Schedule D, may be reduced subject to the reductions specified in the table given below:

Table

Reduction of minimum imposed load

Number of floors supported	Percentage reduction	minimum superimposed load
1	0	
2	10	
3	20	
4	30	
5 to 10	40	
more than 10	50	

1 0)

2 10

3 _ 20

4 30

5 to 10 40

more than 10 50

(3) No reduction imposed load shall be made for not plant or machinery which is specially allowed for, or for public assembly and storage areas, garages and ware-houses.

Wind loads. 83. (1) Wind loads shall be calculated in accordance with the recommendations of BSCP 3, Chapter V. Part 2: 1970.

(2) Advice on appropriate wind velocity applicable to a particular locality in which the building is to be located shall wherever possible, be obtained from the local Meteorological Office.

Foundations. 84. The foundations of a building shall

(1) Safely sustain and transmit to the ground the combined dead load, imposed load and wind load in such a manner as not to cause any settlement beyond the limits designed for or other movement which would impair the — stability of or cause damage to, the whole or any part of the building or any adjoining building or works;

(2) Be taken down to such a depth, or be so constructed, as to safeguard the building against damage by swelling and shrinking of the subsoil; and

(3) Be capable of adequately resisting any attack by sulphates or any other deleterious matter present in the subsoil.

Deemed to satisfy - 85. The requirements of the section No. 84, shall be deemed to be satisfied if the foundations of a building are constructed in accordance with the relevant recommendations of the Civil Engineering Code of Practice No. 4 Foundations.

Deemed to satisfy - 86. If the foundations form part of a building other than a factory or storage building, having not more than four storeys the requirements of section No. 85 shall be deemed to be satisfied if such foundations exceeding four are constructed in accordance with BSCP 101- Foundations and Sub-structures for Non industrial Building not more than four storeys.

Deemed to satisfy - 87. The requirements of section No. 85, shall be

sfy provisions deemed to be satisfied as to such part of any foun-

of foundations. Foundations as is constructed reinforced concrete if the
work complies with BSCP 114:Pt2. The structural
Use of Reinforced concrete in Buildings.

Deemed to
Satisfy provi-
sions for strip
foundation.

Brick
footings

88.

89.

57

If the foundation of a building are construc-
ted as strip foundations of plain concrete
situated contrally under the walis, the
requirements of section No. 85 should
be deemed to be staisfied if-

(1) thereis no made gfound or wide varia-

(2)

(3)

(4)

(5)

(6)

tion in the type of subsoil within the
loaded areaand no weaker type of soil
exists below the soil on which the
foundation rest within such a depth as
may impair the stability of the structure;

The width of the foundations is not
less than the width specified in Schedule
'F' in accordance with the related parti-
culars specified in appendix;

The concrete is composed of cement
and fine and coarse aggrogate confer-
ming to BS 882 and is of an nominal
mix not leaner than 50.8 kg cement:
(0.28m3)all in aggrogated;

The thickness of the concerets is no
less than its projection from the base
of the wall of or footing and is in no
case less than 15 cm.

Where the foundations are laid at more than one level at each change of level, the higher foundations extend over and unite with the lower foundations for a distance not less than the thickness of the foundations and in

no case less than 30, cm; and

Where there is a pier, buttress or chimney forming part of a wall, the foundations project beyond the pier, buttress or chimney on all sides to at least the same

extent as is the project beyond the wall.

(1) Where brick footings are provided in

the foundations of a wall they shall be irregular offsets of 6 cm wide and

Foundations
under external
party walls.

Structures
above founda-
tion.

Deemed to
satisfy provi-
sion of super
structure.

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90.

92.

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the height from the bottom of such footings to the base of the wall shall be equal to at least two third of the thickness of the walls at its base where- ever possible, the bricks in the footings shall be laid as headers.

(2) Brick footings in the foundations of a wall may be omitted if allowance is made for such omission in the thick- ness of the concrete foundations for all the wall.

(3) Where in the opinion of the concerned Authority ground conditions are fav- ourable, the foundations for nonload bearing in ternal walls may be formed by increasing the depth of the concrete floor slabs under such internal walls.

Where an external wall is built against another external or against a party wall, the width of concrete foundation specified in schedule "F shall be modified accordingly.

The structure of a building above the foundation shall be designed and constructed to safely sustain and transmit to the foundations the combined dead and imposed loads and wind loads without such deflection or deformation as will impair the Stability of, or cause damage to, the whole or any part of the building.

The requirements of section 91 shall be deemed to be satisfied if the design and construction of the structure of part of the structure complies with the following Codes of practice or standard specifications:-

(1) BS 449 The use of structural Steel in Bldg

(2) BSCP 111 Structural Recommendations for load bearing walls;

(3) BSCP 112 Structural Use of timber in buildings,

Structural 93.

calculations.

Resistance to
Weather and
Dampness
Roofs and
External Walls.

Damp Proof
Courses.

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(4) BSCP 114 Structural use of Reinforced Concrete in Building;

(5) BSCP 115 The structural use of Prestressed concrete in Building.

(6) BSCP 116 The structural use of Precast concrete;

(7) BSCP 117 Composite construction in structural steel and concrete

(8) BSCP 118 The structural use of Aluminium and

(9) BSCP 2007 Design and construction of Reinforced and Prestressed concrete structure for the storage of water and other Aqueous Liquids

The owner shall submit structural calculation to the concerned authority to prove the stability of foundations and super structure as required under these rules.

CHAPTER-6-BUILDING STRUCTURE-CONSTRUCTIONAL REQUIREMENTS

94. Every roof and external wall, including any parapet, of any building in which people live or work shall be constructed adequately to resist the penetration of rain.

95. (1) Every wall of a building shall be provided with a damp proof course at a height of not less than 15 cm above

the surface of the ground adjoining the wall and not higher than the level of the upper surface of the concrete or other similar solid material forming the structure of the floor.

Walls-Containing 96.
walls.

UnderPinning. 97.

Wall thickness 98. (1)
for residential
buildings.

60

(2) Where any part of a floor of the lowest or any storey of a building is below the surface of the adjoining ground and the wall or part of a wall of the storey is in contact with the ground.

(a) the wall or part of a wall shall be constructed or be provided with a vertical damp-proof course so as to be impervious to moisture from its base to a height of not less than 15 cm above the surface of the ground; and

(b) an additional damp-proof course shall be inserted in the wall or part of a wall at its base.

(3) Where the floor of a building is in the Opinion of the concerned authority is subject to water pressure that portion of the building below ground level shall be suitable water to the satisfaction of the concerned authority.

Every building shall be contained within its own walls or party walls which together with all cross walls shall be constructed of bricks, stone, concrete (properly bonded and solidly built together with lime cement mortar or with cement mortar) or other hard and non-inflammable materials.

If under-pinning is required the owner or this agent shall give written notice to the concerned Authority stating the method of under-pinning proposed to be used and shall obtain the written permission of the concerned authority before proceeding with the work.

In the case of residential buildings with

storey heights not exceeding 3.6m, the following wall thickness are deemed to be adequate, provided that the walls are constructed in concrete blocks of a mix (by volume) of one part of cement: 3 parts of sand; 6 parts of aggregate and a minimum crushing strength of 28kg/cm².

External Panel
walls in framed
buildings.

99.

(3)

(4

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(i)

61

(a) The thickness of external walls
for single storey buildings,
Building upto 9m in height
(length of wall not exceeding

9m shall be for:- 22cm
Ground Floor 30cm
Upper Floor 22cm

(b) Buildings upto 13.5m in
height (length of wall not
exceeding 9m)

Ground floor 38cm
intermediate floor 30cm
Top floors 22cm

The thickness of every internal cross
wall shall be at least two-thirds of the
thickness proscribed for an external
wall of the same height and length,
provided that if such cross supports a
load, the whole of such cross wall shall
be of the thickness prescribed for an
external wall and all cross wall shall
be bounded to the main walls to
which they abut.

The mortar shall be of a mix of one
part cement and five parts of sand.

The wall thicknesses specified shall be
assumed to be sufficient to carry R.C.
floors upto 4.3m span. Where walls
carry floors of a span exceeding
4.3m the thickness shall be calculated
in accordance with British Standard

Code of practice C.R.III. Adequately designed bed plates shall be provided for beams in all cases.

If a building is fully framed and no part of the panel wall sustains or transmits any load other than that due to its own weight and to wind pressure on its own surface, such panel wall may be of:-

Special Sanction
of the concerned
authority.

FLOORS-
Structural
Strength.

Notice about
imposed load.

62

(a) 11.4cm_ brick work _ reinforced
with suitable expanded metal in
every eight course, the panel not
being greater than 4.9m in length
and 3.4m in height and suitably
fixed to the framed work. For a
greater length or height the panel
wall shall be 22cm thick.

(b) 15cm thick precast concrete blocks,
the panel size being as for 11.4 cm
brickwork. For a greater length or
height the panel wall shall be 20
cm thick.

100. Any other form of panel filling or clad-

107.

102.

ding to frame building not specified in
these regulations shall be subject to
special sanctions by the concerned
authority.

Every floor shall be capable of sustaining
adequately its own weight and any dead
loads and live loads which it is likely to be
subjected to.

(1) In every storey, every except where the
floor is one used for residential purposes,
there shall be exhibited by the owner at each
staircase or at some other appropriate
place permanently and conspicuously a
notice incised or embossed permanently and
conspicuously a notice incised or embossed
on metal; plastic or similar permanent
material in the following form, stating the

imposed load for which the floor has been
designed , letters to be at least 3 cm high

NOTICE

This floor has been designed
to sustain an imposed load of :
lbs per square feet :
2

Kg per cm

A A A ff

(2) Where floor of different rooms or different parts of floors have been designed for different impose loads, a notice in the above form shall be suitably displayed in each room or on each part of the floor as the case may be indicating the variations.

Steel reinforcement- 103. Where steel, reinforced concrete or timber reinforced concrete is used in floor construction the design

and timber shall be in accordance with section 66, 67 and 68 respectively.

Floor finish- 104. Every floor shall be finished in a manner being adequate for its intended use.

Impervious 105. (1) The floor or every factory and warehouse floors intended to be used for the manufacture or storage of article for human consumption shall be constructed of impervious material.

(2) The floor of every garage shall be constructed of impervious material.

Staircases and 106. (1) The rise shall normally not be more than 18 cm and the tread shall not be less than 23 cm.

(2) In houses occupied by not more than one household 12 risers will be permitted.

Handrails. 107. (1) All staircases shall be provided with a handrail

(2) In non-residential buildings a handrail shall be provided on each side of the stair case when the staircase is 1.5m wide clear or over. Where a staircase is 3.0m wide or more, there shall be provided in

addition a handrail down the centre of the stair.

Maximum 108.

There shall not be more than 15 risers flight.

between each landing A landing shall not be less than 1m in depth

Windows. 109 Windows may be permitted in residential buildings other than blocks of flats.

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Timber
Staircase.

Staircases/

Lifts

110

FT 1.

(1)

(2)

Roofs Timber 112. (1)

Roofs.

Specialtype 113.

of construction.

Roof covering 114. (1)

& Design.

Access to
roof space.

115.

(2)

(3)

(2)

64

Timber staircases are permissible Inly
for residential buildings accupied by not
more than one house hold.

All other staircases shall be of roinforced
concrete or othe.+nen-inflammable material.

Lifts shall be provided in buildings where
the climbing from the ground floor level
to the top floor level exceeds 13m.

Timber for roof construction shall be of
adequate sizes and preporly framed in

accordance with section No.92 (3).

All build-in or hiddan roof timbars shall be protected against damp and insect attack by treatment with a suitable preservative.

Where stool work or roinforced concrete is used in roof construction the design shall be in accordance with section No.92 (4) and (7) respectively.

Any other type of roof construction at sneci-fied in these regulations shall require special sanction of the concerned authority .

On pitched roofs the following materials only may be used;

Burnt clay or concrete tiles
Slates
Motel or asbestes cement sheeis
Blass

Other materiais approved by the concerned authority

The roof of a building (whether flat or not) shall be so constructed as to effect-ually drain to suitable and adequat channels, gutters, chutes or troughs.

Access shall be provided to the space within a pitched roof where such space is enclosed by a ceiling.

Lightening 116.
conducters.

Refuse chutes 11/7.
Minimum
requirsmnts.

(1)

65

Lightening conducters, if provided, shall be of a type approved by the concerned authority and shall be earthed and fixed in amanner approved by the concerned authority.

Refuse chutes shail be of a type approved by the concerned authority and shall bonfirm with the following minimum requirements.

All buildings which are four storeyed and above shall be provided with refuse chutes.

(2) The number of refuse chutes for rebuilding

(3)

shall be determined by the concerned authority.

Refuse chutes shall-

(a) be vertical for the whole length and shall be constructed witha smooth finished imprvious inner surface;

{b) have in internal diameter of not less than 38 mm

(c) all chutes shall be adequately ventilated at the top and_ shall be provided with suitable arrange-ments for flushing with water for the full length of the chutes

{d) All chutes shall discharge into a suitable movable resseptacle or receptacles of a size and pattern approved by the concerned authority.

(e) All chutes shall be 1.2 m above the roof and shall be covered with a ventilating sky light.

(f) The opening into the chutes from each floor shall be fitted with a self-closing hopper. Tight fitting plank or hopper constructed of nonflammable material.

FLUES AND CHIMNEYS.

(4)

118.

(1)

(2)

(4)

66

Refuse chutes shall be enclosed with walls of masonry of not less than two hours fire resistance.

Refuse receptacles shall be housed in a chamber which shall:-

(a) be provided with concrete curbs for the refuse receptacle to stand on;

(b) be adequately fly and vermin proofed;

(c) be connected to and drained by a foul water drain

(d) open to the external air; and

(e) be lined throughout with glazed tiles.

Every chimney included in a building shall be built on stable foundations.

Construction of non-combustible materials of such a nature, quality and thickness as not to be unduly affected by heat, condensate or the products of combustion;

The chimney of an industrial and factory plant shall not be built at a distance of 3m of the street line.

The inside of every flue included in a building shall be properly rendered or pargetted as such flue is carried

up unless the whole flue shall be lined
with fire-brick or fire-proof piping
of fire -clay at least one inch thick,
and unless the spandrel angles shall
be filled in solid with brick work or
other incombustible material.

Chimney Shafts

118-A.

(5)

(1)

67

The back or outside of such flue, which shall not be constructed so as to form part of the outer face of an external wall, shall be properly rendered. In every case where the brick work of such back or outside is less than nine inches thick.

Every flue included in a building and intended for use in connection with any furnace of copper, steamboiler or close fire constructed for any purpose of trade, business or manufacture or in connection with any cooking range or cooking apparatus, of such building when occupied as a hotel, tavern or eating house shall be surrounded with fire-brick at least four and a half inches thick for a distance of 3 meters at least in height from the floor on which such furnace of copper, steamboiler, close fire, cooking range or cooking apparatus may be constructed or placed.

This section shall apply to chimney shafts which are structurally independent and erected in connection with any factory or place in which steam, water or other mechanical power is to be employed.

(2) A shaft and its foundations shall be

designed and constructed in accordance with the following provisions

2

(a) 60kg/m if the height of the shaft does not exceed 6.0 m

2

(b) 68kg/m if the height of the shaft does not exceed 12m

2

(c) 78kg/m if the height of the shaft
does not exceed 18 m

2

(d) 83kg/m if the height of the shaft
does not exceed 24m

68

2

(e) 88kg/m if the height of the shaft does not exceed 30m

2

(f) 98kg/m if the height of the shaft does not exceed 45 m

2-

(g) 107 kg/m if the height of the shaft does not exceed 60

2

(h) 136 kg/m if the height of the shaft does not exceed 90 m

2

(i) 176 kg/m if the height of the shaft does not exceed 120 m

2

(j) 186kg/m if the height of the shaft is 150m or greater .

and the shaft shall be capable of resisting with out overturning a wind pressure of one and half times that specified in the following table.

iii e peer

RATIO OF HEIGHT(H) TO BASE(B)-H NOT FROM MORE THAN 8

BASE
THAN 4

SHAPE OF CIRCULAR 0.66 0.72 0.77
STRUCTURE ON OCTAGONAL 0.88 0.99 1.1.
PLAN SQUARE (WIND
NORMAL

TO DIAGONAL 0.88 99 1.1

we PACE 1.10 1.77 1.43

Shafts constr- 119. (1) A shaft constructed of brickwork shall
cted of brick be deemed to be designed and constructed
masonry. in accordance' with sub-section (2)

c.,d,&e of Section No.119 if it complies with the following provisions:-

(a) The bricks shall be hard and well burnt clay bricks, or sand lime bricks being brick described as Class A in British standard 187, and they shall be properly bounded and solidly put together with mortar.

(b)

(c)

(e)

(f)

(g)

69

Where the horizontal section of the shaft is circular or in the form of a regular polygon, the external diameter or least width at its base shall be not less than one twelfth of the height of the shaft.

Where the horizontal section of the shaft is rectangular the lesser width at its base shall not be less than one tenth of the height of the shaft.

The thickness of the brick work shall not be less than 22 cm at the top of the shaft and for not more than 6m below the top and shall be increased by not less than 10cm for each additional 6 m or part of 6m of the height of the shaft measured downwards.

The shaft shall have a batter of not less than 6.5 cm in every 3m

Any footing provided at the base of the shaft shall:-

(i) project in every direction from the base for not less than two thirds of the thickness of the brick-work of the shaft at the base;

(ii) be in height not less than one and one-third times their projection:

(iii) be either in regular offsets from the base or in one effect;

(iv) be built solid to the level of the base .

The footings or the vase of the shaft shall rest upon a suitable and sufficient foundation.

(h) where the footings or the base of the

shaft rest upon cement concrete and the bearing capacity of the ground under the concrete is not inferior to that of the firm clay, the requirements of the last preceding sub-by-law shall be deemed to be satisfied if

(i) the projection of the concrete in every direction from the base of the shaft is not less than one and a half times the thickness of the brick-work at base.

(ii) the thickness of the concrete is

not less than one and one third times the projection of the concrete beyond the footings or beyond the base if footings are not provided; and

(iii) the concrete is composed of cement

and well graded aggregate in the proportion of 50 kg of cement to not

more than 600 cm of well graded aggregate .

(i) Where an opening is formed in

the side of a shaft the sides of the opening shall be strengthened to offset any loss of strength due to the formation at the opening.

Shafts constructed 120. (1) A shaft constructed of cut stone masonry of stone masonry.

(2)

masonry shall be deemed to be designed and constructed in accordance with sub section (2) c,d,& e, of section No. 119, if it complies with the provisions of this section.

Every such chimney shall be built of a diameter at the base of not less

than one twelfth of the height of
at least 6100 m from its base every
such chimney shall be lined in the fol-
lowing manner, that is to say, the shaft
shall be provided with an independent
lining of fire bricks separated from

the masonry enclosing the shaft by a cavity at least 2.5 cm in width and every such cavity shall be covered at the top with corbelled brick work.

(3) The batter of every such chimney shall be not less than 3m to the meter.

(4) Where the inside diameter of the chimney at the top does not exceed 1.4 m the thickness of the masonry shall be as follows:

(a) From the top of the chimney at the level 7.6 m below the top it shall be 30 cm thick

(b) from the level of 7.6 m below the top of the chimney to the level of 15.0 m below the top, it shall be 45 cm thick.

(c) For each further space of 7.5 m below the level of 15m from the Top, the thickness shall be in like manner further increase to the extent of 15cm.

(5) Where the inside diameter of the chimney at the top exceeds 1.2 and 15 cm, the thickness of the masonry shall be as follows;

(a) From the top of the chimney to the level of 7.5 m below the top, it shall be 45 cm thick,

(b) From the level of 7.5 m below the top, it shall be 60 cm thick.

(c) For each further space of 7.5 m below the level of 15.0 m from the top, the thickness shall be in like manner further increased to the extent of 15cm.

Shafts constructed
of reinforced of
concrete.

Drainage General.

Connection to
public sewer.

Cemspools, septic

thanks & sank pits.

V2
121.

Where reinforced concrete in

used in chimney shaft construction the
design shall be in accordance with
section No.119

CHAPTER—7 DRAINAGE AND SANITATION

422. All drainage and sanitary installation shall be carried out in accordance with the relevant regulations for drainage, plumbing and sanitary thereto.

123. Where there is a public sewer all
sullage water shall be connected thereto.

124 (1) Where no public sewer is in
existence all sullage water
shall be connected to septic
tanks.

(2) Where no public sewer is in
existence, all waste water shall be
connected through septic tank
to soak pits.

(3) Septic tanks shall-

(a)

(b)

(c)

be so constructed as to be
impervious to liquid either
from the outside or inside.

be so sited as not to render liable to pollution any spring or stream of water or any well the water of it is used or likely to be used for drinking or domestic purposes subject to a minimum distance of 6m

septic tanks and drainage mains within boundaries of the plot be so cited as not to render liable to pollution any water line There shall be a minimum distance of 1m

Draining of Roofs
and balconies.

Pipe fittings.

Soil pipes,
waste pipes and
ventilating pipes.

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between the two, and where this distance is to be reduced due to any unaboidable reason, than the water main be protected by concrete which should be completely impervious to be liquid from outside.

(d) Any settlement tank or septic tank shall be—

(i) of suitable depth; and

(ii) of adequate size and In no case the capacity should be less than 2.7m³; and

(iit) covered or fenced in; and

{iv} if covered; adequately ventilated and constructed with means of access for the purposes. of inspection (including inspection of the inlet and outlet) emptying and cleansing.

125. Theroof of every building and the floor or balconies abutting on a street or constructed over a street shall be drained by means of gutters and down pipes to the satisfaction of the concerned authority.

126. Any reference to a pipe in the following sections unless the context otherwise requires, include a reference to number of pipes and fittings jointed together to form a continuous line of pipes.

127. (1) Provision shall be made in the drainage, system of a building, whether above or below the ground as may be necessary to prevent the destruction under

working conditions of the water seal in any trap in the system or in any appliance which discharge into the system.

(2) Subject to sub-section (1) and section 123 any soil pipe, waste pipe or ventilating pipe shall be

(3)

74

of adequate size for its purpose but in no case shall be internal diameter of a soil pipe or waste pipe be less than the internal diameter of any pipe or of the outlet any of appliances which discharges into it.

Without prejudice to the generality of subsection (1), the internal diameter of a soil pipe shall be not less than.

(a) 50 mm, if it exclusively serves one or more urinals; or

(b) 75 mm, in any other case; and

(c) the internal diameter of a waste pipe

shall be not less than 32 mm, if it serves a lavatory basin,

(4) Any soil pipe, waste pipe or ventilating

pipe shall-

(a) be composed of suitable materials of adequate strength and durability; and

(b) have joints formed in a manner appropriate to the materials of which the pipe is composed and in such a way that the joints shall.

(1) remain airtight; and

(ii) not cause electrolytic corrosion due to the association of dissimilar materials; and

(iii) not be from any obstruction in the interior of the pipe; and

(c) If it is necessary to have a bend) be so

constructed that the bend does not form an acute angle but has the largest practicable radius of curvature and that there is no change in the cross section of the pipe throughout the bend; and

(d)

(e)

75

be adequately supported throughout its length without restraining thermal movement, any fitting which gives such support being securely attached to the building; and

be so constructed as to be capable of withstanding a smoke or air test for minimum period of three minutes at a pressure equivalent to a head of not less than 38 mm of water; and

be so placed as to be reasonably accessible for maintenance and repair throughout its length: and

have such means of access as are necessary to permit internal cleansing.

Any soil pipe from a soil appliance and any waste pipe from a waste appliance shall have fitted close to such appliance a suitable and readily accessible trap of adequate diameter, having an adequate water seal and means of access for internal cleansing:

Provided that this sub-section shall not apply to—

(a)

(b)

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any soil pipe serving only a soil appliance or any waste pipe serving only a waste appliance if the appliance has an integral trap;

any waste pipe serving a bath or lavatory basin where two or more baths or lavatory basins are so fixed in a range that such waste pipe discharges into a semi-circular and accessible open channel of glazed stoneware, or other equally suitable material, formed or fixed in, on or above the floor immediately beneath such baths or lavatory

basins and discharging over or into
suitable trap: or

Overflow
pipes.

(6)

128.

76

(c) any waste pipe serving a lavatory basin or shower tray where a number of lavatory basins or shower tray where a number of lavatory basins or shower trays or both are so fixed in a range that each such waste pipe discharges into a common waste pipe which.

(i) does not exceed 5 m in length;
and

(ii) is fitted with a suitable trap; and

(iii) has means of access suitable and adequate for the internal cleansing of the trap and of the whole length of the pipe.

No soil pipe or waste pipe shall be placed outside the external walls of a building not under former control so as not to cause dampness in that building.

Any overflow pipe connected to a waste appliance shall either-

(1) discharge into a waste pipe in such a way as to be disconnected from the drainage system by the trap installed in accordance with section No.128(5).

(2) otherwise so discharge as not to cause dampness in, or damage to, any part of any building.

Ventilating pipes. 129. Any ventilating pipe shall be-

(1) carried upwards to such a height and so positioned as not to transmit foul air in such a manner as to become prejudicial to health or a nuisance:
and,

(2) fitted at its topmost and with a durable
cowel or other cover which does not
unduly restrict the flow of air.

Rain water 130. Any rain water pipe which is On a building pipes. and intended for collecting rain- water shall be.

(1) of adequate size for its purpose; and

(2) composed of suitable materials of adequate strength and durability; and

(3) adequately supported throughout its length without rest-ratining thermal movement, any fitting which gives such support being securely attached to the building; and

(4) so arrange as not cause dampness in, or damage to, any part of a_ building; and

(5) jointed in a manner appropriate to the material or materials of which it is composed so as to remain watertight; and

(6) fitted with an adequate outlet or outlets so placed as to drain the whole length of the pipe.

inlets to 131. Any inlet to a drain, other than a junction

drains. between the drain and a soil pipe, a waste pipe or a ventilating pipe, shall be affectively trapped by means of asuitable trap having sealnot less than 50 mm in depth.

Trenches for 132. (1) where any drain or private sewer is trains and constracted adjacent toa load bearing private sewers. part of a building, such precautions

shall be taken as may be necessary to ensure that the trench in' which the drain or private sewer is laid in no way inairs the stability of the building.

(2) Except where the nature of the ground makes it unnecessary, where any drain or private sewer is adjacent to a welland the bottom of the trench is lower that the foundation of the wall the trench shell be filled in with concrete to a_ level which

3Y 4) ig not rowdédér chat> the bottom of 'the

ae ' fgundatioa cf: the well by more
than the distance from that foun-
-dation to the near side of the trench
fess than 150 mmr.

Provided that, where the trench is within 1.cm of
tre foundation cf the wall, the trench shall
be filled in with concete to the levei cf the
underside of the fcundaion.

(3) Tre concrete "illing required by the fore-
acing paragrapa shall have such expansion
jonts as are necessary.

ery 133. (1) The minimin/requirements/sanitary pro-
visions. visions asprescribed thereunder srall be
followed:

(a) Every rasidential dweiline shall
have et least one Latrine or W.C
and 27e dathroom.

(b) Sing:ero2m tehements shall have
one iatrine or W.C and one
bathroom or five tenements
subject to a min: mum provision of
two \V.C Latrines.

{c) in the case of servant's quarters
attached to dwelling house one
W.C's or Latrine and one bath-
room shailbe sufficient for every
five c uarters.

: (2) For every ten bedrooms or less
in a Hote., Boarding houses Guest
-douse there shall be provided at least
two W.C's or Latrines and two
batnroom:.

(2) For every 25 person upto 10C persons in
a Office Departmental store or Factory
there sha'! be provided on W.C or
Latrine and one Urinal and one addi-
tional W.2 o: Latrine plusone Urinal
for every 5C personsin excess of 100
persons.

(4) For every 20 persons in a Dormitory there shall be provided at least two W.C's or Latrines and one bathroom.

(5) One wash basin or equivalent washing through space per 25 or less persons for ablution purposes.

The above figures refer to staff only.

If provision is to be made for the public it shall be made according to the above - specification.

(6) Communal sanitary facilities shall be provided at the discretion of the concerned authority for shops and, stalls

having a floor area less than 37m² But for shops and stalls having a floor area 2

less than 37 shall have minimum of W.C or Latrine and one draw off tap at the premises.

(7) (a) one W.C. and two urinals for every 200 persons or part thereof in place of public assembly for males: and

(b) one W.C. for every 100 females or part thereof. In each room provided for sanitary purposes there shall be at least one wash basin.

(8) (a) Two W.C's and three urinals per 100 boys in each School.

(b) Two W.C.'s and three bidets per 100 girls in each School.

(c) one wash basin or equivalent washing through space per 25 pupils for ablution purposes.

(9) At least one W.C., one wash basin and One bath for every 10 persons (patients and staff) in a hospital .

Wall and floor 134. (1) All walls of W.C's and bathrooms shall

Finishes. be finished in cement mortar or other impervious material to a minimum height of 1.2m. All floors to W.C's and

bathrooms shall be paved in concrete with cement or other approved material rendering it impervious and laid in the case of bathrooms with proper falls to an approved outlet.

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(2) every latrine shall be constructed of

(3)

brick, concrete or other impervious approved materials.

Where there is no water carriage system latrines shall be so aerated from the main buildings by cross ventilated passages not less than 1.0m wide or be accommodated in separate buildings.

Requirements 135. well constructed in connection with a

for wells. building and intended to supply water for human consumption shall comply with the following provisions.

(1) The well shall be so situated as not

(2)

(3)

—

(4)

(5)

(6)

to be liable to pollution, subject to a minimum distance of 6m from any cess-pool, soak pit and septic tank.

The ground adjoining the well shall for a distance of not less than 1.2m in every direction be covered with a water tight paving constructed so as to slope away from the well.

The sides of the well shall be rendered impervious for such a depth as to prevent contamination through the adjoining ground. This will normally be depth of 1.8m.

A dug well shall be so constructed as to be readily accessible for cleaning

and the opening shall be guarded by a railing or parapet at least 8.0 m high.

The top of a dry well shall be surrounded by a curb extending not less than 15 cm above the level of the paving and so constructed as to prevent any surface water gaining access to the well.

The lining tubes to a bored well shall project not less than 15 cm above the level of the paving and such projection shall be surrounded with concrete not less than 15 cm thick or with other adequate means of protection for its full height.

(7) A well from which water is drawn by a bucket shall be provided with an efficient hinged wooden or iron or other suitable cover which will close the well when not in use.

(8) A well from which water is drawn by a pump shall be provided with a cover fitted as to prevent surface water or other matter from gaining access to the well.

Requirements of 136. (1) This section shall apply to any water closet fitting installed in water closets for use in connection with a building.

(2) The receptacle shall have a smooth and readily cleansed non-absorbent surface and shall be so constructed and fitted as to discharge through an effective trap of suitable dimensions and thence, without storage, to a soil pipe or a drain.

(3) The flushing apparatus shall be capable of securing the effective clearing of the receptacle.

(4) No part of the receptacle shall be directly connected with any pipe other than a soil, flush pipe, trap vent pipe or

drain.

Requirements of 137. (1) (1) The section shall apply to any urinal or urinal fitting for urinals constructed or installed for use in connection with a building.

(2) The urinal shall have one or more siabs, troughs, bowls or other suitable receptacles, which

(a) have a smooth and readily cleansed non-absorbent surface; and

(b) have an outlet fitted with an effective trapping and trap; and

(c) are so constructed as to facilitate cleansing.

(3) No urinal or urinal fitting shall be constructed or installed unless it is furnished with an automatic

flushing apparatus which is capable of securing the effective cleansing of the receptacle.

(4) No part of the receptacle shall be directly connected to any pipe other than a soil pipe, flush pipe trap vent pipe or drain.

CHAPTER -8- FIRE RESISTANCE AND FIRE PRECAUTIONS.

General. 138. Every building shall comply with the provisions laid down in

chapter 8 & @ in respect of fire resistance and fire precautions.

Compartment- 139. Every floor of a building shall be divided into compartments by means of fire walls located as follows:—

(1) Separating one occupancy from another within same building.

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Construction of 140.

Fire, Walls.

Opening in 141.

Fire walls

Stand pipes 142.

Syst' m/Other
equipments for
fire prevention/
Extinguishing.

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(2)

(3)

(4)

82

Separating part of a building from any other part of the same building which is used or intended to be used for a different function such as_ residential, institutional, assembly, storage commercial use etc.

Dividing an institutional building into smaller compartments of an area not exceeding 2000 sq. Meters.

Separating occupancy areas from common_ circulation areas.

Fire walls shall be constructed as follows.:

(1) Concrete Block : when constructed of solid or hollow

(2)

(1)

concrete blocks, the fire wall shall be of minimum 150 mm thickness. furnished with minimum 12 mm thick cement sand plaster on each face.

Brick Masonry : Fire walls of solid brick masonry shall have minimum thickness of 200 mm.

Reinforced Concrete : Fire walls of R.C.C construction shall have minimum thickness — of 189 mm with minimum concrete cover to Minimum reinforcement of 75 mm.

Fire walls may also be constructed in any other manner or with any other non-combustible material approved by the concerned authority with a minimum fire resistance

of 2 hours.

Openings in fire walls may be fitted with a single or double leaf door with a minimum fire resistance for the following periods; —

(a) Door giving access to a flat from a common area 1 hour

(b) Any other case- 14 hours—

(2) (a) Except in case of fire doors giving access to occupancy

areas from common circulation areas, all fire doors must open in the direction of escape.

(b) Except in case of fire door giving access to occupancy

areas from common circulation areas, all fire doors must have opening not exceeding 0.1 sq. meter fitted with wired glass at 1.5 meters height.

(c) All fire doors used to compartmentalize an institutional

(1)

building shall be fitted with automatic self closing device.

Requirements for fire Prevention and Fire Extinguishing shall be as follows:—

(a) All buildings which are ground plus three storeys or

above or more than 13 m high shall be provided a set standard pipe/pipes as given below:—

Automatic
Sprinkler
system.

143.

(b)
(c)

(a)

(e)

(f)

83

(i) Buildings from (4) storeys upto 8 storeys in height shall be equipped with not less than 6 cm dia stand pipes

and

(ii) Buildings over 8 storeys in height shall be equipped with not less than 10cm dia stand pipes.

(2) The number of stand pipes shall be such that all parts of every floor area are at a maximum distance of 36m from the stand point. :

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

(4) (a) The construction of stand pipes shall be of galvanized iron.

Stand pipe risers shall extend from the lowest to the top most story of the building or part of building which they serve.

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

Every stand pipe or stand pipe system in case of interconnected stands pipe, shall be equipped with a fire department approved in-kkt connection of corrosion resistive metal (e.g. gunmetal) located «near outer building face nearest to street approximately 6m to 9m above finished ground and suitably marked 'Fire Department Connection-Stand pipe'

Stand pipe shall be provided in every storey with a 4 cm diameter

flexible hose not less than 30 m long, with a 1.25 cm nozzle, being in an approved rack or cabinet.

The stand pipes shall be fed by an overhead water tank reserved solely for this purpose. The minimum capacity of this tank shall be 5000 gallons, with a minimum of 2.1m head above the highest discharge point.

Automatic sprinkler system shall be provided in the following:

- (1)
- (2)
- (3)
- (4)

(5)

(6)

In every institutional building which serve restrained or handicapped persons.

In covered car parking areas in building of which upper storeys are designed for other uses when such parking area exceeds 465m².

Bus garages or terminals for passengers serving more than 4 buses at a time. :

Each floor of mercantile and industrial building which is more than one storey high and which exceeds 1860m² covered area.

All building compartments used for manufacture display or storage of combustible materials where products which are more than 700m² in cover area.

All areas of theatres except the auditorium, music hall and lobbies.

Sprinkler
System
construction.

Manual fire-
extinguishing
equipment.

145.

84

(7) All building areas used primarily for storage of goods, and material including areas clearly specified for storage of incombustible materials and goods, which are more than 93 m in areas.

(8) No sprinkler provision should be made on the immediate vicinity of generators or any electrical equipment.

Sprinkler System Construction shall be in the following manner:

(1) Sprinkler pipes, hangers and sprinkler heads shall be protected from corrosion.

(2) Every sprinkler system shall be equipped with a fire department approved inlet connection located on an outer building face nearest to... street approximately 6 to 9m above finished ground and suitable marked "Fire Department connection- Automatic Sprinklers".

(3) Automatic Sprinkler System shall be fed by a over head water tank/s reserved solely for this purpose. The tank/s shall be capable of supplying 25% of the Sprinkler heads for 20 minutes in but the minimum capacity of any tank shall be 5000 gallons. There shall be a minimum head of 1.05 Kg/cm² above the highest discharge point.

(4) Automatic Sprinkler System | shall be arranged to set off automatic fire alarm system simultaneously.

(5) Every Sprinkler System shall be provided with readily accessible outside valve to control all sources of water supply.

Manual fire extinguishers shall be provided as follows:

(1) Two extinguishers in Stage area, one in each dressing room one immediately outside each entry in theatres.

(2) One extinguisher in each 230 m² of area of public assembly buildings, but not less than, one on each occupied

floor, and not less than 1 in each lab, workshop or vocational room.

{3) At least one extinguisher on each floor at stairway: landing and in corridor at each lift or group of lifts in residential and commercial buildings.

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—@) Every element of structure shall -be

85

required to have

fire resistance for not less than the relevant period specified in table 'A' with regard to the building of which it forms

part of.

TABLE 'A'

(Minimum Periods of fire resistance)

Types of building
or compartment

(i)

(ii)

(iii)

(iv)

(v)

(vi)

(vii) Public Assembly Buildings

Private dwelling house

Institutional:—

Upto 28 meters high

— Over 28 meters high

Residential buildings

Minimum period fire resistance
in hours or elements of structure

Ground or Upper Basement

Storey storey

4 1

1 14

14 2

Other than private dwelling house

—Upto 2 storeys high

—Upto 3 storeys high

—Upto 28 meters high

— Over 28 meters high

Office Buildings.

~Upto 7.5 meters high

—Upto 15 meters high

— Upto 28 meters high

—Over 28 meters high

Mercantile Buildings

_—Upto 7.5 meters high

——Upto 15 meters high

— Upto 28 meters high

— Over 28 meters high

Factory Buildings.

— Upto 7.5 meters high

—Upto 15 meters high

—Upto 28 meters high

—Over 28 meters high

—Upto 7.5 meters high

—Upto 15 meters high

— Upto 28 meters high

—Over 28 meters high

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(2) Every element of Structure shall be required to have fire resistance for not less than the relevant period specified in table 'A' with regard to the building of which it forms part of. .

TABLE 'A'

(Minimum periods of fire resistance)

Types of building or compartment Minimum period fire resistance in hours for elements of structure

Ground or Upper — Basement

Storey storey

i) Private dwelling house 4 1

ii) Institutional : s . .

—Upto 28 meters high 1 14

—Over 28 meters high 13 2

iii) Residential buildings other than private dwelling house

—Upto 2 storeys high 1

—Upto 3 storeys high 1

—Upto 28 meters high 1

—Over 28 meters high 14

iv) Office Buildings

—Upto 7.5 meters high 4

—Upto 15 meters high 1

—Upto 28 meters high 1

— Over 28 meters high 14

v) Mercantile Buildings

—Upto 7.5 meters high

—Upto 15 meters high

—Upto 28 meters high

—Over 28 meters high

Notes

AN

vi) Factory Buildings

—Upto 7.5 meters high

—Upto 15 meters high

— Upto 28 meters high

— Over 28 meters high

Notes

but

vii) Public Assembly Buildings

— Upto 7.5 meters high

—Upto 15 meters high

—Upto 28 meters high

—Over 28 meters high 1

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—

Now a

viii) Storage & Public Car parks

—Upto 7.5. meters high

—Uptu 15 maters high

—Upto 28 meters high

—Over 28 meters hight

Frou

RAN

(b) If any part of a building is completely separated throughc ut its he'ght beth
abcve ana belcw the grcuncfcm allc ther parts by c mpartm:nt wall/s in ihe sam3
vertical plane, the fire resistance requirement of thet part shall be determined by
height s.lcly cf that part.

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Test. of Fire
Resistance

External

Walls.

149.

150.

{c)

(d)

(a)

(1)

(2)

(3)

(a)

(b)

(c)

(d)

(i)

(ii)

(1)

(2)

87

If any element of structure forms part of more than one building or compartment and the fire resistance in respect of one building or compartment differs from those specified for any other building or compartment of which the element forms part, such element shall be so constructed as to comply with the greater or greatest of the requirements specified.

Any element of structure shall have fire resistance of not less than the minimum period required for any element which it carries.

No fire resistance is required if the elements form part of a basement storey which has an area not exceeding 50 m².

Every element of structure shall be capable of resisting the action of fire for the specified period under the conditions of test appropriate to such an element in accordance with BS—476 part 1: 1953 and subject to modifications if any.

Any floor shall, if the underside of such floor is exposed to a test by fire, have fire resistance not less than the minimum period required for elements of structure forming part of the building/compartment immediately below such floor.

Any structure enclosing a protected shaft shall if each side of the wall is separately exposed to a test by fire have fire resistance not less than the minimum period required.

Any part of any external wall which is situated less than 1m from the relevant boundary shall, if each side of the wall is separately exposed to test by fire, have fire resistance not less than the minimum period required.

Any part of an external wall which is situated in or more from the relevant boundary wall, if the inside of the wall is exposed to a test by fire, have resistance not less than the period required.

Any element of structure shall be deemed to have the requisite fire resistance if.

it is constructed in accordance with one of the specifications given in Schedule 'G'

the element or a similar part to that element made to some specification is proved to have the requisite fire resistance.

Any external wall which is situated within a distance of 1 metre from the relevant boundary, or is a wall of a building which exceeds 15 metres in height shall be constructed wholly of non-combustible material apart from any external cladding.

Any beam or column, wherever forming part of or carrying an external wall constructed of non-combustible material shall also be constructed wholly of non-combustible material.

Separating Walls 151. and Fire Walls

Protected Shafts 152

(3)

88

Any part of a. roof shall be deemed to be part of an external wall if it is pitched at an angle of 70° or more to the horizontal and covers a habitable space within the buildings.

(1) Separating walls between two adjoining buildings shall

(a)

(b)

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(a)

(b)

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(a)

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(ii)

form complete vertical separation between any buildings separated and shall not have any opening except for the following:

Passage of a pipe through a separating wall if the pipe is not a flue pipe and has a diameter not exceeding 25mm if it is made of combustible material, and 150 mm if it is made of non-combustible material.

An opening which is necessary as a means of escape from fire if the opening is fitted with a fire door which has fire resistance not less than the period required for the separating wall.

Any separating wall or fire wall which forms junction with a roof shall be carried above the upper surface of the roof covering to a distance not less than 375 mm. A separating wall or fire wall shall not be required to comply with these requirements if.

the roofs being separated by the wall are of non-combustible construction. .

the buildings separated by the wall are residential office or assembly buildings and do not exceed 12.5 meter in height.

if any external walls are carried across the end of a separating or fire wall, such external wall and separating wall/fire wall shall be bounded together.

Protected shafts shall be constructed only for stairway lift, escalator, chute, duct, or any other purposes which enable persons, things or air to pass between different compartments.

There shall be no opening in shaft enclosure/s except the following:

an opening for a pipe

an opening fitted with a door which has fire resistance of not less than half the period required in table 'A' of chapter 9 whichever is more.

Any protected shaft containing a lift or lifts:

Shall be ventilated to external air by means one or more permanent opening situated at the top of the shaft and having a total unobstructed area of not less than 1m² for each lift.

Shall not contain any pipe conveying oil or gas or any ventilating duct.

Fire Resistant
Doors

Miscellaneous.
Provisions

153.

154

(2)

(ii)

(d)

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(1)

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(1)

(a)

(b)

(a)

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may have an opening in its protective structure for passage of cables for the lift into the machine room provided that if the opening is at the bottom of the shaft the opening should be as small as practicable.

If a protected shaft serves as or contains a ventilating duct, the duct shall not be constructed of, or lined with any material which increases the risk of spread of fire.

If a protected shaft of a stairway, it shall not contain any pipe conveying oil, gas or a ventilation duct.

A shaft that does not extend to the roof of a building

shall be enclosed with tip construction of the same strength and fire resistance as that of the shaft enclosure. Such — shafts shall be provided with non-combustible vents for the relief of smoke and gases in the event of fire, with an area not less than 10% of the shaft area.

All shafts that extend to the roof of a building shall be ventilated by a window in the side of the shaft of not less than 75% of the area of the shaft. Such window shall not be located within three (3) meters of an interior property line, and its sill level shall not be less than 0.8 meters above the finished roof level.

Any fire resistant door shall, if exposed to a test by fire when fitted in its frame, satisfy the requirements as to freedom from collapse and resistance to passage of flame for not less than the relevant period required.

The clearance between the leaf of the door and the frame, or between two leaves shall be as small as practicable.

If two separate doors (whether single or double leaf door) are installed on opposite sides of an opening, the required fire resistance may be achieved by the two doors together or by either of them separately.

Wired glass, if used in fire resistant doors, shall be of a maximum area of 0.1 m² and shall not be less than 6 mm thick

If any part of any opening in an external wall of building other than a private dwelling house, is directly above an opening in an adjoining storey, either:—

The bottom of the upper opening shall not be less than 1 meter above the top of the lower opening and not less than

half meter above the upper surface of the floor separating

the storeys, or

A horizontal projection of inflammable material is constructed between the two openings to project half meter from the wall.

Every garage in a private dwelling house shall be constructed of inflammable material having a fire resistance of not less than half an hour.

(e)

(5) (a)

(b)

(c)

90

(b) An-opening in wall separating the garage from the house shall at its lowest point be at least 10 cm above the level of the floor of the garage and shall be protected by a self-closing door/s having a fire resistance not less than half an hour.

(3) (a) In premises with more than 400 persons seating capacity the stage area shall be separated from the auditorium on either side of the proscenium opening by a fire resisting wall at least 150 mm thick of block masonry or its equivalent, carried down to a solid foundation and up to at least one metre above the roof level unless the

roof is of fire resistance construction.

(b) Not more than two (2) openings shall be provided in

the proscenium wall in addition to the proscenium opening such additional openings shall not exceed 2.0m² area each, and shall be fitted with a door of minimum half an hour fire resistance.

(c) A fire resistant curtain shall be provided to the proscenium opening.

(4) (a) Cinematograph equipment shall be separated only within fire resistant enclosures located outside the auditorium/

(b) The enclosure shall be constructed to have minimum two (2) hours fire resistance.

(c) Two exits shall be provided to each enclosure. These shall be located outside the auditorium and fitted with self closing doors with minimum fire resistance of half an hour. The doors shall open outwards from the enclosure.

(d) There shall be a minimum number of openings between the projection enclosure and the auditorium and these shall be as small as practicable. Each such opening shall be fitted with a gravity shut of minimum half an hour fire resistance overlapping all edges of the openings, not less

than 2.5 cm when closed. There shall be provided a suitable device to close all shutters simultaneously from any project or head or from a point outside each exit door.

All enclosures shall be provided with adequate ventilation by suitable openings or shafts of inflammable construction which shall lead to open air. -

All steel and other metal structural members shall be protected with non-combustible materials to provide the required fire resistance.

Concrete fire protection on steel column shall be rain forced and enclosed by wire mesh, metal clips or spirally wound wire of not less than 12 gauge size with a pitch not more than 100 mm.

Where the fire resistant covering of columns is subject to damage by moving vehicles or handling of materials the fire proofing shall be extended to a height of not less than one and half (1.5) metres from the finished flooring with a suitable metal covering of adequate strength.

(6) (a)

(b)

(c)

91

All airconditioning and ventilation ducts including supports shall be constructed anti-ely of inflammable materials.

'No airconditioning or ventilation duct shall pass through a fire waller a separating wall.

where ducts pass through floors or walls other than fire walls, or separating wells, the space around the duct shall be sealed with reinforced asbestos, mineral wool or other inflammable material to prevent the passage of flames and smoke.

CHAPTER -10—DANGEROUS BUILDING.

Definition 165 For the purposes of this chapter, a dangerous building or structure which

dangerous building.

Hazardous .t> public: safety

Technical Committee

Buildings unfit for human habitation and notice of prohibition.

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are structurally: unsafe or which constitute a fire hazard, or otherwise endanger human life, or which in relation to existing use constitute

'constitute a hazard to safety or health or public welfare by reason of increased

adequate maintenance, disrepair, or decay or by reason of deterioration or impairment, or by reason of the presence of any substance specified in the schedule or in these regulations for the purposes of this section, dangerous/ruinous or unsatisfactory buildings.

153. All dangerous/ruinous/unsafe buildings shall be declared as hazardous to public safety and shall be repaired or demolished as per procedure specified in these regulations.

157. The concerned Authority shall examine or cause to examine
* every building, or structure or portion thereof reported

as dangerous/ruinous/unsafe after proper inspection and investigation. the Controller of Buildings shall give to the owner of such building or structure, a written notice stating the defects thereof on the form No 5.8 along with the notice and shall require the owner or person in charge of the building or premises to commence either the required repairs or improvement or demolition and removal of the building or structure as per provision thereof as the case may be and all such work shall be completed within the specified period as stipulated by the Controller of Buildings up to a maximum limit of 90 days.

(2), The Controller of Buildings may give not less than twenty four hours notice to the owner/owners or occupiers (who need not be named) for inspection of such building. -

(3) . If the above technical committee finds such buildings

so dangerous/ruinous/unsafe after proper inspection and investigation. the Controller of Buildings shall give to the owner of such building or structure, a written notice stating the defects thereof on the form No 5.8 along with the notice and shall require the owner or person in charge of the building or premises to commence either the required repairs or improvement or demolition and removal of the building or structure as per provision thereof as the case may be and all such work shall be completed within the specified period as stipulated by the Controller of Buildings up to a maximum limit of 90 days.

158. (1) If for any reason it shall appear to the concerned authority that any building or part thereof intended or used for human habitation or human occupation for any purposes whatsoever is unfit for such uses, it shall signify its intention to prohibit the further use of such building or part of a building and inform the owner or occupier to state in writing his objections (if any) to such order if no objections are raised by such owner or occupier within the prescribed period or if any objection which is raised appears to the concerned Authority to be invalid

or insufficient, the concerned authority may prohibit by an order in writing the further use of such building or part thereof. The owner or occupier of the building shall be given an opportunity of appearing before the concerned Authority in person or by an agent in support of his objection.

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Alteration and repairs 159
of dangerous building,

Demolition of
dangerous
building on
expiration of
notice period

(2)

Notice of such prohibition shall be served in person or by Registered/AD mail or by posting at site in presence of two witnesses upon the owner of any building or part of a building affected thereby and also upon every occupier or user thereof (who need not be named) stating the fact of such prohibition and appointing a day (not being less than fourteen days after the date of such notice) before which every such person shall remove himself and his property from the said building or part of thereof: and if on the day so appointed and such person has failed to remove himself and his property as aforesaid, the Concerned Authority may cause him and his property to be removed at his risk and cost or if the danger is so imminent, 24 notice on Form 9 may be issued by the Concerned Authority.

When a building or part of a building has been vacated under sub regulation (2) the concerned Authority shall cause to be displayed at each entrance to such building a notice to read "DO NOT ENTER UNSAFE TO OCCUPY" and no person except with the permission in writing of the concerned Authority and in accordance with the terms and conditions of such permission, shall enter into or remain in such building or part of building. Such notice shall remain displayed until the required repairs, demolition, or removal are completed. Such notice shall not be removed without written permission of the concerned authority.

Any any time after a building or part cfa building has been vacated under sub-section (2), if the concerned Authority considers that it can be rendered fit for human habitation by the structural alterations or repairs, the concerned Authority may by notice in writing call upon the owner to commence with such time as may be specified but not more than 30 days and to complete within the period as specified in the notice but not more than 90 days from the date of receipt of such notice, such structural alterations or repairs, as it deems necessary and if the expiration of the aforesaid period such alterations or repairs have not been commenced or completed to its satisfaction, the concerned Authority shall issue to the said owner a notice in writing ordering the demolition of thirty days from the date of receipt of such notice, or the concerned Authority may at its option repair such building at the owner's risk and cost. :

If the concerned Authority considers it impracticable to render such building or part thereof fit for human habitation, it may by notice in writing call upon the owner to demolish it within a period of thirty days or earlier as specified in the notice, from the date of issue of such notice,

160 If at the expiration of the period specified in the notice and Order to demolish a building or part of a building, issued under sub-section 160 has not been complied with, the concerned Authority may direct, by an order in writing, the demolition thereof by any officer or servant or approved contractor through proper notice inviting tenders of the concerned

Extention of
period.

Removal of
building in
ruinous or
dangerous state.

Site hoardings.

93

authority. The credit if any of the cost of such destruction and sale after appropriation, shall be paid to the owner after deducting the charges accrued to the concerned Authority for such destruction. In case the sale proceeds are insufficient to meet total charges of the concerned Authority for such destruction the same shall be re-covered from the owner as land revenue.

Provided that, before such order is given, the owner of the building shall have an opportunity of appearing before the concerned authority in person or by agent, and showing cause why such order should not be given.

161. (1) For sufficient cause, the concerned authority may extend the time allowed under, or prescribed by, section 160 & 161.

(2) If any building or part of a building in respect of which an order under this section has been made is the subject of a lease such lease shall be voidable at the option of the leasee with effect from the date on which the said order comes into force.

162. (1) If in the opinion of the concerned authority, any building wall, structure or anything affixed thereto is in a ruinous or dangerous state, the concerned Authority may, by notice in writing, require the owner or occupier thereof forthwith either to remove the same or to cause such repairs to be made thereto as the concerned authority considers necessary for the public safety; and if the danger appears to be imminent the concerned authority may forthwith take such steps as may be required to avert such danger, including the forcible removal without notice from such building of all the occupiers thereof and their property.

(2) Any expenses incurred by the concerned Authority under sub-section (1) shall be paid by the owner concerned.

(3) When the owner of any building, wall, structure or anything affixed thereto fails to execute the repairs required of him by the concerned authority under sub-section (1), the occupier of such building, wall, structure or anything affixed thereto may, with the previous approval of the concerned authority carry out such repairs, and without prejudice to any

other right of récc very decuct the ccst thercof from the rent
which may become cue end payable by him to the owner
from tims 'to time. .

(4) Except w'th the permission in writing cf the ccncerned authority
no pers n shall enter int>. or remiia in zeny building from
which the occupier has been removed under sub-section (1).

CHAPTER -11- TEMPORARY WORKS IN CONNECTION WITH BUILDING OPERATIONS. ..

163. No person shall strat building works on site abutting on a steet
without having first provid xd hoading or bivcistr3 t» the satisfaction
of the Concerned Authority along tha wisla lenath of such site so as
to prever.t Carcer cr injury to the public or to the psrsors employed
in the work; provided however that this regulation does not apply in
tha cas3 of building works in connection with at-uctures situated at
lsast 4.5m away from 2 public stot and haing not more than 7.6m
hich.

Use of public streets.

Written permission for use of street.

Utility Deptt;
to be informed
for excavation

of Public streets.

Utility services
not to be
obstructed.

Obstructions
to be lit and
marked.

Dangerous
obstructions.

Cancellation
of permission.

Removal of
obstructions
after completion
of work.

Timbering.

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164. No part of any street shall be used in connection with the construction, repair or demolition of any building except with the written permission of the Concerned Authority. Any person holding such permission shall uphold and maintain to the satisfaction of the Concerned Authority, fences or barriers in order to separate the building work from such street.

165. No materials or other things such as are used in buildings or otherwise shall be deposited in any street, without the written permission of the Concerned Authority.

166. No excavation shall be made in any street, without written permission of the Concerned Authority and shall inform the T & T Department and any electricity, gas, water, sewerage or other utility undertakings whose installations are likely to be affected. The person to whom it is issued shall inform them of the date of which he proposes

'to start the excavation. After excavation has been started the work shall

be carried on expeditiously in accordance with good engineering practice. Any such excavation is to be sufficiently fenced to a height of at least 9.9m until it be filled up or otherwise made secure to the satisfaction of the concerned Authority. At the expiration of the period of the permission the surface shall be made good to the satisfaction of and to the specification laid down by the Concerned Authority.

167. All materials, hoardings, fences or other obstructions in any street shall be kept clear of hydrants and other utility service installations or alternative arrangements to the satisfaction of the Concerned Authority and precautions shall be taken to divert or keep clear of obstruction any roadside or other drain during the period of temporary obstruction.

168. Any person causing any building material or other things to be deposited any

excavation to be made or any hoarding to be erected in any street shall cause sufficient and adequate red lights to be fixed upon or near the same and shall continue such lights every night from sunset to sunrise while such materials, hoardings, things or excavation remain. In addition red flag shall be provided during day time.

169. If any materials, hoarding, excavation or any other thing in or near any street, be in the opinion of the Concerned Authority dangerous to the passengers along such street, the Concerned Authority shall cause the same to be removed, protected or enclosed so as to prevent danger therefrom and shall be entitled to recover the expense thereof from the owner of such materials or from the person who made such hoarding excavation or other thing to become dangerous.

170. The concerned Authority may give notice cancelling any permission issued by them for breach of any of the imposed conditions or for any other reason they may think fit and the person holding the permission shall within 7 days of the receipt of such notice have the hoarding, fence or materials removed and any excavation refilled or otherwise made good.

171. All obstructions and erections in any street shall be removed within 7 days of the completion of the work and the street and all drains and public utility installations shall be left in a clean, tidy and serviceable conditions.

172. Adequate timbering shall where necessary be provided used to protect any person employed from a fall from height exceeding 1.2m of earth, rock or other material forming the side of or adjacent to, any excavation or earth works.

Stability of Adjacent Buildings.

Filling of excavated site.

Loading edges of excavations.

Inspections of excavations.

Permit to demolish buildings.

Supervisions of demolition work.

Safe Loading.

Scaffolds.

95

173. No excavation or earthwork or demolition of a building which is likely to effect the stability of any building shall be started or continued unless adequate steps are taken before or during the work to prevent the collapse of any adjacent building or the fall of any part of it.

174. A site once excavated, shall not be kept open beyond period stipulated for completion of the work below ground level with the consent of the Concerned Authority failing which the Concerned Authority may cancel the approval of building plans and impose such fines as it may deem fit.

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

(2) No load shall be placed or moved 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.

(3) Where vehicles or machines are used close to any excavation there shall be provided measures to prevent the vehicles or machines from overturning and falling into the excavation.

176. Every excavation which is more than 1.2 m deep shall be inspected by an officer of the concerned Authority at least at once every seven days when it is open. There shall be a further inspection whenever a change in weather or other conditions is likely to

have affected the stability of the sides.

177. (1) No building may be demolished without a written permission from the concerned Authority. No permit to demolish will be issued unless the concerned Authority is satisfied that the electricity, gas, water, sewerage or other utility services connections to the plot have been effectively cut off and such connections shall remain cut off during the period of the work.

(2) All applications for a permit to demolish a building shall be made on Form No. 10, and permission to demolish by the concerned Authority shall be issued on Form No. 11.

478. The demolition of a building and the operations incidental thereto shall only be carried out under the direct supervision of a licensed Architect/Civil Engineer/Structural Engineer/Building Technologist/Building Supervisor.

179. No roof, floor or other part of the building shall be so overloaded during the process of demolition with debris or materials as to render it unsafe.

180. (1) Suitable and sufficient scaffolds shall be provided for all work that cannot safely be done from the ground or from part of the building or from 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.

(2) Every scaffold and means of access and every part thereof shall be of good construction of suitable and sound material and of adequate strength for the purpose for which it is used, shall be properly supported and

shall where necessary be sufficiently and properly structured or braced to ensure stability. Unless designed as independent structures they shall be rigidly connected to a part of the building which is of sufficient strength to afford safe support.

(3) Scaffoldings for heights more than 6 m shall be of steel pipes and standards etc and in no case wooden scaffolding shall be used for such heights.

(4) All scaffolds, working platforms, gangways, runs and stairs shall.

(a) Be properly maintained;

(b) Be inspected by a competent person at least once in every seven working days after erection, alteration or extension, also after exposure to weather likely to have affected their strength or stability or to have displaced any part:

(c) not be overloaded;

(d) be kept free from unnecessary obstruction and from projecting nails.

(5) Where a scaffold or part of a scaffold is to be used by or on behalf of any employer other than the employer of whose workmen it was erected, the first mentioned employer shall, before such use, and without prejudice to any other obligations imposed upon him by these regulations, take express steps, either personally or by a competent agent, to satisfy himself that the scaffold or part thereof is stable, that the materials used in its construction are sound and that the safeguards required by these regulations are in position.

Working 181. Every working platform from which a person is liable to fall Platforms. more than 2 m shall be —

(1) at least 60 cm wide if the platform is used as a working platform only and not for the deposit of any material:

(2) a clear passage—way at least 45 cm wide shall be left between one side of any working platform and any fixed obstruction or deposited materials.

Guard rails. 182. Every side of a working platform, gangway and stair shall be provided with a suitable guard-rail or quarter-rail of adequate strength, to a height of at least 1 m above the platform, gangway or steps.

Ladders. 183. (1) Every ladder shall be of good construction, sound

'material and equipment strength for the purpose for which it is used.

(2) Every ladder shall be securely fixed so that it can move neither from its top nor from its bottom points of rest.

(3) No ladder shall be used which has a missing or defective rung.

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Work on Sloping 184.

roofs.

Precautions for
raising of
lowering loads.

inspection of
pulley block,
winch and crane.

185.

186.

97

(1) Where work is done in the sloping surface of a roof

(2)

(3)

suitable precautions shall be taken to prevent persons
employed from falling off.

Suitable and sufficient ladders or boards, which shall
be securely supported, shall be provided and used.

(2) where work is being done on or near roofs or ceiling
covered with fragile materials through which a
person is liable to fall.

(b) Where workmen have to pass over or work above
such fragile materials.

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

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

(1)

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No chain, rope or lifting gear shall be used unless it is of good construction, sound materials adequate strength, suitable quality and free from any defect.

No wire rope shall be used if in any length of ten diameters the total number of visible broken wires exceeds five percent of the total number of wires in the rope.

No chain shall be used which has been shortened or jointed to another chain by means of bolts and nuts.

No chain or wire rope shall be used which has a knot tied in any part which is under direct tension.

No hook shall be used unless it is either provided with an efficient device to prevent the displacement of the sling or load from the hook: of such shape as to reduce as far as possible the risk of such displacement.

No chain, ring, link, hook, shackle, shivel or eyebolt which has been lengthened, altered or repaired by welding shall be used unless since such lengthening, alteration or repair has been examined, tested in a tensile testing machine and approved by a competent person, approved by the concerned authority.

The area where a vertical hoist is used shall be enclosed by a proper barrier.

Every pulley block, which on a crane shall be inspected weekly by competent person approved by the concerned authority.

Every rope or chain used for raising, lowering suspending a load, and every item of lifting gear other than a pulley block, which on a crane shall be inspected once in 6 months by a competent person approved by the concerned authority.

Secureness of loads.

Licensing Authority.

Powers of the Authority.

Bar to practice without a licence.

Categorization of Architects and Engineers.

98

187. (1) 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.

(2) 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.

CHAPTER- 12: LICENSING OF PROFESSIONALS (ARCHITECTS/ Civil ENGINEER/STRUCTURAL ENGINEERS/TOWN PLANNERS AND BUILDING SUPERVISORS.

188. (1) Licensing shall be done by the Authority appointed under section 4 of the ordinance. After due scrutiny by the "Development Cell.

189. (1) The Authority shall cause scrutiny of all applications and decide the cases in the light of these Rules.

(2) The Authority before, issuing a licence shall also see besides prescribed qualifications and experience, the capability of supervision of construction work by the applicant.

(3) The Authority shall interview the applicants before issuing the licence.

(4) The Authority after receiving the applications for licence shall scrutinize and inspect the documents submitted and may:

(i) sanction the grant of a licence. or

(ii) reject the application, specifying the reasons therefore.

190. No person shall practice as an architect or Civil Engineer/Structural Engineer/Building Technologist/Building Supervisor and Town Planner for the purposes of these rules except under a licence granted or deemed to have been granted under these rules.

191. (1) For purposes of these rules shall be the following categories:—

CATEGORY 'A'

An Architect/Civil Engineer of this category shall be entitled to undertake Architectural design and supervision of buildings and of these projects of all categories and types in accordance with the provisions of these rules.

CATEGORY 'B'

An Architect/Civil Engineer of this category shall be entitled to undertake Architecture] design and supervision of buildings and projects having a maximum plot area of 334 m² and a climbing height upto 13 m and buildings upto 836 m² plot area in accordance with the provisions of these rules.

CATEGORY 'CC

An Architect/Civil Engineer of this category shall be entitled to undertake Architectural designing and supervision of buildings and projects on a maximum plot area of 200 m² and upto three storeys including ground floor, in accordance with the provisions of these rules.

Eligibility 192. Any person desirous of applying for registration must hold the following qualifications/experience for the categories laid down as under:—

S.No. Qualifications and experience — Category C

"A" "B": B C

Eligible after 3 Eligible after one Eligible

years practical ex- years experience

1. Follow the Regulations mentioned in the Building Design of any institute recognized by the Government of Planning. the International Union of Architects. building Construction including 6 months.

Practical exp: in Pakistan

(ii) Degree or 5 years diploma Eligible with 7 Eligible 3 years Eligible in Architecture from any recognized institution of Pakistan. registration with 1 year practical and experience as year practical

category 'B Architect. tect. experience

in Planning
Building

and design

and construction—
struction.

S.No. Qualification and Category Category Category
experience "A" "B": "C"

a — — — — — .

— — — — —

iii) 4 years diploma in Eligible with 10 Eligible with 4 Eligible with 2 years Architecture from years total registration- years total registration- practical experience any recognized institution and practical experience in Planning . and institution of Pakistan. experience as Category 'C' Architect. Designing and construction of buildings

tect. after graduation.

B. Licersod Civil Engineer

i) B.E/B.Sc. Civil Engineering from Eligible with 7 ya- Eligible with3 Eligible

any recognized institution of rs total registration years tctal registr- with 1
Pakistan as registered with Pek- and practicelexpe- ation and practi- year pract-
istan Engineering Council. rier.ca as Category cal experiance as ical exper-
'B' Civil Engineer. Category 'C' Civil ience in
Engineer. Planning
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and build-
ing const:-
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S.No. Qualification and

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(ii).

i)

(i)

Experience

Established practitioners who do not possess prescribed qualifications but have 20 years continued registration and licence as an Architect from any local authority in Karachi and practical experience in Planning, Design and Building Construction.

Building Technologist

Established practitioners who do not possess prescribed qualifications but have more than 12 years and less than 20 years continued registration and licence as an Architect from any local authority in Karachi and practical experience in Planning, design, and building construction.

Established practitioners who do not possess Prescribed qualifications but have more than 5 years and less than 12 years continued registration and licence as an Architect from any local authority in Karachi and practical experience in Planning, design and Building construction.

Licensed Structural Engineering

er en a a a a

MSc, Struct. E/D.1.C (Struct.E)
or any other recognized post graduate equivalent qualifications in

Structural Engineering and registered with Pakistan Engineering Council.

Degree in Civil Engineering of buildings and registered with Pakistan Engineering Council.

Building Supervisor

Three years diploma course in Architecture/Draftsmanship/ Overseas/cr diploma in Civil Engineering from any recognized institution of Pakistan.

100

Category Category Category
TM\ 'B: eu

Eligible Eligible Eligible
Net Eligible Eligible
Eligible =
Not Not Eligible
Eligible Eligible

Eligible with 3

years practical

structural design experience —

experience in

Category

'B

Eligible with 7 Eligible with 3 —

years total practical- years practical

tical structural experience of str-

design experience structural design of

as Category Building.

"B' Structural

Engineer.

Eligible to supervise Building and Construction work.

Categorization of Town Planners.

101

(ii) Draftsman with 3 years practical Eligible to supervise experience in Building and Ccns- Building and Construction truction with a licensed architect. work.

(iii) Established practitioners who do —do—

not possess prescribed qualifications but have more than five years continued license as an Architect/licensed Engineer issued by any local authority, and having practical experience in Building and Construction.

OR

(iv) Persons who have passed Matriculation and having an experience of Ten years in Building and Construction with a licensed Architect.

(v) Persons studied upto Matriculation —do— and having an experience of 15 years as Work Mistri in Building and construction with a licensed Architect.

193. For the purposes of these rules there shall be the following categories of Town Planners.

CATEGORY 'A'

A Town Planner of this category shall be entitled to undertake Planning, designing and supervision of Town Planning projects of all categories and types in accordance with the provisions of these regulations and rules framed thereunder.

CATEGORY 'B'

A Town Planner of this category shall be entitled to undertake planning, designing, and supervision of town planning projects upto 20 Hectares within the area for which an outline has been set out by any concerned authority and in accordance with the provision of these regulations and rules framed thereunder.

CATEGORY 'C':

A Town Planner of this category shall be entitled to under-

take planning, dosigning and supervision of town plaining prject upto 4 Hectares within the area for which an outline has bean set out by any conce:ned authority and in accordance with the provisions of these regulations and rules framed thereunder.

Eligibility 194.
of Town

102

Any person desirous for the grant of Town Planner's licence must
hold the following qualifications and experience for the categories, laid

Planners shown as under—

S.No.	Qualifications and Experience	Category	Category
AN	*B	'C'	

i- Fellow of any institute recognized by the International Federation of Housing and Planning (Den Hague, Holland)

ii. Post graduate degree or diploma in City and regional planning from a foreign institution recognized by the Government of Pakistan in an associate member of any institute recognized by Inter-national Federation for Housing and Planning, Den Hague, holder. 'C' licence holder.

iii. Degree in City and Regional Planning from any institution of Pakistan. total practical experience in Town Planning as category 'B' or 'C' licence holder.

total practical experience.

in Town Planning as category 'B' or 'C' licence holder.

iv, Diploma in Statistics from the Centre of Statistics, Athens. yrs. Total practical experience.

practical experience in City as category 'C' and Regional }
licence holder. Planning.

v. Postgraduate degree in Social Sciences with diploma or certificate in City and Regional Planning. exp. in City

and Regional
planning.

vi. Persons who do not possess Not Not Eligible after
prescribed qualifications. Eligible Eligible 20 years. pre-
but have more than 20 years Ctical exp. in
practical experience in the City & Regional

Planning.

field of city and Regional

Planning.

Applications 195. (1)

for licence.

(2)

(3)

Any person who fullfils the qualifications Jaid down in these
regulations, may apply cn form no. 12 to the Director, Master
Plan and Envirc nmental Control Department, for the purposes of
the grant of fidence.

Every such anplications for ticanca shall be accompanied by a
non refuncable fresh liccnca for payable in cash Rs. 100/- for all
categcries.

When an application for the grantcf tience has been approved by
tha Committee, the applicant will ba infcrmed accordinaly and he
will be raquired ta pey in cash licence fee of Rs. 500/- fer 'A'
cateacry, Fis. 300/- fe rø«B* cteoory, Rs.200/- f r 'C' category
anc Rs. 100/- for Building Supervisor or <9 may b3 prescribed from
tima to time.

issue of 1935. (1) When an application for a licence has been approved by the Cell licence, a licence on prescribed form shall be issued to the applicant.

(2) When an application for a licence has been rejected by the Committee, the Director, MP and EC shall inform the applicant with reasons therefore on the prescribed form.

Issue of 197. No application for licence in respect of category C, D, F, T, IV, V applicable licence to non-qualified persons to be registered on experience basis) under section: non-qual- No. 193 will be terminated after expiry of six months from the date of notification of these rules under any circumstances.

sons.

Period of 198. (1) The licence granted under these regulations, shall be valid till the licence. 30th June of each calendar year.

(2) Architect's/Engineer/Town Planner's Licences granted by any local authority under the respective licensing regulations in force immediately before the commencement of these rules shall remain valid until the date of expiry thereof. After expiry, the application for licence shall be considered under these rules.

Renewal of 199. (1) The application for renewal of licence granted or deemed

Licence. to have been granted under these regulations shall accompany a fee payable in cash Rs. 100/- for 'A' Category, Rs. 200/- for 'B' category and Rs. 200/- for category 'C', or as prescribed from time to time.

(2) The application for renewal of licence granted or deemed to have been granted under these rules accompanied by such fee as may be prescribed shall be made to the Authority on form No. 19 not later than thirty days after the date on which the current licence is due to expire.

Promotion 200. Any licensed Architect/Civil Engineer/Town Planner/Building

to higher Technologist/Structural Engineer who possess or obtains the qualifications

category. laid down in these regulations for promotion to a higher category may apply for promotion to the category.

Revocation 201. Without prejudice to any other action that may be authorised

of Licence under these rules or any other statute, the licensing cell on the recommendation of any local authority or on its discretion own may revoke or suspend the licence if the licensee:—

(1) Executes or supervises carelessly or negligently any work for which he has been engaged,

(2) Executes or supervises any unauthorised work which is not in accordance with the provisions of these Rules.

(3) Wilfully misrepresents or conceals any fact or makes a false statement to any legal authority or subverts the information of any material fact in obtaining the licence or in having plans approved by the concerned authority.

(4) Disturbs, defies or breaks the discipline of any office of the local authority-

(5) proves to be incompetent or frequently prepares plans which are liable to refraction by the local authority or prepares plans in disregard to the provisions of these Rules or any other statute and the rules and schemes framed thereunder.

(6) -contravenes any condition of licence, provided that a reasonable opportunity of showing cause shall be given to the licensee before any adverse order is passed against him under these Rules.

Appeals against 202. (1) Appeals against the decision of the licensing cell shall

the decision of lie with the Government, whose decision shall be the licensing final committee.

(2) The period of limitation for filing an appeal under these Rules shall be 30 days, from the date of receipt of orders.

PART II TOWN PLANNING RULES.

Chapter 13 : Development Permits and procedures.

Requirement for

Dev: permission. 203. No. person may carry out land development or permit land development without development permit and except in compliance with the requirements, restrictions or conditions of

These rules

o S

any applicable detailed plan
any applicable general standards and areas standards
any applicable land plan.

any applicable sub division: plan and

ae 2 09

The conditions attached to a development permit if granted subject to conditions.

#. Conclusive proof of water Supply Source including test bore report indicating the hydrogeological data preferably from = Irrigation & Power Department, Government of Baluchistan.

Types of devel-

opment permits. 204. Development permit shall consist of two types:-

- a. general develc pment permit for land development
- b. special development permit for any other land development authorized under these rules.

Grant of devel

opment 205. (1) An applicaticr for a land deve'opment permit shall lie with the permit. "Authority" on the prescribed f. rm, who may grant such permit on : satisfaction that the pronussd land development is in accord with the requirements of Section 203 and:

(2) doss not involved a change in the use of land or @ structure from a use within a class designated in these rules to another use ina different class and

Grant of special
Development 206.
permit.

Preparation of

contingency 207.

plans.

105

(3) the development conforms to permissible Sub-division and amalgamation plans and the written concurrence of the Authority has been obtained for such plans.

(4) Provided that the Authority will be competent to relax rules and conditions to such an extent where compliance with the provisions would cause practical difficulties arising from the irregular, un-usually narrow or shallow dimensions or other unique features of a plot and the conditions existed at the time, the provisions took effect or were created by natural forces of Governmental action for which compensation was paid.

The Authority may grant a special development permit in consultation with the concerned agency in whose jurisdiction the land development falls, in all cases where the provisions of a detailed plan require special permission for designated kinds of land development involving an exercise of discretionary powers.

(1) (a) Local Government/Rural Development Department may from time to time prepare Development Plans, including contingency plan/s for the purpose of providing a foundation for the administration of revision of these rules.

(6) The development plan/s or the contingency plan/s should be submitted to the Government for its approval.

(c) The Government within a period of sixty days shall approve or ask for amendments and such approval shall be notified for the information of public in the manner prescribed under these rules.

(2) Local Government/Rural Development Department may grant a special development permit allowing any land development other than that subject to the provisions of section 203, 207 or 208 provided the land is not dealt with explicitly in the development plan or contingency plan other than that subject to the provisions of sections 203, 207 or 208. Where the grant is based on a planning permission on the matter as provided in this section.

(3) Prior to making its determination on such application the Department shall conduct such studies for preliminary position or make such findings as it may deem appropriate regarding the feasibility, economic

or any other characteristics of the proposed development which in its judgment may have important implications for implementation of the development Plan or any other plan approved and prepared under such-section (1) and, in particular, for the coordinated development of the vicinity.

(4) The Department shall give along with its decision on the application, a statement of its planning position, which shall.

(a) summarise its findings;

(b) set forth guidelines or conditions under which the proposed development and, as may be pertinent, other land development in the vicinity may be carried out:

(i) if deemed appropriate, include by reference and attach interim special area concept plan showing the planning position consisting of a map and explanatory matter, which is to govern land development in a specified area until such time as a detailed plan is approved for the area.

(5) If the Department rejects the applications it shall state its reasons by reference to the planning position taken on the matter.

(6) If a development plan or other development exists for the area, in lieu of the foregoing the statement may consist of reference to provision of such a development plan on which the decision may be based.

Conditions to 208. The Authority may attach to a development permit conditions which

Development

may concern any matter or subject to these rules including means for;

(a) establishing more detailed records by submission of drawings, maps, or specifications, :

(b) measuring any adverse impact of the proposed development upon other land, including the hours of use and operation and the type of intensity of activities which may be conducted:

(c) controlling the sequences of land development, including when it must be commenced and completed;

(d) controlling the duration of use of land development and the time within which any structure must be removed

(6) ensuring that the land development is maintained properly in the future; and

(f) designation the exact location and nature of development.

In addition the Authority may condition the grant of special development p29 Motion the provision by the development of streets, other rights of way, utilities, parks, and other areas, of a quality and quantity to more than reasonably necessary for the proposed development.

209 In determining applications for special development p27m'ts and mak-

ing a continuous plan or planning position, Local Government, Rural Development shall take into account, as may be pertinent;

(1) The provisions of the development plan, and of any applicable concept plan or contingency plan or other development plan for the community in which the proposed land development is located.

(2) The implications, if any, for the development of a larger region of which the community is a part, as such region is defined by the Development Plan, or an applicable development plan or

detziled pl.n, cran defined by this Department in tne absence of such defination;

(3) The provisions of any approved development prc g'amme cr scheme cf'a public agency whici might b2 adversaly affected by the proposed lend develc pment.

(4) The need, if any, to protect exisning resources, insteletcns of investmints cof the Federal Goverment Provincial Government or any public agency.

Notice for a special! (1)

development
permit.

210

107

(5) relevant conditions needs in the neighborhood and community

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(6)

(7)

(8)

relating to sanitation, road and street networks, traffic and transportation facilities, existence or absence of Municipal services in the area, present and future provisions of such services, public amenities, industrial, commercial activities and facilities, air and water quality, other attributes of the Physical Environment, and significant social and economic characteristics of the inhabitants.

in the case of application for a special development permit proposing construction or land use activities which might injuriously affect property owner or cause discomfort or inconvenience to the residents of the neighborhood or community, or otherwise be incompatible with the surrounding environment or community interest, all interested persons shall be accorded an opportunity to file suggestions or objections or request a hearing.

In such case the Department shall cause a notice to the effect to be published in the following manner and shall be made known to the community by the following means, in not less than one of the following three ways:—

(a) by affixing copies thereof conspicuously to public places within the said locality;

(b) by publishing the same by beat of drums, or

(c) by advertisement in the news papers published locally and by any other means,

The notice shall state the place at which, and the officers with whom or before whom suggestions may be filed or interested persons may be heard, which shall be not less than ten or more than thirty days from the date of publication of the notice.

A copy of the notice shall be served on the concerned Authority which has referred the matter of under whose jurisdiction the land falls) and it shall be consulted by the Department or the concerned Authority as the case may be in making its determination on the application.

The officer so designated shall consider the suggestions or objections filed or testimony and submit a report to the Department or the concerned Authority as the case may be.

Whether or not a notice is published under sub section (2) or (3) the applicant or his representative may request, and if so shall be granted, an opportunity to be heard on the matter with the such reasonable time as shall be fixed by the Department or the concerned Authority, as the case may be.

The determinations made by the Department or concerned Authority or on the applications for development permits shall be known as "orders".

If the Department or the concerned Authority, as the case may be, denies the applications or grants permission Subject to conditions it shall state the reasons for the denial or conditions.

Payment of 211(1) An application for a development permit shall pay scrutiny/attestation fee to the concerned Authority specified in Schedule 'I' for the type of land development there indicated.

(2) The scrutiny fee shall be exclusive of all other charges which may be recovered by landlords or lessors or licensors or by other public agency.

(3) For each extra copy of an attested development permit, an applicant shall pay to the agency granting the permit a sum of Rs. 10.00 and for attestation a copy of an approved plan of the land development furnished by the applicant, he shall pay to such agency the sum of Rs. 25.00.

CHAPTER 14—PROCEDURES AND REQUIREMENTS RELATING TO SUB-DIVISION OF LAND.

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Major Sub- 212(1) Major Sub-Division means any sub-division not classified as a

Division and minor sub-division including, but limited to, sub-division of two

minor Sub- or more hectares, or any size sub-division requiring any new street

division, or road, or the extension or addition of Substantial new public facilities.

(2) 'Minor Sub-division' means any sub-division containing less than two hectares fronting on an existing street not involving any new street or road or the extension of or addition of substantial new public facilities.

Approval of 213 (1) (a) No developer or owner of a plot shall make any advertisement

plans-general through news papers, radio or television or in any manner for the

requirements, sale or lease of, or offer to sell or lease any plots in any sub-division on any part thereof before any final development permit for the erection of any structure of sub-division of plot in such Proposed sub-division has been started.

(b) For the purpose of this Chapter the term, 'offer to sell or lease' shall include the solicitation, through newspaper advertising or otherwise, of Membership in a company held in secret.

(2) The owner or his duly authorised agent of any proposed sub-division shall apply in the first instance to the concerned Authority having jurisdiction, which shall refer the matter to the Authority for its determination except in the case of a minor sub-division for which the concerned local Eminent power may be granted by the concerned Authority.

(3) The Authority shall issue a press release for public information
In respect of the grant of Specific Development permit, to the
applicant, any amendments or cancellation of the permit,

Preliminary 214 (1) Prior to filing an application for approval of a major sub-
inquiry regarding Division or minor sub-division the owner/sub-divisor may make
land use status. An inquiry from the Authority about the permitted land use/s on

the site and circumstances under which and the extent to which
the site might be subdivided and developed or subject to
restrictions on development.

(2) Any information provided by the Authority in response to
such inquiry shall be deemed to be informal, advisory and not
binding.

Submission of, 215
plans information
for preliminary

inquiry.

Approval of
minor sub-
Division.

Approval
of major
sub-division.

216

216-A

109

(1) The inquirer under s 214 (1) may for the purpose of facilitating inquiry submit a sketch plan of his proposed sub-division, containing the following information, inter-alia:—

(a) The name of the owner/s of the site and of the sub-division or developer if different from the owner.

(b) The location of the area to be sub-divided and developed and of the roads or streets to which the sub-division is to have access.

(c) all existing structures, water courses, topography, critical conditions, and other significant physical characteristics and services on, below or above the ground within the site to be sub-divided and within two hundred yards from the boundary;

(d) available utilities if any;

(e) the proposed pattern of plots, streets and drainage, sewerage and water supply facilities;

(f) any existing restriction on development of the land, including easements and grant or lease restriction;

(g) and additional information required by the concerned Authority.

(2) The Authority may impose and the applicant shall pay such fee prescribed at Schedule "I".

Application for development permit for minor sub-divisions shall be made as set out in Schedule "J" and the applicant shall furnish the information requested on such forms.

) The applicant shall submit an application for a special development permit for a Major sub-division to the authority under Baluchistan Building Control Ordinance 1979.

(

(2) The application shall be accompanied by documentary evidence demonstrating.

(a) payment by the applicant of the scrutiny fees prescribed in section 211 and specified in Schedule I.

(b) the applicant's ownership of sufficient title in the site to undertake the proposed sub-division and development.

(c) the Deputy Commissioner's approval of the proposed development, if required:

(4) the approval of Civil Aviation, Defence Authorities, or any other concerned Authority, if required and

(e) Compliance with any provisions or rules under the Cooperative Societies Act, 1925 if the applicant is a Cooperative housing society.

(3) The application for approval of a sub-division plan shall include —

(a) a physical survey, prepared by a qualified surveyor or a

licensed professional, of the site and of any larger tract of the owner of which the site is part showing the boundary lines of such site and tract, official survey numbers and existing structures, water courses, wooded areas streets, roads and other significant physical features within the site and an adjacent land within 180 meters of the site;

(b) a topographical survey, with contours at intervals as

deemed necessary may be required by the planning agency including both the Site and adjacent land within 200 yards of the site ;

(c) a proposed layout plan at a scale of not more than 330° to

(4)

an inch, together with block plans at no less than 100' to an inch or at such different scales as may be permitted by the planning agency for large developments: which layout plan shall show the locations and dimensions of proposed plots and structures, the locations, widths and grades of streets or other public ways, arrangements for street lighting; and the locations and dimensions of proposed parks, other open spaces, and areas to be set aside for non residential use, including community facilities with percentages;

(d) existing sewer, water supply drainage and other utility-lines or facilities;

(e) the approximate locations and size of proposed water lines, hydrants, sewer lines, storm drainage or other utility lines or facilities and information

regarding their connections with existing or new systems:

(f) The proposed construction schedule ;

(g) The proposed terms and conditions for the sale or lease of plots or structures.

(h) the arrangements for protecting purchasers or sub-leases for defaults by the developers or contractors:

(i) socio-economic data, the viability of new employment in the area or accessibility to existing employment as method;

(j) Method and schedule of financing with the name /names of the Banks and Bank guarantees.

(k) any other information requested in form 'C' set out in Schedule 'D' or other information documents or reports.

The layout plan required by clause (C) of sub-section (3) and revisions of such layout plan shall be prepared and endorsed by a licensed town planner.

Site inspections 217
and Construction

(2)

Conditions to A 217

Special

Development

permits for

Major sub-

Divisions.

111

(5) The applicant shall submit fair copies of plans with an

(1)

under the following conditions: the applicant shall submit all the amendments / conditions etc. conveyed by the Authority to the sub-division plan for issue of special Development permit.

The applicant submitting a sub-division plan shall arrange for the site inspection by a representative of the concerned Authority ;

In connection with the submission of application the applicant shall consult with, or obtain information from appropriate public agencies or Companies concerned with the provisions of water supply, sewerage, electricity, telephone service, fire protection and other public services appropriate to the particular development but the authority may in its discretion, assist the applicant to obtain any necessary or required clearances or commitments regarding such services.

(1)

In addition to conditions prescribed under s. 206 in granting a special development permit upon approval of a major

sub-division plan the Authority may;

(2)

(3)

(4)

a) impose land use restrictions compatible with an applicable zoned plan, contingency plan, or planning positions;

(b) require such restrictions, or others, to be incorporated in leases or sub-leases granted to plot holders:

(c) require the sub-divider to secure the Concerned public agencies and lessees or sub-lessees of plots against defaults by the sub-divider or developer in meeting his obligations to make improvements on the site, or any other obligations the Sub-divider may undertake or the planning agency may impose to protect the interests of lessees or sub-lessees.

Where the development of the site consists of 2 major sub-divisions is to occur in stages, the Authority may grant a special development permit for the first stage, and provisional permits for a later stage or stages which may become effective only upon further review of the development and which shall be subject to such revisions as the Authority shall deem necessary following such review.

There shall limit the validity of a special development permit for a major sub-division to such period as it may deem essential necessary to complete the development of specified stage of development, and if the period such period the development or stage is not complete the special development permit shall lapse.

It shall be unlawful for any person to erase, alter, modify any development permit issued by the planning authority including the application reference or any plans or drawings accompanying the same.

Sub-Div: amal- 218.
gamaticn and

change of

land use.

112

(5) The issue of a development permit shall not absolve the applicant from complying with other statutory provisions.

(8) Any development permit issued shall be valid 12 months after the date of issue or the period fixed unless extended on application.

For the sub-division, amalgamation and change of land use in the approved schemes and other areas, the criteria laid down in Schedule 'J' shall be followed.

CHAPTER-15 PRESERVATION OF STRUCTURES OF SPECIAL

Definitions 213.

Designation 219-A
and declaration

of special Architectural
historical interests

Structures.

ARCHITECTURAL OR HISTORIC INTEREST.

In this chapter unless there is anything repugnant to the subject or context:—

(a) 'Special Architectural or Historical interest Structure'
Means any structure and its surrounding grounds designated as such pursuant to section 219-A.

(b) 'alteration' means any act or process which changes one or more of the exterior architectural features of a special architectural or historical interest structure;

(c) "extension" or to extend means the making of additions to a special structure which affects its character as such.

(1) The Authority may designate and declare a special architectural or historical interest structure which

(a) is of special interest through association with significant persons or events in the history of the province or Nation, or

(b) embodies distinctive characteristics of a type, period or method of construction, or possesses high artistic or architectural values, or

(c) has yielded or is likely to yield information important in pre-history, such as ancient monuments or archaeological findings.

(2) It may consult the Archeological and Museum Department, Government of Pakistan for declaration of any structure as a special architectural or historic interest structure.

(3) Prior to designating and declaring a structure as one of the special architectural or historic interest. The Authority shall cause a notice to be served on the owner of the structure, in the following manner:—

(a) by giving or tendering the document to him ;

Approval for
demolition alter-

220.

ation or extension.

Removal or
prevention of
violation.

221

(1)

(2)

113

(b) if he is not found, by leaving the document at his last known place of abode by giving or tendering the same to some adult male member or servant of his family ;

(c) If he does not reside in the city and his address elsewhere is known to the Director, by forwarding the document to him by registered post under cover bearing the said address ; or

(d) if the name of the methods mentioned in the proceeding process: division sub-clause can be used, by causing a copy of the document to be affixed on some conspicuous part of the building or land (if any) to which it relates.

(e) The Authority shall accord the owner or his representative an opportunity, to be heard at a time and place to be specified in the notice, which shall be not less than 10 days nor more than 30 days from the date of service of the notice.

It shall be unlawful for any person to demolish alter or extend any structure of special architectural or historic interest, without obtaining the prior approval of the Authority .

Prior to permitting the demolition, alteration or extension to a structure of special architectural or historical interest, The Authority shall give notice to the Directorate

of Archaeology and Museums which have a period of 30

(3)

(4).

days in which to express any objections, or to obtain a detailed photographic record of the structure in the event. They do not oppose such demolition, alteration or extension.

In approving the demolition, alteration or extension of a structure of special architectural or historic interest, the Authority may attach such conditions as it may deem necessary or desirable to protect the interests of the public in the preservation of the structure and any information or articles relating to or found in the structure.

If the Authority refuses to grant a person permission to demolish, alter, or extend a structure of architectural or historic interest and if the owner is unable to obtain a reasonable return on the structure by reason of the refusal, the owner may appeal to the Government: and its decision shall be final.

CHAPTER-16 MISC: PROVISIONS,

(1) Each concerned official on behalf of the Authority shall

(2)

carry out inspection and take all other appropriate measures to ensure compliance with these rules and submitting the report to him.

If the concerned Authority shall find that any of the provisions of these rules or any rules relating thereto or any conditions of a general or special development permit, are being, or have been violated, it may exercise its discretion in writing to the concerned person responsible for the violation and copy of the same shall be submitted to the Authority.

Revocation 222.

of development
permits.

Enforcement 223
powers.

(2)

Penalties. 224 (1)

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(3) The notice shall indicate the nature of the violation and the concerned Authority any order such action as it may deem appropriate to correct the violation including;

(a) the discontinuance of any illegal work being done on or activities being conducted in relation to, land or structures;

(b) the removal of unlawful conditions or the alteration, removal or demolition of illegal structures or of illegal additions, alterations or structural change or

(c) any other measures authorised by these regulations or with the conditions of development permit.

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

(5) The giving of notice and making and serving of an order under this section shall not be a pre-requisite to the initiation of, and shall not bar, any prosecution under any applicable law, and the concerned Authority may take action under this Section whether or not a prosecution has been initiated.

Where a development permit has been granted, if the authority which granted it finds, that any of the provisions of these regulations or any conditions of the development permit, have been violated, the authority may issue an order revoking the permit:

(a) If the person has mis-represented facts or has suppressed the facts.

(b) if the person responsible for the violation has not taken the corrective action directed by such authority within the time specified.

(c) the Authority has given such person an opportunity to be heard on the matter.

(1) The Local Government/Rural Development Department may direct the concerned Authority to take action under section 222 with respect to any violation and may itself take such action within a reasonable time.

The powers granted by sections 64-222 shall be in addition to any other applicable powers, for the time being in force, vested in the concerned Authority or Local Government/Rural Development Department or in pursuance to the relevant statutory provisions.

Any person who violates any of the provisions of these regulations of development permits, or who obstructs the entry of a person authorized under the regulations, or who obstructs such person's entry shall be punishable whether such offence is initiated by Authority under B.C.O 1979 as a delegatee powers.

(a) with a fine which may extend to one thousand rupees in default with simple imprisonment which may extend six months; and

Service of 225

notices or
orders.

Appeals 226

(4)

Finality 227

cf. rdéerscr
determination.

(ff ctcf 228
inc nsistency
with Other
provisicns.

Am:ndm-nt 229
cf reguiati.n

115

(b) in case of continuing violation, with a fine which may extend to Five hundred rupees for each day after the first during which the violation continues.

(2) If tne person c-mtting an offence punishable under these regula-tions, isa ermoany, form or cther ass: ciaticn for body cf indi-viduals, whether incorporated cr not, and if it is proved that the cffence was cc mmitted with the ccnse cr ccvinance cf, or is zttributable to ary reglect cn the part cf, any ø fficer cf, cr cther incivicual c.ncerned with its mznagementsnt, such officer of indivi-dual shall b2 liable to be prccessed against and punished.

(3) The above action will be in addition to any cther applical enforce-meant powers, for the tim? being in force.

(1) An order or notice of ceterminations mde by czncerned Authcrity under these rules shall be served in the manner prescribed in a,b,c,d, of Section 218 (4) of these regulations.

(2) Where a hearing has proceded the miking of the crder cr doater-minat.on any other person wno appeared at the hear and requested such service.

(1) Within thirty cays from the dete of service cf any order of a conc-erned Autn: rity under these rules and cggrieved pe'son so served may appe2! to which shall giv nim an appportunity to be heard b:-fore such cfficer and within such recsonable tmo és shall be des-

ignated by the Authority under Baluchistan Building Control Ordin-ance.

(2) Within thirty days from the date of service of any order of Authority under these regulations or of its determination on an appeal under sub-section (1) the aggrieved person so served may appeal to Government which shall give him an opportunity to be heard before such officer or Committee and within such reasonable time as shall be designated by the Government,

(3) Representatives of the Authority shall be entitled to participate in the proceedings of any appeal to the Government.

The Authority or the Government, as the case may be, after considering a report and any recommendations of the hearing officer or officers, may affirm, modify or over-rule the order or determination.

Except as otherwise provided in sub section (2) of Section 226, an order of the concerned Authority unless an appeal has been admitted as provided therein shall be final and the determination of the Authority or the Government shall be final.

The provisions of these regulations or of any regulations or orders made thereunder shall have effect notwithstanding anything to the contrary contained in any other regulations, by-laws, rules or orders or any other public regulations or in any contract or instrument made in the event regulations or orders of the Government or orders made thereunder shall prevail unless they expressly provide to the contrary.

In adopting or approving any revisions of general standards, area standards or detailed plans requiring enforcement - these regulations the Authority shall apply the criteria set out in section 200 as may be appropriate.

Rates of Scrutiny Fees

(See Section No. 26) .

SCHEDULE A

The Scrutiny Fee shall be charged at 0.3% of the cost of construction for the plans to be scrutinized in accordance with the following schedule.

Cost of construction
per sq. meters

Rs. 60.00

Rs. 80.00

Rs. 120.00

The cost of construction for all types of flats shall be estimated at Rs.700 per sq.

The cost of industrial buildings shall be estimated at Rs. 600.00 per sq. meter.

The cost of compound wall shall be included at Rs. 100.00 per meter.

The cost of peripheral retaining wall shall be estimated at Rs.250.00 per square meter.

SCHEDULE 'B'

Safe bearing Capacity of different soils

(See Section No. 63)

—————2—————

ec ee ee

(i)

(ii) Proposed built up area

(in sq. meters)

Less than 150 sq. m

151 to 300 sq.m.

'Above 300 sq. m.

(iii)

: meter. :

(iv)

(v),

(vi)

S.No. Description of soil

1. Silty, alluvial earth etc.

2. 'Clay

(a) Soft or very soft

(b) sandy firm

(c) stiff

(d) firm

(e) stiff

- (f) Hard sheley
- (g) very stiff (bculcer)
- (h) sound yelluw
- (i) blue

3. Sand

- (a) unifcrm: loose
- (b) ccompact
- _(c) well graded lcose
- (d) compact

4. Gravel

- (a) Sandy: lose
- compact
- (b) clean: loose
- compact

6. Rock: chalk soft

hard

{a) soft

(b) mcderately hard

(c) hard

—a

2

MN/m

0.08

00S t: 0.16

0.16 ft 0.3

C.03 to 0.16

0.16 tc 0.32

0.32 tc 0.65

0.32t 0.63

0.32 t 0.€3

0.43 tc 0.66

0.10 tc 0.21

0.21 t 0.43

0.21 to 0.43

0.43 to 0.£6

0.21 te 0.43

0.43 to 0.65

0.32

'C.43 to 0.75

0.16

0.32 to 0.65

0.21

0.53 to 1.07
1.29

0 to 0.8

ee

Bearing pressure

2
tons/ ft

Ya

Oto?

1to2
2tc 4
2to4
4tc6

2to4
4to6

4to7
3to 6

Eto 10
12

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Acid.

Acetic

Nitric

sulphuric

Alcohol

Ammonia

Benzine, benzol

Bitumen (prepared)

Methylated spirit

Linsced Oil

Milk

Mineral oils: neptha

Paraffin (kerosene)

Petrol (gasolene)

Petroleum oil

Pulp (wood)

Slurry: Cement

Clay

Clay chalk

Sewage

Tar: Pitch

Turpentine

Water fresh

Sea Water

Aluminium and alloy

Brick work

Cnerete

(a) Unreinforced

(b) Reinforced

Cotton (bales)

Flour in bulk

in sacks

Granite and marble

Gravel

Ice

N — Newton

117

WEIGHT OF MATERIALS

(See S. 68)

(i) LIQUID AND SEMI LIQUIDS

13.7

8.2

8.8

10.2

74

79

6.9

8.6

oA

141

11.9

15.7

9.7 to 11.8

11.8

8.5

9.81

10.05

(ii) SOLID AND PACKED MATERIALS

27

19

23

24

24 to 5.5

7.1

6.3

26

19

9.5

NK— Kilo Newton

SCHEDULE C,P. 1

Tofyft3

66

96

115

50

56

55

87
52
56
65
47
50
44
85
45
90
716
100
62 to 75
75
54
62.4
64

170
120

144
150
15 to 35
45
40
168
12
\$7

118

Limastone
Sandstone
Sand (West)
Salt dry
locse

Saw dust
Sugar

Steel

Tea

Timber

(iii) FINISH MATERIALS

Plaster
(25.4 mm) thickness
Abbestos cement:
(a) 1/4" (6.35mm) plain
(b) Corrugated

Cemant mortar per inch
(25.4 mm) thickness

Doors (ofinary industrial type Weoden)
Windows (industrial type matal or wooden frame)
Galvanised Iron 24 gauge 3 inch (76 2 mm)
Corrugation

Class per 1/4" (6.35 mm) thickness
Roof Tiles

(a) Terra Wita (french pattern)
(b) Concrete

Suspended metal and lath plaster

SCHEDULE -C: P. 2

KN/m 2

25
23
20

9.4

14.1

24
79
77
44
8.11

N/m
480

160
100-170

580
380
240

84

170

520
530
380

lbfft 3
156
144
127

60
90
15
50
490
28
50-70

tb/ft2
10

3}
2-34

3}

12
11

SCHEDULE 'D' P.1

Uses and minimum imposed loads on floors
(See S.70 (1))

Use to which buildings or Intensity of distributed Concentrated load to be

structure is to be put. load. applied unless otherwise
stated over any square with
a 300 mm (1-ft) side.

ART GALLERY KN/m abf/ft? KN tbe

ASSEMBLY BUILDINGS:

Such as publ'c hells and

theaters, but excluding drill

halls, places«f wership,

schcols and toilet roms 4.0 83.5 — —

with fixed seating without

fixed seating. 5.0 ' 164 3.6 809

BALCONIES. Sam2 asthe Samzasthe 1.5 per 103 per

rooms to rcemsa to m-terrun fcot run

which they which they concantra- ccneantra—

Give access give access ted at the ted at the
edge edge.

BANKING HALLS 3.0 62.7 —_ —

BEDROOMS:

Domestic buildings 15 313 1.4 315

Hotels and motels 2.0 41.8 18 405

Instituticnal buildings 1.5 31.3 1.8 405

BILLIARD ROOM. 2.0 41.8 2.7 603

BOILER ROOMS 7.5 157 to be de- to be de-
terminated terminated

BOOK STORES 2.4 for 15.3 for
each moter each f. ot

of st rage of st rage to be de- —_do—
height height. terminated

BROADCASTING STUDIO

Cerridors 2.0 41.8 1.8 '405

Dressing rooms 4.5 KM 308 ibf ~ —

Fly galleries per moter per f ct

run unific r- run uvife r-

mly cistri- miy distri-

buted « ver buted c ver

the width the wicth

COLD STORAGE 5.0 for each 31.8 for each to be deter- to be deter-
moter « f foot fst rage mined mined

storage height heicht w.th

with a m"xi- a miximum

mum of 15.0 of 313

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SCHEDULE 'D' P.2.

Broadcasting Studios

Grids 2.5 52.2 — —

Stages 7.5 157 45 1.012

Studios 4.0 83.5 ; — —

Toilet rooms 2.0 41.8 a3 ay

BUNGALOWS 1.5 31.3 14 375

CINEMAS 3.0 62.7 2.7 603

CLUBS

Assembly areas with fixed

seating 4.0 83.5 — ~

Assembly areas without fixed

saating 5.0 104 3.6 809

Bedrooms 1.5 31.3 1.8 405

Billiard rooms 2.0 41.8 2.7 603

Corridors 4.0 83.5 _ — =

Dinning rooms and To be dster- to be deter- to be determi- to be determi-

Kitchens. mined but mired but nea but nct nea but not
 netless than notlessthan tess than 4.5 less than 1.012
 3.0 627

Laundries 3.0 62.7 4.5 4.012

Toilet Rocms 2.0 41.8 — —

COLLEGES

Asa:mbly area with fixed

sealing 4.0 83.5 — _ —

Asasmbly area without fixed 6.0 104 3.6 809
 seating

Bedrooms 1.5 31.3 1.8 475

Classrooms 3.0 62.7 2.7 603

COLLEGE

Dinning rooms corridors 4.0 83.5 _ —

Dormitories 15 31.3 1.8 405

Gymnasia 5.0 105 3.6 809

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Kitchen

Laboratories including
equipment

Stages
Toilet rooms

CORRIDORS

RAIL WAYS, PASSAGE
WAYS, ATILES, PUBLIC
SPACE AND FOOTRIDES
'BETWEEN BUILDINGS

Building subject to crowd
loading, except grandstands

Buildings subject to loads
greater than from crowds,
including wheeled vehicles,
trolleys, and the like

All other buildings

DANCE HALLS
DEPARTMENTAL STORES

1

To be deter-
mined but not
less than 3.0
to be de-
termined but
not less than
3.

5.0

3.0

4.0

To be deter-

21

SCHEDULE 'D' P.3

to be deter- 4.5
Mined but not
less than 62.7

to be de- to be de-

terminated but terminated but

not less than not less than

62.7

104

41.8

83.5

To be de-

terminated but not terminated but

less than 5.0

Semi as
the rooms
te. Which
they give
access

5.0

Steps floors for the display

and sale of merchandise
DORMITORIES

DRILL ROOMS AND
DRILL HALLS

DRIVEWAYS AND VEHICLE

RAMPS;

Other than in garages for
the parking only of passen-
ger vehicles and light vans
not exceeding 2,500 kg
(24 tons) gross weight

4.0

1.5

5.0

To be de-
terminated
but not
less than
5.0

less than 104

Same as

the roms
t: which

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access

104

83.5
31.3

104

To be
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1.012

To be de-

terminated but
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4.5 1.012

3.6

4.5

809

1,012

To be deter- To be doter-
mijed but not mined but not

less than £.5

Same as
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access

3.6

3.6

1.8

To be de-
termined
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less than
9.0

To be
ceter-
mined
but not
less than

less than
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Same as
the rccms
te which
they give
access

809

809
405

To be de-
termined
but not
less than
2.023

Te be de-
termined
but not

less than
2.023

DWELLING

FACTORIES AND SIMILAR BUILDINGS

FILE ROOMS IN OFFICES

FLATS

FOOTPATHS, TERRACES AND PLAZAS leading from ground level

GARAGES

Car parking only, for passenger vehicles and light vans not exceeding 2,000 kg. (24 tons) gross weight including driveways and ramps.

All repair workshops for all types of vehicles and parking for vehicles exceeding 2,000 kg. (24 tons) gross weight including driveways and ramps.

GRANDSTANDS

Assembly areas with fixed seating.

Assembly areas without fixed seating.

Corridors and passageways.
Toilet rooms.

GYMNASIA

Corridors hallways and passageways.

Dressing rooms.

Fly galleries.

122

1.5 31.3

5.0 104

75 157

Or Or

10.0 203

as appro- as appro-
priate priate

5.0 104

1.6 31.3

To be de- To b2 de-
termined terminated
but not but not

less than less than

2.5 52.2

Tc be deter- To be deter-
mined but not mined but
less than not less than

500 104

4.0 83.5

5.0 104

5,0 104

2.0 41.8

5.0 104

2.0 41.8

4.5 308

Schedule 'D: P.4

14 315

To be de- To be des
termined terminated

To be de- Tobe de-
termined terminated

1.4 315

To bede- To be de-
termined terminated
but not but not

less than Jess than

9.0 2.023

Worst possi- Worst pcssible
ble c-mbin- combination
ation cf cf wheel
wheel loads. lozds

3.6 809

4.5 1.012

3.6 809

1.8 405

KN/m² per thf per foot

meter run uni- run unifor-
fu rmly distri- = mly rur cver
buted cver the width
the width

Grids 2.5 62.2 as —

Projection rooms. 5.0 104 oy —

Stages , 5.0 104 3.6 809

Toilet rooms 2.0 41.8 ee a

HOSPITALS

Bedrooms and wards Cerr- 2.0 41.8 18 405

idors, hallways and passa-
geway (See Cerridcrs)

Dining rooms 4.0 83.5 — =

Kitchens To bedetermined To bs determined 4.5 1.012

but not less than but not less than

3.0 62.7

Laundarieg 3.0 62.7 4.5 1.012

Toilet rooms 2.0 41.8 — —

Utility rooms 2.0 41.8 4.5 1.012

X-Ray room and :

operaling theatres 2.0 41.8 4.5 1.012

: HOTELS AND MOTELS

Bars and vestibules 5.0 104 = ~

Bedrooms

Corridors, hallways 2.0 41.8 1.8 405

and passageways.

Dining rooms 4.0 83.5 as sos

Kitchens To be determined To be determined

bu! not less than but not less than

3.0 62.7 45 1.012

LauNdries 30 62.7 4.5 1.012

Lounges (See Public

Lcunges)

Toilat rooms 2.0 41.8 _ — —

HOUSES 4.5 31.3 14 315

INDOOR SPORTING FACILITIES

Areas for equipment

Assembly areas with
fixed seating

Assembly areas without
fixed seating

CORRIDORS
Dressing Rooms
Gymnasias

Toilet rooms

INSTITUTIONAL BUILD— INGS

Becccms

Kitchens

LABORATORIES including

ae te ee

equipment

LANDINGS

LAUNDRIES other than in
domestic buildings exclu-
ding equipment

LIBRARIES:

To be determined
but not less than

2.0

4.0

5.0

2.0

5.0

2.0

1.5

To be determ-

ingéd but nct
less than 3.0

To be determ.
ined but rt
less than 3.0

Same2 as the
fli orste Which
thoy give acc-
@3s

To be determ-
ined but not
less than 3.0

Reading tocms without books

strage

Reems with bcok strage
(9.4 public lending libra-
ties)

Stack rooms

2.5
4.0

2.4 for each
moter stick
height with a
Minimum cf
6.5

124

41.8

83.5
104

41.8
104
41.8

31.3

To be determ-
ined but not
Jess that 62.7

To be ceterm-
ined but not
less than 62.7

Same as the
flecrs to whi-
ch they give
access

To be determ-
ined but net
less than 62.7

52.2
83.5

15.3 for each
fcot of stack
height with a
minimum = of
136

To ba determined
but not less than

Schedule "D' P.6

To be de- To be dea-

terminated terminated
3.6 809
18 495
3.6 809
1.8 405
4.5 1,012

To be dete:m-
ined but net
less than 62.7

Same as the
fle Crs to whi-
ch they give
access

4.5

4.5
4.5

Te be determ-
ined

To be determ-
ined but net
less than 1,012

Same as the:

file crs to Whi-
ch they give
access

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1,012

1,012

To be determ-
ined

Dense mobile attacking on To manu-

mobile strucks facturer
1ecommenda-
tions

Corridors 4.0

Toilet rooms 2.0

MACHINERY HALLS

circulation spaces

therein 4.0

MAISONETTES 1.5

MOTOR ROOMS, FAN

ROOMS: ;

and the like, including To be de-

weight of machinery terminated
but not
less than

71.5

MUSEUM FLOORS AND To be de-

ART GALLERIES for terminated

exhibition purposes but not
less than

4.0

OFFICES:

Corridors and public spaces

Filling and strcages spaces 5.0

Offices for general use 2.5

Offices with computing 3:5

data processing and

similar equipment

Toilet rooms 2.0

PLACES OF WORSHIP 3.0

PUBLIC LOUNGES 5.0

RESIDENTIAL BUILDINGS

— ey ne re

Such as apartment houses,
beardinag he uses, guest

hc uses, hostels lc dging
houses and residential ctubs,
but exciuding hotels & motels

125

To manuo-
facturer
recommen-
dations
83.5

41.8

83.5

31.3

To be
dete1—
mined
but not
less than
157

To be de-
termined
but not

lkss than
\$3.5

104

52:2

73,1

41.8
62.7
104

Schedule 'D' P.7

To manu-
facturer
recommend-
ations

4.5

To be de-
termined

1.4

To be de-
termined

To be de-
termined

To be de
terminzd

2.7

To be de-
termined

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To manu~
facturer
recommen -
dations
1,012

To he deter—
mined

315

To be deter-
mined

To be de-
termined

To be detei-
mined

603

To be deter-
mined

SCHEDULE 'D P.8

eo

Bedrooms 1.5 31.3 18 405

Communal kitchens To be deter- To be detetmi-
mined but ned but not 4.5 1.012

not less than less than

3.0 62.7

Roof with access

(flat of slope 10") 1.5 31.3 18 405

Roof without access 75 15.7 0.9 202

Corridors, hallways and passa-
geways

Dinning rooms and public
rooms 83.5 — _

Dormitories 1.5 31.3 1.8 405

Laundries 3.0 62.7. 4.5 1.012

Toilet rooms 2.0 41.8 _ _

SHOP FLOORS

for the display and sale of
merchandise 4.0 83.E 3.6 809

STAIRS:

Dwellings not over 3 storeys 1.5 31.3 1.8 405

All other Buildings: Same as the Samgastha Sam3as the Sam:2 as *he

floors to floor to floors to floors to which

which they which they which they _ they give access

give access access but give access

but not less than

than 3.0 and than 62.7 &

not More than not more than

5.0 104

STATIONERY STORES 4.0 25.5 To be de- To be de-
termined terminated

for each metre for each floor

of storage of storage

height height

STORAGE other than types To be de- To be de- To be de- To be de-
listed separately. terminated but terminated but terminated terminated

not less than not less than

2.5 for each 15.3 for each

metre of floor of storage

storage height height

WORKROOMS LIGHT 2.5 52.2 1.8 405

without storage.

SCHEDULE 'E':

HORIZONTAL LOADS ON PARAPETS AND BALUSTRADES

USE

Light access stairs, gangways

and the limit, not more
600 mm (2 ft.) wide...

Light access stairs, gangways &

than

the like more than 600 mm

(2 ft.) wide, stairways, landings

and balconies. private and

domestic.-

All other stairways, landings

and balconies and all parapets
and handrails to roof...

Panic barriers.

see

Guard parapets on floors of

multistoreyed car parks

(See Section No.75)

Intensity of Horizontal Loads acting at level
of hand rail or coping

N/m run Kg/ft.m/run — lbf/ft-run.

220 22.4 15.0

360 36.7 24.6

740 75.5 50.7

3,000 306 206

1,470 N/m (150 kN/m: 100 lbf/ft) or point load of
9.964 kN (1.016 kN; 1 ton f) Whichever is greater
applied at 0.9 m (3ft) height minimum

Peulwejop aq oO,

Schedule 'F*

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SCHEDULE G PERIODS OF FIRE RESISTANCE

In this table:

(a) "Class 1 aggregate" means crushed lime stone, crushed brick and burnt clay products.

"Class 2 aggregate" means gravel, granite, and all crushed natural stones other than limestone.

(b) Any reference to plaster means:

(i) in the case of an external wall 1m or more from the relevant boundary, plaster applied on the internal face only:

(ii) in the case of any other wall, plaster applied on both faces:

(iii) if to plaster of a given thickness on the external face of a wall except in the case of @ reference to vermiculite gypsum or perlite -gypsum plaster, rendering on the external face of the same thickness;

(c) Load assumed to be on inner leaf only except for fire resistance period of four hours. ,

A. R.C.C. and Masonry Construction.

PART I: WALLS

Minimum thickness excluding plaster (in mm)

Construction and materials for period of fire resistance of
loadbearing Non-Inzdb-aring

4 2 13 1 14 4 2 1 7 44

Hrs hrs hrs hrs hrs hrs hrs hrs hrs hrs

4. Reinforced concrete.

Minimum concrete cover

to main reinforcement

of 25 mm

(a) unplastered 180 100 100 75 75

(b) 12.5 mm cement- 180 100 100 75 75
sand plaster

(c) 12.5 mm gypsum 180 100 100 75 75
sand plaster

130

Schedule 'G' P. 2

PART I: WALLS continued

A. R.C.C and Masonary Construction

Minimum thickness excluding plaster (in mm) for
period of fire resistance of

Construction and materials Loadbearing Non-loadbearing

4 2 14 1 \$ 4 2 14 1 \$

Hrs hrs hrs hrs = 0 hrs ~~~ s hrs hrs hrs hrs hrs

3. Bricks of clay, concrete
or sand-lime?

(a) unplastered..... 200 100 100 100 100 170 100 100 75 75

(b) 12.5mm_ cement- 200 100 100 100 100 170 100 100 75 75
sand plaster.

(c) 12.5 mm gypsum 200 100 100 100 100 170 100 100 75 75
sand plaster.

4. Concrete blocks
of Class 1 aggregate:

(a) unplastered..... 150 100 100 100 100 150 175 75 75 50

(b) 12.5mm_ cement- 150 100 100 100 100 109 75 75 76 50
sand plaster

(c) 12.5 mm gypsum 150 100 100 100 100 400 75 75 75 £450
sand plaster.

a A A

5. Concrete blocks of
Class 2 aggregate:

(a) unplastered 100 100 100 100 150 100 100 75 50

(b) 12.5 mm cement- 100 100 100 100 150 100 100 75 50
sand plaster

(c) 12.5 mm gypsum 100 100 100 100 160 100 100 75 50

sand plaster.

er OO

6. Hollow concrete blocks,
one cell in wall
thickness, of class 1
aggregate:

(a) -unplastered..... 100 100 100 100 150 103 100 100 75

(b) 12.5 mm cement 100 100 100 100 150 100 75 756 75
sand plaster

{c) 12.5mm gypsum 100 100 100 100 150 100 75 75 75
sa: d plasver.

ni

—

PART 1 WALLS— Continued

A. R.C.C and Masonry Constrection

; Minimum thickness excluding plaster (in mm)

Construction and materials f.r peri d cf fite resistance cf

4 2 #144 14 4 2 74 #414 1 14

hrs hrs hrs hr hr hrs hrs” hrs” hr he.

7. Hollow concrete blocks, cne coll!

in wall the ckness, of Class 2

aggregate:

(a) unplastered..... 150 150 125 125 125

(b) 12.5 mm cement-sard plaster 150 150 125 125 100

(c) 12.5 mm gypsum sand plaster 150 150 125 125 100

8. Cellular clay blccks not less than

50% solid;

(a) 12.5 cement sand plaster 100 75

(b) 12.5 mm gypsum sand plaster 100 75

9. Cavity wall with outer leaf of bricks

or blocks of clay composition, ccn-

crete or sand—lime, not less than

100 mm thick and;

(a) innerleaft of bricks or blocks of

clay, c:mposition concrete of

sand lim2... 100 100 100 100 100 75 75 75 75 75

(b) inner leaf of solid or hollow con-

crete bricks or blocks of Class I

agregate. 100 100 100 100 100 75 75 75 75 75

er

* Perlite gypsum plaster to clay bricks only.

8. (Composite Construction (non-leedbearing) , Period of fite
resistance in

Construction and materials hours

1. Steel frame with external cladding of 100 mm concrete biacks and
internal lining of 16 mm gypaum plaster cn metal lathng.... 4

2. Steel frame with external cladding of bricks of clay, concrete or

sand-line 100m thick and internal lining of asbestos insulating
board of thickness of 5mm 3

PART T: WALLS -continued

B. Framed and composite construction (non-loadbearing)— continued

Construction and materials

3. Steel frame with external cladding of 16 mm_ rendering on metal lathing and internal lining of

9 mm asbestos insulating board

16 mm gypsum plaster on metal lathing

4. Steel or timber frame with facing on each side of-

(a)

(b)

(c)

(d)

(e)

(f)

(g)

(h)

(i)

metal lathing with cement-sand or gypsum plaster of thickness of—

19 mm.

12.5 mm.

metal lathing with vermiculite gypsum or perlite-gypsum plaster or thickness of—

25 mm

19 mm

12.5

9.5 mm plasterboard with gypsum plaster of thickness of 5mm as well as,

9.5 mm plasterboard with vermiculite gypsum plaster of thickness of—

25 mm
16mm
10 mm
5 mm

12.5 mm plasterboard
Unplastered.

with gypsum plaster of thickness of 12.5 mm ..

19 mm plasterboard (or two layers of 9.5 mm fixed to
break joint) without finish ie

°12.5 mm fibre insulating board with gypsum plaster

of thickness < 12.5 mm

asbestos insulating board not less than 9 mm thick
with 9 mm fillets to face of studs .. :

asbestos insulating board not less than 12 mm thick.

25 mm wool slabs with gypsum plaster of
thickness of 12.5 mm ..

SCHEDULE 'G': P.4

Period of
fire resistance
in hours.

one

—
NE be DO

Ni

Ne

SCHEDULE 'G' P. 5

PART 1: WALLS-Continued

Period of fire

B. Formed and Composite Construction (non-loadbearing) resistance in hours.

Continued

5. Compressed straw slabs in timber frames finished on both faces with gypsum plaster of thickness of 5 mm as 1

6. Plasterboard 12.5 mm cellular core partition —

(a) unplastered. as 14

(b) 12.5 mm gypsum plaster as 1

(c) 6 mm vermiculite-gypsum plaster as 2

7. Plasterboard 19 mm finished on both faces with 16 mm gypsum plaster. 1

4. Compressed straw slabs, with 75 mm by 12.5 mm wcc cover strips to joints, of thickness of 50mm as 14

C. External walls more than 1m from the relevant boundary (non-load-bearing)

1. Steel frame with external cladding of non-combustible sheets and internal finishing —

(a) 9mm asbestos insulating board....

4

(b) 12.5 mm cement-sand or gypsum plaster on metal lathing 4

(c) sprayed asbestos of thickness of 12.5 mm 4

(d) two layers of 95mm plasterboard 14

(e) 95 mm plasterboard finished with gypsum

plaster of thickness of 12.5 mm 14

(f) 12.5 mm plasterboard finished with 8 mm

gypsum plaster.... 14

(g) 60mm compressed straw slabs 14

(h) 50mm compressed straw slabs finished with 5 mm

gypsum plaster..... 1

PART 1]; REINFORCED CONCRETE COLUMNS

Minimum dimension of concrete column*

without finish (in mm) for a fire resist-

Construction and materials. as 14

4 2 14 1 14

hr. hre. hrs. hrs. hour

pp scsi ap

1. (a) without plaster..... 450 300 250 200 150

(b) with 12.5mm cement-sand/or
gypsum-sand plaster on mesh
reinforcement fixed around
column 300 225 150 150 150

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(c) with limestones or lightweight

eggrogate as
gate

coarsc aggre-

300 225 200 = .200 150

2. Built into 4 any separating wall

fire wall or external welt

(a) without plaster

(b) finishad with 12.5 mm of cement
or gypsum sand plaster

a

180 100 100 75 75

150 100 75 70 70

The minimum di m:nsic-n ø f a circular column in the diameter.

No part of c lum projecting boyond either face <f wall.

Having not less fire resistance then that of the column and extending to the
Full height of, and n<t less than 60C mm on each side of, the column.

PART UI REINFORCED CONCRETE BEAMS

crsticticr. erd material

(2) without plaster.....

Minimim concrete cover withsut finish
to mzin reirforcamant (in mm) for a
fire resistance cf —

4 2. 144 1

hrs hrs hrs hrs hrs

63 45 35 25 12.5

(b) with 12.5 mm coment-sand or

gypsum-97nd plester

on m:sh

reinforcement fixed around beam 50 30 20 12.5 12.5

PART IV: PRESTRESSED CONCRETE BEAMS WITH POST TENSIONED STEEL.

Cover reinforcement

None

Light mesh reinforcement (having

a minimum concrete cover of 25 mm)

to retain the concrete in position around

the tendons

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Additional protection

Minimum concrete cover to tendons (in mm) for a fire resistance class

4 2 14 1
hrs hrs hrs hrs
(ex) none... 38

(b) plaster 125 mm thick on

mesh reinforcement fixed

around beam 50 38 25
(c) sprayed asbestos 10mm

thick 38 25 25

(e) mesh - 100 63 63
(b) plaster 12.5 mm thick

on mesh reinforcement. 90
(c) sprayed asbestos 10 mm

thick. 75

(d) sprayed asbestos 19 mm
thick 50

A. Encased steel stanchions (Mass per meter not less than 45 kg)

Minimum thickness (in mm) of protection

Construction and materialation for a fire resistance.

4 2 14 1 14

hr

Hrs hrs hts hr

(A) Solid Protection* (unplastered)

1. Concrete not leaner than 1:2: 4 mix with natural aggregates —

(a) concrete not assumed to be load bearing reinforced +..... 50 25 25 25 25

(b) concrete assumed to be loadbearing reinforced in accordance with BS 449: Part 2: 1959 ... 75 50 50 £0 £0

2. Solid bricks of clay, composition or

sand lime... 75 50 50 50 £50

3. Solid blocks of foamed slag or pumice

concrete reinforced + in every

horizontal joint. 62 50 50 50 50

(B) Hollow protection +.

1. Solid bricks of clay, composition or sand lime reinforced in every horizontal joint, unplastered. 115 50 50 50 50

2. Solid blocks of foamed slag or pumice concrete reinforced in every horizontal joint unplastered 75 50 50 50 50

3. Gypsum plasterboard with 1.6 mm wire binding at 190 mm pitch—

4. (a) 9.5 mm plasterboard with gypsum plaster of thickness of 12.5 12.5

(b) 10 mm plasterboard with gypsum plaster of thickness of 12.5 10 7 7

PART V STRUCTURAL STEEL —Continued

A Encased steel stanchions (Mass per meter not less than 45 kg)-
Continued

Minimum thickness (in mm) of protection for a fire resistance of

Construction and materials. Pannennenn: Semennenn
4 2 14 1 14
hrs hrs hrs hr hrs

Asbestos insulating boards of density 510-880 Kg/m³
(screed to 25 mm thick asbestos battens for a 25 19 12 9
curand 1 hour period); ,

Schedule 'G P.8

aan ge

B. Encased steel beams (Mass per Meter not less than 30 Kg)-

Minimum thickness (in mm) of protection for fire resistance of

Construction and materials.

4 2 14 1 4

hrs hrs hrs hr hr

(A) Solid protection + (unplastered)

1. Concrete not assumed than 1: 2: 4 mix
with natural aggregates:-

(a) Concrete not assumed to be Load-bearing, reinforced+
the assumption < 63 25 25 25 25

(b) Concrete assumed to be loadbearing, 75 50 50 50 50
reinforced in accordance with IS 449:

Part 2: 1969

(B) Hollow Protection"

1. Metal lathing..

(a) with cement-lime of thickness of . 38 25 19 12.5

(b) with gypsum plaster of thickness of 22 19 16 12.5

iat —<\$<—\$—\$\$ aio

e Hollow Protection means that there is a void between the protective material and the steel. All hollow protection to columns shall be effectively sealed at such floor level.

4 Solid protection means a casing which is bedded close to the steel without intervening cavities and with all joints in that casing made full and solid.

+ Reinforcement shall consist of steel binding wire not less than 2.3 mm in

* thickness, or steel mesh weight not less than 0.48 Kg/m² in concrete protection
the spacing of that reinforcement shall not exceed 150 mm in any direction.

Minimum thickness (in mm) of protection for fire resistance of

Construction and materials 4 2 61 a

hrs hrs hrs hr hr

(B) Hollow Protection *-continued

2. Gypsum plasterboard with 1.6 mm wire binding
at 400 mm pitch-

(a) 9.5mm plasterboard with gypsum
plaster of thickness of 12.6 12.6

ee.

(b) 19 mm plasterboard with gypsum plaster of thickness of. 12.5 10 7 7

3. Plasterboard with 1.6 mm wire binding at 100 mm pitch—

(a) 9.5 mm plasterboard nailed to wooden cradles finished with gypsum plaster of thickness of

(b) 19 mm plasterboard with gypsum plaster of thickness of. 12.5 12.5

4. Asbestos insulating boards or density 510-880/kg/mc Screwed to 25 mm thick asbestos battens for 1/2 hrs and 1 hour periods) 25 19 12 9

5. Gypsum and plaster 12.6mm_ thick applied to heavy duty (Type B as designated in BS 1105: (1963) wood wool slabs of thickness of 50 38 38 38

+ Hollow protection means that there is a void between the protective material and the steel, All hollow protection to columns shall be effectively sealed at each floor level

+ Light mesh reinforcement required 12.6 to 19 mm below surface unless

+ special corner beads are used.

PART VIII CONCRETE FLOORS

Construction and Minimum Ceiling finish for a fire resistance of materials thickness given in table —

of solid 4 2 1/2 1 1/2

substance hrs hrs hrs hrs

including

as agreed

(in mm)

solid flat slab : 90 25 mm 10 mm 10mm 7mm nil

or filler joint 25mmA 12.5mmA 125mmA T7TmmaA

floor Units of

channel or T 100 19 mm

Section 19mmA 7mm 7mm nil nil

125 10 mm nil nil nil nil

12.5 mm A

150 nil nil nil nil

Solid flat slab 90 12.5 mmG oil nil

or filler joint

floor with 25 mm 100 nil nil nil nil

wood wool slab

ceiling base 125 125mmG nil nil nil nil

150 nil nil nil

Hollow block 63 nil.

Construction or

units of box or 75 nil nil

I section. ; :

90 nil nil nil nil nil
125 nil nil nil nil

“A«— Sprayed asbestos in accordance with BS 3590:
1970. «G«- gypstin plaster

Note: where a column relating to ceiling finish contains no entry opposite a specification. the notational period of fire resistance specified in that column is not applicable.

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Inches

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CONVERSION TABLES

DON AMAWN =

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CANBDAPWN

OOO SHOTS &

Pounds

iOS MILE Ow

Schedule H P.1

Ceantimaters

254

4.08

7.62

10.16

12.70

15.24

17.78

20.32

22.86

Meters

0.304

0.609

0914

1.219

1.524

1.828

2.133

2.438

2.743

Meters

0.914
1.828
2.743
3.657
4.572
5.486
6.400
7.133
8.229

Kilograms

0.453
0.997
1.360
1.814
2.267
2.721
3.175
3.628
4.032

Schedule -H P. 2

CONVERSION FACTORS rs

Acta= 4047 hectare

Centim3ter= 0.393 inch

Cubic cantimater= 0.061 cubic inch

Cubie foot— 0.0283 cubic meter —

Cubic meter== 35.314 cubic feet

Foot= 3048 mater

Gallon=: .00378 cubic mater; 3.785 liters

Hectare= 2.471 acres

Inch= 2.54 cent mater

Kilogream= 2.204 pounds

Kilometer= 0.621 mila

Kilohewten (KN)= 224.8 lbf

Liter= .264 gallocn

Meter= 1.093 yards

Mile = 1.609 kilometer

Newton (N) = 0.225 ibf

Pounds= .453 kilcgram

Radian= 57.29 degree

Square Centimeter = 0.155 square inch

Square feet= 0.093 square meter

Square inch = 645.16 square/milimater

Square meter = 10.764 square feet

Square Yard = 0.836 square meter

Ton (Shorty = 907.18 kilcgrams

Ton (Long) = 10.14.72 kilograms

Yard = 0.914 meter.

en ee

SCRUTINY AND ATTESTATION FEES TO BE REALISED BY LG/RD DEPARTMENT.

en ee

te en a pr pe ee

(See Section 211)

The Local Government Rural Development Department shall realise the Scrutiny and Attestation fees of the major sub-division according to the following scale:

(1) Use Change of Land

(i) Upto an area of not more than Rs: = 00 per sq. meter.

5000 m

(ji) More than 500m² but not more than 4 hectares.

The above rate for first 5000 m² plus 50 paisa per sq. meter for the remaining area,

The above rate for first 4 hectares plus 25

(iii) More than 4 hectares.
paisa per sq. meter for the remaining area.

2. General Development permits not exceeding 75 paisa per sq. meter falling under jurisdiction of concerned authority.

3. Amalgamation of land not exceeding 50 paisa per sq. meter under the jurisdiction of concerned

Authority.

4. Approval of layout plans and issuance of General - Special Development permit.

(a) For new layout plans:

(i) Upto an area of not more than Rs: 1.000 per 20 sq. meter

than 5000 m²

The above rate for first 5000 m² plus
Rs: = 1.00 per 40 sq. meter or part

thereof. of the remaining area.

(ii) More than 5000 m² but
not more than 4 hectares.

The above rate for first 4 hectares plus
Rs: 1.00 per 80 sq. meter or part thereof
for the remaining area. |

(iii) More than 4 hectares

One and half time the rate of General

5. Cases relating to special Develop-
ment permit.

ment permit.

Half the charges prescribed for General or
Special Development permit, as the case
may be.

6. For amended layout plans

Half the rates prescribed for the scrutiny of
building plans by the concerned authority
and the cost of construction for the purposes
of charging the fee shall be assessed at a flat
rate of Rs: 100 per sq m. of the area shown on
plans as built up.

7. Approval of Building Plans in
Special Area under the Control
of Metropolitan Planning and
Control Agency vested from
time to time by the Government.

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C. OTHER TYPES OF PERMITS.

Scrutiny fees shall be equal to the estimated cost of labour involved for scrutiny/ preparation of drawings etc. subject to a minimum of Rs: 250.00 for each case.

D. ATTESTATION FEE.

- (a) Copy of approved plan Rs: 10.00
- (b) Copy of letter per page Rs: 2.00
- (c) Searching charges for supplying of copy Rs: 2.00

SCRUTINY AND ATTESTATION FEES TO BE REALIZED BY THE CONCERNED AUTHORITY

The concerned authority shall realize the Scrutiny Fees for the minor sub-divisions of land.

1) Change of land use:

- a) Upto an area of not more than Rs. 1.00 per sq. meter 500 m²
- b) More than 5000 m² but not more The above rate for first 5000 m² than 2 hectare. plus 75 paisa per sq. meter for the

remaining area.

2 General Development permits(Sub-Division) 75 paisa per sq. meter

3) Adalgamation of land:

a) For new layout plans-General Development permit:

- i) Upto an area not more than Rs. 1.00 per 25 sq. meter 5000 sq. meters
- ii) More than 5000 sq. meters not more than above rate for first 5000 sq. more than 2 hectare. plus Rs 1.00 per 40 sq. meter or part thereof.

b) For amended layout plans/General Development permits: layout plans.

4) Town Planning Scrutiny of Building proposals- Half the Charges prescribed under the Karachi Building and Town Planning Regulations 3, Part I, subject to a minimum of Rs. 10.00

5) Issuance of Development permits for Private Pump installation of cinema and petrol pump. Rs. 30.00 for each case

ii) Rs. 500.00 for each case.

c. other types of General Development permits not covered above.

Scrutiny charges shall be equal to the estimated cost of labour involved for
scrutiny/preparation of drawings etc. subject to a minimum of Rs. 150.00 for each case.

Sub-Division and
Amalgamation of
Plots.

Amalgamation of
plots.

Change of
Land Use
Amenity, Utility
Plots etc.

www.ezqanoon.com

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Schedule «J»: (P.1)

SCHEDULE -J a — nd
(Sec: 217)

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

ii) Seven blue print copies duly signed by owner and Licensed Architect shall be submitted along with the proposal to the Concerned Authority for the sub-division of plot.

iii) The Authority may relax or impose any condition the sub-division plot.

iv). 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.

v) Plot earmarked for flats shall not generally be considered for sub-division into smaller plots.

vi) Sub-division of plot will only be considered to the extent that sub-divided plot shall not be less than 400 sq. m.

vii) Building regulations of the original plot/category shall be applicable to the sub-divided plots.

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

ix) For sub-standard areas and Katchi Abadies, the Authority may make special considerations ;

2. Amalgamation of two or more plots shall be allowed by the Authority on the plots whose land grant, terms and conditions shall be similar, but in case, where there are no similar terms and conditions of the plot which expire earlier shall

prevail.

i) Rules of original plots shall be applicable on the amalgamated

it)

ted plot, except compulsory open space which shall be decided by the Authority and no separate building or garages will be permitted on the plots, the terms and conditions of the latter plot shall prevail.

Maximum area of the amalgamated residential plot shall not exceed 80 sq.m

*(Authority under Baluchistan Building Control Ordinance 1979)

3. No change of land use or conversion of Acreage, Utility and other plots earmarked in the layout plan of any housing scheme, prepared by any local body, housing society or by any private developer, shall be allowed except in accordance with the following procedure:—

Change of land use of residential plots.

(a)

(b)

(c)

(e)

(f)

143

Schedule 'J' (P.2)

Authority

The local body, housing society or the private developer shall apply to the Collector Concerned for the change of land use or conversion from any other purpose for the plots reserved for the purposes as mentioned above with full justification and details.

The Collector shall on receipt of such an application under sub-section (a), invite objection from the general public through a notice published in one English and One Urdu leading local daily newspaper. The period for filing objections with the Collector shall be 30 days from the date of the publication of the notice, which should also be mentioned in the notice.

The applicant shall bear all the expenses of advertisement etc. and deposit the money with the Collector.

In addition to the expenses mentioned in sub-section (c), the applicant shall pay the prescribed fee/charges for the change of land use to the Concerned Authority including Scrutiny fee as fixed from time to time.

The Collector shall after considering the objections received under sub-section (b) and hearing such persons whom he may consider necessary, shall forward his recommendations along with the application and other connected papers to Government for orders.

The Collector, shall also consult the Concerned Authority before submitting his recommendations to the Government under sub-section (9).

Authority constituted under BCO Ordinance, 1979)

(a)

(b)

(c)

(d)

(e)

(f)

No residential plot shall be converted into any other use except with the approval of the Authority after the recommendations of the Concerned Authority.

The applicant shall apply to the Concerned Authority for the change of land use of the plot with full justification, which shall examine the application in the light of the Planning of the area, communal facilities in the vicinity, road width, traffic flow and other relevant factors.

The Concerned Authority shall also issue a public notice for the change of land use of the plot in accordance with the provisions of the regulations and the expenses shall be borne by the applicant.

The Concerned Authority shall also convey, the objections from the public to the Authority under B.B.C.O 1979 for its determination,

The applicant shall pay the prescribed scrutiny and other charges to the Authority or his nominee.

Final No objection Certificate shall be issued by the Authority under B.B.C.O 1979.

FORM No.

NAME OF THE CONTROLLING AGENCY OO

Place... 6. eae eee

DATE OF DELIVERY.

APPLICATION FOR APPROVAL OF PLANS.

"(See SectionNo.7)

The "Authority.....

: a I/We hereby apply for permission to erect/re-eact/make additiona to and/or

alterations in a building on plotNo..

yan Hub Tehsil in accordance with
the Building Plans submitted here with for approval.

Necessary particulars are given below and certified to be trues.

1. Plot held fom

2. Reference af title deed

3. Intended use of proposed building

4. Description of the proposad building works.

2. Mr.— — — — —. — — — — —. Micensed Architect/Engineer holding

licence No. — — — — — Category-.- — — — is_ hereby authorised by me/us to do
all things required to be done under the Baluchistan building <nd Town Planning
Regulaticns, 1979 on my/our behalf.

3. We unde:take that I/We shall be parsonally held responsible for any
violation of the Baluchistan Building and Town Planning rules 1979./conditicns if any
accompanying the approval cf the Plan/Plans. '

Place..... Sig. Owner/Attorney.

Address:— — — — — — — — — — —

Dated

Particulars/Enclc gures

1. Five ccpiescf proposed plan (in case of pict held frm any society please get
the plans forwaided and atemped by the Society).

2. Raceipt of payment of Scrutiny fee.

3. Ccpies cf allotment order/transfsr letter.

4. Receipt of payment cf last instalment.

5. Copy of lease ceed/sale deed/Sanad, if any.

6. Copy of Site plan.

7. F.T.O and sub-division plan from Settlement Deptt: if any.
8. Covycf power of Attorney in cese the owner is not submitting the plans himself.
9. Acknowledgement of possession Order.
10. Certified copies of extract and sketches from concerned Municipal Organization in duplicate, in case of city's plots.
11. Copy of previous approved plan, if any with No. and date.

145

FORM NO. 2

LICENSED ARCHITECT/CIVIL ENGINEER'S CERTIFICATE

_____ a rd fp a cr om NNN, le yee y=

(See Section 8 (2)

(To be accompanied with Form No. 1)

This is to certify that the building plans submitted by_____. — —__-

for plot No._____ have been prepared me/us and that !/we

underteke to supervise the prc pesed ccnstruction 2s per specifications submitted herewith in triplicate as required under Regulation No. 10 & 11 of Baluchistan Building and Town Planning rules 1979. I/We further underteke that [f 1/We discntinue supervision. of tne work, I/We shall give immediate intimation thereof, as requifed under the above rules.

Place sg § LICENCED/ARCHITECT/CIVIL ENGINEER/

STRUCTURAL ENGINEER/BUILDING TECHNOLOGIST.

DATED: LICENCE NO—~-. ———— - >-

WITH CATEGORY

SPECIFICATIONS

1.

P91 oO 7 bh ON

Nature of soil balaw foundation.

Specification of foundation.

Specification of plinth. .

Specification of super structure.

Specification of floor. t

Spacification of roof.

Methcd of drainage and sewerage.

Kind of slab.

146

FROM NO.3

CERTIFICATE

(See Section 8 (3)

The.....Authority

It is certified that the following building work on plot No.-----

Situated at -----.

supervision and to my entire satisfaction.

—has been carried out under my

Description of the work. Name & Signature.

Ts Licence No.

2:

3.

Ccpy to:—

tee ee ee ee nee eeee teense eaneenaeteensnenes eaeeteeteerer scarce: OWNREF

FORM NO.4.

NOTICE OF DISCONTINUANCE

i ee

(See Section Neo- 8 (4)

To.

The Authority

rt pen

I hareby give notice of my discontinuance from the building wrks as the Licensed
Aschitect/ Civil Engineer/ Town Planner/Building Technolcgist ficm the date mentioned

abcve from plot No ----- situated at ----- - - -.

Neme and signature

Licence No.

147

FORM No. 5

___ rent

NAME OF THE CONCERNED AUTHORITY

Se a ee

Baluchistan BUILDING AND TOWN PLANNING Rules 1979.
VERIFICATION OF BUILDING LINES

(See section No. 18)

To

The. Authority

I/We hereby inform that the first course of plinth foundation of the basement
for building.

On plot No. _____.

Survey sheet _____

Quarter _____.

has been laid. you are, therefore, requested to depute a representative to verify the
building line so as to enable me/us to carry out the building work.

OWNER/S

Address. _____

Place

(dated)

ARCHITECT'S CERTIFICATE

I/we hereby certify that the setting out of building/s for plot No. _____
has been carried out in accordance with the approved plan/s

Licensed Architect/

Civil Engineer/

Building Technol: gist _____.

Licence No _____.

148

FORM No 6.

NAME OF CONTROLLING AGENCY

NOTICE OF COMPLETION

et re

(See Section No.22)

BALUCHISTAN BUILDING AND TOWN PLANNING RULES .1979.

To

The Authority Ba CG sccosoronsearesorerorschnersnereroreerevarerannascrererns

en Date of delivery at

ee

I/ We hereby give notice of completion of building/ additions and alterations in

the building on plot No.

and of drainage and Water supply arrangements therein, and apply for permission for occupation of the said building.

* The said work has been carried out in accordance with the Building plans approved

vide No. — —~

Dated ———— - ——— - ——— - ——— . —

*Strike if not applicable. OWNER/sS

Address. ———— - ——— - ——— - ——— - ———

Place the — —1979 — ee ee ee

ARCHITECT'S CERTIFICATE

I hereby certify that the building/ Additions & Alterations in the buildings on

plot No. — ——— a camera

Completed / partly completed under my supervision and to my satisfaction in accordance with the building plans approved vide No. ———

Dated ———— - ——— - ———

Licence Architect/ Civil Engineer/ Structural Engineer/ Building Technologist.

Licence No.

With Cat: arch.

Address

149
FORM NO. 7

NAME OF CONTROLLING AGENCY

BALUCHISTAN BUILDING AND TOWN PLANNING RULES. 1979.
REGULARIZATION OF WORKS CARRIED OUT WITHOUT PERMISSION

(See Section No.24)

To,

The Authority

1. Whereas I/We have constructed _____

on plot No. — a

as shown on the plans attached herewith without your prior permission :

2. Whereas I / We have made deviations from the Building Plans approved under No.
— — — — — dated ee ee

in the course of construction of the Building / alterations and additions to the Building on

ET)

a a m

Plot No— oo

as shown on the plans attached herewith:

3. Whereas I/We are willing to make any alterations required to be made in the said
structure so as to make it consistent with the provisions of Baluchistan Building and Town
Planning Regulations, 1979.

It is, therefore requested that plans may be regularised as per rules and permission
to occupy the said Building may be granted.

(Delete Whatever is inapplicable)

OWNER /S

Address

_____ ars

Place

ARCHITECT CERTIFICATE.

I/We hereby certify that the existing structure on Plot No. es
is consistent with the provisions of the Baluchistan Building and Town planning Rules
1979.

I/We further certify that the said existing structure 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 here with .

con eemenierene LICENSED ARCHITECT / CIVIL ENGINEER/
Dated BUILDING TECHNOLOGIST.

Place

150
FORM NO. &.P.1.

OFFICE OF THE AUTHORITY

Notice under Section 168 (3) of Baluchistan Building' and Town Planning
Rules 1979 ; .

To.
Mr. - : 3

Ref: Building on Plot No. _____ situated at _____

sas,

i

WHEREAS in the considered opinion of _____ the building
or part thereof situated on the plot noted above and described and detailed hereunder
is in ruinous state and is dangerous for the safety of building the occupiers thereof or
to passers by:—

DESCRIPTION OF THE DANGEROUS/ RUINOUS/ UNSAFE STRUCTURE OF
THE BUILDING

NOW THEREFORE, you are hereby required to demolish the dangerous, ruinous
building/ structure described above as per rules and regulations within 14 days from the
date of receipt of this notice. Unless sufficient cause to the satisfaction of the authority
issuing this notice is shown why this notice be not implemented within 3 days from the
service of this notice and if compliance of this notice is not done within the specified
period the said structure shall be demolished by the _____ through
its own agency at your risk and costs.

Authority
| SEAL |

[Signature]

Copy pasted on site for information of all concerned and copy forwarded to occupants

Jt

ee ee te —
ee ee — —

NOTE: Action as above would be without prejudice to prosecution under any relevant
statute.

PROFORMA FOR DECLARING A BUILDING AS DANGEROUS/RUINOUS/UNSAFE

a

1. NO. OF PLOT _____

2. NAME OF PROPERTY en FT ER nr

we ee ee ——— ny

3. LOCATION———— —

oN OT F

10.

11.

12.

13.

14.

15.

18.

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FORMN>. 8 P.2

APPROXIMATE YEAR OF CONSTRUCTION_____

DESIGN INFORMATION, IF ANY 9 _____

NATURE OF CONSTRUCTION_____ a

VISIBLE DEFECTS_____

REPAIR WORKS, IF ANY, CARRIED OUT

FOR THE SAFETY OF THE BUILDING

AND APPROXIMATE DATE — . . - eee

CONDITION OF EXISTING SANITARY_____

AND WATER SUPPLY SYSTEM) = _____ See

CONDITION OF EXISTING SANITATION_____

TECHNICAL REPORT AFTER SITE INSPECTION—

REASONS WITH DETAILS OF STRUCTURAL §=£_____

MEMBERS WHICH ARE NOT REPLACEABLE_____

OF REPAIRABLE a

ANY OTHER DETAIL / INFORMATION a

CONSIDERED NECESSARY

NAME OF OWNER / TENANTS TO BE AFFECTED

DETAILS OF THE PORTIONS CONSIDERED _____

AS DANGEROUS

Reporting Officer.

REMARKS OF THE AUTHORITY.

AUTHORITY

FORM No. 9.

—

OFFICE OF THE SECRETARY AND "AUTHORITY"

Se Dated

"24 HOURS NOTICE.

(See Section No.1£9 (2))

REGARDING: BUILDING ON PLOT NO.—————

REF: This office notice even No dated————— _ _ _ _ _ _ _ _ _ _.

Every one occupying, using or living in the structure cescrbed below stencerd cn

the above cited plot is hereby given NOTICE that the — ———

has to remove and emolish the said structure within 24 hc urs, as such is directed to remc ve
himse lf and his property from the said structure within the <fore said time failling which the .

—ey

a peer ica

——— shall not be respnsible fcr eny lcass of life,
property or injury to perscns caused by the forcible remcval.

DESCRIPTION OF STRUCTURE

Authority

Cc py affixed at a conspicuous place on the above said plot FOR NOTICE OF
ALL CONCERNED in presence cf two witnesses.

Copy forwarded for Notice.

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FORM No. 10. |

To,

The Authority _____.

APPLICATION FOR PERMISSION TO DEMOLISH A BUILDING

(Sez Section No. 178 (2))

I/we apply for permission to demolish the building on plot No _____

_____ which particulars are given below and certified to be true.

(1) Name/Names of the Owner

(2) Location of building

(3) Date of Construction of the building

(4) Condition and height of the building

(5) Type of lease of building

(6) Date of lease of plot

(7) Status of the building i.e fully vacant/Partly occupied.

(8) Consent of the tenants/present occupants if occupied.

(9) Legal status i.e whether the building or part thereof has been declared as dangerous. If so, number and date of order.

(10) whether any portion of the adjacent building is likely to be affected by the demolition. If so, please submit details and precautionary measures to be adopted.

2: The following existing supply services were affected and the authorities concerned have cut off their connections to the plot.

1) Electricity 2) Telephone 3) Gas 4) Water

5) Sewerage 6) Other services.

3. Rs. 500.00 have been deposited vide challan No. _____ dated ____/____/____

--- as demolition deposit (Copy attached)

4. I/We undertake to observe all proper precautions as prescribed under the Baluchistan Building and Town Planning Rules 1879 and any other statute in force to ensure safety of the public and persons employed at the site and of adjacent buildings.

--- Mr. _____ Licensed = Architect/Civil Engineer/Structural Engineer/Building Technologist has been engaged to supervise the demolition work.

I/We also further undertake that the digging and filling of the plot, if any, shall be carried out within the stipulated time specified in the letter of permission.

Signature of the Licensed Architect/Civil Engineer/Structural
Engineer/Building Technologist Engaged.

— Licence No.

Signature of Owner/s.

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FORM No. 11

No. _____

Baluchistan _____

(NAME OF THE CONCERNED AUTHORITY)

PERMISSION FOR DEMOLITION.

nt re eee

(See Section No. 178 (2))

Ro

Permission is hereby granted for the demolition of building.

Noss eee — cn Plot No, ---»----- Hub/Quetta

at i TQ ee

The permission is valid from ~~~~~.

during which period the demolition of the building and digging and filling of plot, if any shall be completed/filled in accordance to the satisfaction of the Authority. Extension of the period will be granted only in exceptional cases after the necessary renewal fee has been paid, as prescribed from time to time.

Authority.

SEAL.

Copy to:

Concerned agencies,

; 455

From No. 12. P.1.

Local Government Rural Development a
Government of Baluchistan, Quetta.

APPLICATION FOR ENLISTMENT AS

(See Section No. 196,

LICENSED ARCHITECT
LICENSED CIVIL ENGINEER
LICENSED STRUCTURAL ENGINEER
LICENSED TOWN PLANNER
LICENSED BUILDING TECHNOLOGIST
LICENSED BUILDING SUPERVISOR

The Secretary,
Local Government Rural Dev:
& the Authority:

I/We _____ Son/daughter/wife of _____ ee eee,
_____ hereby apply for the grant of licence for practicing as _____ =
a - se 'under the Baluchistan Building and

Town Planning Rules 1979. My Particular are given helow.

4. Date of birth _____.
2. Residential Address. _____» _____.
3. Office Address. pet ea i tet
4. Telephone No. ee Se
5. Name of the Firm if applicgble _____.
- 6, Nationality. Fee a a
7. Category of Registration applied for A-B,C _____.
8. Technical Education and Qualifications _____
including particulars of examinations

Passed (please attach attested copies of _____
certificates/degrees) ee oe eo a

9. Membership of any other _____ + \$ _____.

PROFESSIONAL INSTITUTIONS /s

10. Status: practising independently _____.
- Or serving in any Achitectoral/Town _____

Planning firm with any other ofga _____ parca tae
nization etc.

11. Practicul experience (please attach attestod copies of certificates etc).

(a) Preparation of Architectural/Structural Design/Layos Supervision of construction buildings/s

(b) Supervision IU TR gpg peers egg a ee

(c) Other experience in matter relating to building/Town Planning _____ _

_____ ee ee es

12. Date and No. of previous Licence, if any. _____ rs ie osu

13. If licence in a higher category is required:-

1. Date of Original licence and category _____ _

2. Reasons for promotion of higher category _____ ease a ee

44. Sample of the Seal & Signature to be used on all plans _____ _

15. Challan No. and Date of the payment made towards scrutiny fee _____

_____.

a i

Dated _____.

Signature of the applicant.

CERTIFICATE OF THE EMPLOYER IN CASE THE APPLICANT IS
SERVING IN ANY GOVERNMENT ORGANIZATION OR PRIVATE FIRM.

_____ ans a _____ _.

This organization has no objection if a licence to practice as _____ _

_____ is granted to Mr. _____ _ . een a) 9 0 | Ce ere ee

who is employed as _____ _ in our organization:

1. only act as licencad _____ _ for cur project.

2. act as Cur _____ _ anée also he is pe-mitted

to do his own private practice at a private office and will be afforded reasonable time
to attend and supervise the building/project/Layout plans under his private
arrangement.

3. Permitted to do his own practice will be afforded reasonable time to
attend to and supervise building/Project layout plans under his private

arrangement.

Signature of Employer

Head of the Department.

(Seal)

For official use only. Approved. Refused. Licence.

1. Application received on
2. Sumpitted on
3. Approved on.

157

FORM NO. AL 13
LG/RD AND AGROVILLES DEPARTMENT
GOVERNMENT OF BALUCHISTAN, QUETTA

NG), nose 5 SGIEREG B.S era Sivecesere « « Dated the

ARCHITECT'S LICENCE

LICENCE NO. —

Mr,

S/O in heraby

licensed to act as:
AECHITECT

in category under the Baluchistan Building Ccntrol Ordinance 1976

and rules framed thereunder from time to time, in the

Hub Yehsil/ Quetta District

This licance is subject to terms end conditions ennexed hereto and will
remain valid for the period anding 30th June, 1979/1980

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Authcrity

on

SEAL

4 So

LG/RD & AGROVILLES DEPARTMENT

Nis ecg ey eee 8 owes s Dated ess evans: 2 cs se

STRUCTURAL ENGINEER LICENCE

LICENCE NO.

Mr, - S/o

is hereby

licersed to act as:

STRUCTURAL ENGINEER

in category uncer the Baluchistan Building Control Ordinance

1979 and rules fram.a thereunder from time to tims in the Hub

Tehsil/Quetta District.

This licence is subject to terms and conditions annexed hereto and will remain valid fur the period ending 30th June 1981.

| SEAL | Authority

www.ezqanoon.com

160
FORM NO. BTL-16

LG/BD AND AGROVILLES DEPARTMENT

NO.» ¢ se.us.ce58 cco Dated.....e.00e-

BUILDING TECHNOLOGIST LICENCE

LICENCE NO.

Mr. \$/O

is hereby licensed to act as:

BUILDING TECHNOLOGIST

in category under the Baluchistan Building Contro! Ordinance 1979

and rules framed thereunder from time to time in the Hub Tehsil/

Quetta District.

This licence is aubject ta terms and conditions annexed hereto and will
remain valid for the period during ist July, 1980-30th June 1981.

| SEAL Authority

161

FORM No. BSL - 17

— ee

LG/RD & AGROVILLES DEPARTMENT

ING: a ace & Dated... ..-

BUILDING SUPERVISOR LICENCE

re ge a ey

LICENCE No. _____ _

Mr— a 2 Sin

a — is hereby

licensed to act as:

BUILDING SUPERVISOR

under the Baluchistan Building Control Ordinance 1979 and rules framed thereunder from

time to time in the Hub Teh: Quetta District.

This licence is subject to the terms and conditions annexed hereto and will remain

—198 .

valid for the period ending

Authority

| SEAL |

"162

FORM No. TPL-18

LG/RD & AGROVILLES DEPARTMENT.

NG: ...wceseseeen 2 | Dated.....

TOWN PLANNING LICENCE

«1 —. ee

(LICENCE No. ———)

Mi gee a ee a ee te a 8/0

te rene te IS hereby licensed to act as .°-

TOWN PLANNER

in category ————.——— under: the Baluchistan Building Control! Ordinance 1979 arid
rules framad thereurder from time to tima in the ———— Hub Tehsil/ Quetta Dist-
rict .

This licence ig subject to terms and conditions annexed hereto and will re-
main valid forthe period ending———198

— Authority

| SEAL |

“LG/RD & AGROVILLES DEPARTMENT
APPLICATION FOR RENEWAL OF THE LICENCE FOR:~
(See Section 200)

ARCHITECT

CIVIL ENGINEER
STRUCTURAL ENGINEER
TOWN PLANNER
BUILDING TECHNOLOGIST
BUILDING SUPERVISOR

The Authority
T. S/O

SEERasaeEEEEEEEE

hereby apply for the renewal of the licence for practicing as a-----, ~ --_ _ --_.

= --in----- . -----Hub Tehsil/Quetta District.

My particulars are given below:—

1. Residential Address ----- - a ee ee re
2. Qffice Addeis----- ee
3. Date and Number of Previous Licence ----- + -----.
4. Challan No. and date «f payment Jastly made for renewal of licence-----

5. Changes in professional background sirce the date on which the previous licence was gianted, if any;

a) Technical Education----- ee

by Membership of Professional Institutions _ nT

6. Practical expericnce since the previous licence

7. Has any adverse notice been issued by any Concerned Authority. If so, please attach a copy alongwith the decision/siatus.

Dated Signature of the applicant

Notes: 1) Strike out whichever is not applicable

2)Spparate papet may be used if necessary.

FORM NO. 20 RENEWAL

LG /RD AND AGROVILLES DEPARTMENT
RENEWAL OF LICENCE

NOsec cee es : Dated. :

LICENSED ARCHITECT

LICENSED CIVIL ENGINEER

LICENCED STRUCTURAL ENGINEER

LICENSED TOWN PLANNER

LICENSED BUILDING TECHNOLOGIST

LICENSED BUILDING SUPERVISOR

Ref: your application for renawal of licence date

Licerce No, issued in your name is hereby rene-
wed for a period of one year ending June, 1980

This renewal is subject to the terms and conditions already conveyed to
you at the time of the grant of licence.

Authority

www.ezqanoon.com

LOCAL GOVERNMENT/RURAL DEVELOPMENT AND AGROVILLES DEPARTMENT.

TERMS AND CONDITIONS.

(To be annexed with all licences)

TERMS AND CONDITIONS OF LICENCE.

The Licensing Authority may suspend or cancel any Licence granted

under the Baluchistan Building and Town planning Rules 1979 to any licence holder who:

- (1)
- (2)
- (3)
- (7)
- (8)
- (9)
- (10)
- (11)
- (12)

disobeys or fails to comply with any of the regulations and rules prescribed under Baluchistan Building and Town Planning Rules 1979 or any other statute:

executes or supervises carelessly or negligently any work for which he has been employed.

executes or supervises any un-authorised work or any work which is not in accordance with the plans under Baluchistan Building and Town Planning Rules 1979.

wilfully misrepresents or conceals any facts or makes any false statement to any concerned Authority or suppresses the information of any material fact relating to the work for which he is employed.

Disturbs, defies or breaks the discipline of any office of the concerned Authority.

proves to be incompetent or frequently prepares plans which are liable to objection by any Concerned Authority or prepared plans in grave disregard of the provisions of the Baluchistan Building and Town Planning Rules 1979.

The licence shall always exhibit his name and licenced, on the site under construction under his supervision.

The licence shall give immediate notice to the Concerned Authority of the termination/continuance of the supervisory work, or of undertaking of the same assignment discontinued by a licence engaged previously.

The licensee shall be personally and severally responsible for the safety of building.

The licensee shall also abide by all rules and regulations framed by the Concerned Authority from time to time.

The licensee shall provide all assistance to the Concerned Authority in carrying out the inspection of building/site etc. under construction/execution and shall furnish all the information required by it.

The licensee shall be displayed in the Licensee's Office.

PRELIMINARY ENQUIRY REGARDING LAND USE
STATUS, UNDER S. 210 (1)

I hereby submit an application along with necessary particulars/documents as prescribed under Building and Town Planning Rules (part II) 1979 for the preliminary enquiry, regarding land use status of the land and whose particulars are given below before submission of a detail plan for approval.

Signature of the Applicant:

Particulars/documents Address.

1. Name of the owner or owners

Name of the developer with address if different from the owner.

Area (in sq. meters)

PO

Location and survey No.

(a) Survey No.

(b) Deh

(c) Tappo

(d) Moza

(e) District.

5. Details of present use.

6. Details of proposed subdivision of use, if any

7. Particulars of rightful ownership.

(a) Certified sketch and extract of property, registration from D.C. office.

(b) Form VII and Revenue Sketch from CDC/Mukhtiyar.

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(Name of the Authority)

FORM No. 22

No.

To

in i a ee

hh rd ed

Subject: PRELIMINARY ENQUIRY REGARDING LAND USE STATUS.

Reference Your Icttar No. Dated

With referanca ta your latter noted above, following are the observations
on the preliminary enquiry regarding land use status, from planning point of view:

- 1)
- 2)
- 3)
- 4)
- 5)
- 6)

LG/RD & Agrovilles Deptt:

Note:

This is an advice provided and shall not bind tha Authority in any way as under
21(2) of tha Baluchis:ran Building and Town Flanning Rules (Part li} 1979.

APPLICATION FOR DEVELOPMENT PERMIT FOR MINOR
SUB DIVISION UNDER SECTION 22

To

I hereby submit an application alongwith necessary documents as prescribed
under Baluchistan Building and Town Planning Rules 1979 for a permit for minor
sub—division of the lard/plot situated Measuring

acres/Yards.

Signature of the applicant.

Particulars/documents

Name of the applicant.

Name of the owner.

Adress & Telephone No. if any.

Lucation of the land.

Particulars of land.

a) Government;

b) Private:

c) By developing agency,

Presont lant use and area of the land.

Nature of the proposed llandduse.

Details of | roposed sub—division plan.

Reasons for sub— division.

Bite

1000 IED

Maps and Plans and Documents

10. a) Certified copy of criginal layout site plan.

b) Key map of land, if outside of approved development scheme with width of

roads.

Ul. Certified copy of the documentary evidence of rightful ownership.

12, 7 copies of the proposed sub—division plan.

13 Official receipt of payment of scrutiny fee.

DEVELOPMENT PERMIT FOR MINOR SUB—DIVISION

Under s. 216

No.

Date.

To,

M/s _

Reference :—~ Your letter No. Dated

with reference to your letter cited above, I hereby issue a' Development Permit?" for minor sub—division of Plot No. with the following terms and conditions:

1)

2)

3)

4)

5)

6)

y

Encl: AUTHORITY

APPLICATION FOR SPECIAL DEVELOPMENT PERMIT FOR MAJOR SUB-DIVISION

UNDER s. 216—A

To °

er rm — — — iit

ot hereby submit an zepplication for specia! dovelcpment permit for msjcr
sub-division plan, alongwith necessary particulars/documents in respect of the land

situated at—— — _ — acres.

measuring-- ———— ———~

(a) Signature of the applicant.

(b) Signature of the Licenscd
Town Planner ard No.

Particulars/enclosurrs.

4. Name of the owner or cwners of the land.

2. Name of the developer with address

3. Namc of address of the Licenced Town Planner who prepared the Plan.

4. Detailed lccation of the area.

5. Certified copy of the documantary evidence of rightful ownership or lease.

6. Deputy Commissicner's apprval of the propos:d development, if required.

7. Approval of Defance authorities and other concnerned agencise tike T & T Fire

Protection ar.d cther departmants, if raquired.

g. C:moliance report by the Registrar, C»-- perative S-cieties with any provision of cr
rules or regulations of C.-. pe'ative Societies Act, 1925, if the applicant is Ca-oper-
ative Hossing Society.

9. Details of socie-econmic data such as _ the availability to existing employment in
tha araa, or accassibility t» existing emp Jeymont.

10. Maps end Plan.

Oe ee ae

(a) Physical survey m:p, prepared by a qual'fied surveyor.

(b) Copy of site Plan showing the boundary lines of the site and tract.

(c) Official Survey Number.

(d) Details of existing structure, water course, wood areas, struts, roads and

other significant physical features and adjacent land within 200 meters of the site.

- (e)
- (f)
- (g)
- (h)
- (i)
- (J)
- (k)
- (l)

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Form 25 (P—2)

A topographical survey, with contours at intervals including the site and adjacent land within 200 meters of the site.

(i) Copy of Proposed layout Plan at the scale not more than 1:5000 or no less than 1:1000 together with block plans;

(ii) dimensions of proposed plots and existing structures;

(iii) Locations, width and grades of streets and other public way;

(iv) arrangements for street lighting;

(v) Location and dimensions of proposed parks; playgrounds etc.

(vi) areas to be set aside for non residential use, including Community facilities. Appropriate locations and sizes of proposed water lines, hydrants, sewerlines, storm drainages, and information regarding their connections with existing or new system.

Financial estimates of the project, method of financing and its phasing. Time schedule and phasing of development works.

Types of sub-leases to individuals.

Letters of commitments by financial agencies, (if the finances will be arranged through them or a financial guarantee on a non-judicial paper, if the finances

will be arranged by private resources.

Official receipt of payment of scrutiny fee.

To

Submission of Final Plans

Ref: your letter bee eee e eee No.

The layout plan submitted by you are hereby approved with the following terms and conditions:

- 1)
- 2)
- 3)
- 4)
- 5)
- 6)

You are therefore required to submit the fair copies of revised plans with terms

and conditions <9 approved and enclosed herewith, on form No.P.7. for issue of Final approval/N.O.C,

AUTHORITY

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FORM No.27

SUBMISSION FAIR SUB-DIVISION PLAN UNDER
SECTION 216 A (5)

To, :
Ref: Letter No. dated
Further to the approval of the proposal conveyed Vide letter
No. dated 19 , 1/We hereby submit

a a ee _—
fair copies of the final plana containing all modifications/amendments é6tc. as
conveyed.

i/We underteke to abide by all the terms, conditions, requirement and modifica-
tions imposed by the Authority on the sub-divigian plan and conditions attached with
the Davelopment permit.

Signature ot Licensed Signature of Applicant/

Town Planner Devel: per

ENCLOSURES

- 1} Five copies of final layout plan containing ravision and modifieaticn suggested
dy tha Authority.
- 2) Revised broposed construction and disposal Schedule.
- 3) Revised proposed terms and conditions for the sale or lease of plots or structures.
- 4) Details of arrangments for protecting the right of purchasers or leasers from
dafaults by the developer or contractor.

No.

To,

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FORM No. 28

SPECIAL DEVELOPMENT PERMIT REGARDING
APPROVAL OF SUB-DIVISION PLAN

UNDER SECTION. 216—A

Dated,

Ref:

Your letter No _____ Dated _____ + _____

With reference to your letter cited above, I hereby convey the approval of the sub-division plan and issue the Permit with the following conditions as required under Section 23 of the Baluchistan Building and Town Planning Rules Part I, 1979/

(1)

(2)

(3)

(4)

(5)

(8)

This permit shall be valid upto _____ \$ _____

The development shall be completed by and under the supervision of a licensed Town Planner.

The development shall be undertaken into _____ stages

The first stage shall be completed by _____

A new application shall be submitted by _____

for the next stage of development to be undertaken

A completion report of the first stage development shall be submitted after its completion. :

Authority.

NOTE: Strike out the conditions which

are

not relevant / applicable.