

EXTRAORDINARY

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BALUCHISTAN BUILDING & TOWN PLANNING RULES 1979.

(PART-I=BUILDING RULES)

GOVERNMENT OF BALUCHISTAN  
LAW DEPARTMENT.

NOTIFICATION.

Dated Quetta, the 1st January 1980.

No.27-233/78(RD/LG)III/ In exercise of the powers conferred by Section 20 of the Baluchistan Building Control Ordinance, 1979 (Baluchistan Ordinance No. VI of 1979), the Government of Baluchistan is pleased to make and promulgate the following Rules:-

(CHAPTER-I-PRELIMINARY)

- SHORT TITLE. 1 (1) These rules shall be called the Baluchistan Building and Town Planning Rules, 1979.
- (2) These shall extend concurrently to the areas governed under provisions of Ordinance No. VI of 1979 (the said Ordinance), subject to limitations imposed under Sections 4 and 5 hereinafter.

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- INTER- PRETATION.** 2 (1) In these rules unless there is anything repugnant in the subject or context:—
- (a) "AIR CHANGES" means the hourly replacement of volumetric content of air within an enclosure.
- (b) "APPROVED" means approved by the Authority.
- (c) "APPROVED PLANS" means a plan for a building or a layout plan approved by the concerned Authority in accordance with these Rules.
- (d) "ARCADE" means a covered walk way or as a verandah along one way row of shops.
- (e) "ARCHITECT" 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"
- (f) "ASSEMBLY" (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.
- (g) "AUTOMATIC" means a device or system providing an emergency function without the necessity of human intervention.
- (h) "AVIARY" means a structure for keeping or breeding birds.
- (j) "AGRICULTURE" means and includes pasture, ariculture, silviculture breeding of livestock including poultry, fish and bees, and the use of land for any purpose ancillary thereto.
- (k) "AMALGAMATION" means the joining of two or more adjoining plots into a single plot.
- (l) "BALCONY" 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.
- (m) "AREA STANDARDS" 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 a 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 or its perimeter is below level of the finished surface for the ground adjoining the building in the vicinity of the point.
- (p) "BATH ROOM" means a room containing a water tap or a shower or a bath tub or a bath tray.
- (q) "BLOCK OF FLATS" means a structure having a number of flats.
- (r) "BUILDING LINE" 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 TECHNOLOGIST" 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 WORKS" means erection or re-erection of a building or part thereof or making additions and alteration to an existing building.
- (u) "BUILT UP 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 Court Code of Practice.
- (x) "CANOPY" means a roof like projection from the face of a building.
- (y) "CARDINAL POINTS" means a diagram showing north, south, east and west.
- (z) "CAR PARK" for the purposes of these rules means a shelter refuse or a shed for a car, permanently open atleast on two sides.

- (aa) "CEILING" means the under-side of a roof or a floor which may be covered with plaster, ceiling boards or other similar material.
- (ab) "CEALER OR VAULT" means any storey or part of a storey wholly below ground.
- (ac) "CESSPOOL" means a tank or a pit to receive waste water sewage.
- (ad) "C.f.m" means cubic feet or air per minute.
- (ae) "CHAWL/ CHALI" see tentement.
- (af) "CHIMNEY" means a structure, not being a flue pipe, enclosing one or more flues and includes any opening therein for the accomodation of a heat producing appliances.
- (ag) "CLINICAL BUILDING" means the building soacified for the purposes of hospitals, maternity homes, nursing homes, clinics, laboratories etc; and institutions for treating out patients or for medical advice and or treatment.
- (ah) "COLUMN" 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.
- (aj) "COMMERCIAL BUILDING" means a building constructed wholly for commercial use on a commercial plot.
- (ak) "COMPART-MENT" 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.
- (al) "COVERED AREA" means horizontal area of a building covered under its roof/s as out lined by the outer surface of the exterior walls including verandahs, projections and passages excluding allowable projections under these rules.

- (am) "CONCEPT PLAN" means a plan approved under relevant statute 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 WALL" means an internal load bearing wall at right angles to an external wall.
- (ao) "DAMP PROOF COURSE" means a layer of material impervious to moisture.
- (ap) "DANGEROUS BUILDINGS" means all buildings, walls or structures which are structurally unsafe or which constitute a fire hazard, or otherwise dangerous to human life and public welfare.
- (aq) "DEAD LOAD" means the actual weight of all walls, floors, partitions and all other components forming part of a building.
- (ar) "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 BUILDING" means a building not joined to another building to any side.
- (at) "DORMITORY" means a sleeping room with several beds or a hostel.
- (au) "DWELLING HOUSE" means a building used for human habitation.
- (av) "DETAILED PLAN" means a land use plan relating to:—
- 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

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

- (aw) "DEVELOPMENT PERMIT" 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.
- (ax) "DEVELOPER" means a person or body of persons engaged in real estate activity and not engaged in construction as masons or such other artisans.
- (ay) "EDUCATIONAL BUILDING" means a building where more than twenty students gather for purposes of learning.
- (az) "ENCLOSURE" In relation to space light and ventilation means room, ward, toilet, theatre, auditorium or any other enclosed space.
- (ba) "EXTERNAL WALL" means any outer wall of a building abutting on an external or internal open space.
- (bb) "EXIT DOOR" means a door from a storey, flat or room which gives access to an exit route.
- (bc) "FACTORY" means a building or part thereof used for manufacture, production or repair of any article.
- (bd) "FARM LIGHT" means any aperture above the top level of a door or a window so constructed that the whole of it can permit air and light to pass through without abstraction.
- (be) "FOOTING" means the widening at the base of a wall, or a column to spread weight of the building or structure over the foundation.
- (bf) "FORM WORK OF CENTERING" means all form, moulds sheeting, shattering, scaffolding, planks, poles, posts, shores, struts, ties, up-rights and all other temporary supports to the concrete during the process of setting.
- (bg) "FOUL AIR" 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" 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.
- (bj) "FLAT" 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.
- (bk) "FLOOR" 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.
- (bl) "FLOOR AREA" 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.
- (bm) "FLUE" means a passage or channel through which the products of combustion of a boiler or other furnace or taken to the chimney.
- (bn) "FRAME BUILDING" means a building constructed of timber, metal or R.C.C load bearing same work with non-load bearing panel walls.
- (bo) "GARAGE" for purposes of these rules means a building or part thereof designed, adopted or used for the housing of a motor vehicles.
- (bp) "GODOWNS" 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.
- (bq) "GROUND STOREY" means a storey, the floor of which is situated at such a levels 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.
- (br) "HABITABLE ROOM" 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 A BUILDING" shall be taken to mean vertical measurement 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 A ROOM" means the vertical distance measured between 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) "IMPERIOUS MATERIAL" means any material which prevents the passage of dampness.
- (bz) "IMPOSED LOAD" means the load assumed to be produced by the intended occupancy or use including distributed, concentrated impact and inertia loads but excluding winds loads.
- (ca) "INDUSTRIAL BUILDING" see factory.
- (cb) "INSPECTION CHAMBER" means any chamber constructed so as to provide 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 ARCHITECT" see Architect.
- (cf) "LIFTING GEAR" means and includes pully block, winch, crane, chain, sling, ring, link, hook, shackle, swivel or evebolt.
- (cg) "LINTEL" means a beam supporting walling over an opening or recess.
- (ch) "LOAD BEARING" in relation to any part of the building including its foundations, means that part of the building which bears a load other than that due to its own weight and to wind pressure on its own surface.
- (cj) "LOFT" means a projection inside a room or shop with no recess to it except from inside 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 USE OF LAND" means the development existing on land.
- (cn) "LAND DEVELOPMENT OR THE DEVELOPMENT OF LAND" means the dividing of land into plots, amalgamation, the carrying out of any building engineering, or mining operations, in, on, over or under land, making of any material changed in the use of appearance of an structure of land, and the creation or termination of rights or assess.
- (co) "MASONRY" means stone, bricks or cement concrete blocks laid in lyme, cement or mud mortar.
- (cp) "MEZZANINE FLOOR" means any floor interposed between main floors of a building and having head room not less than two (2m)
- (cq) "MINOR REPAIRS" means repair work to services, painting, white washing, plastering, pointing, paveing and minor renewal or alterations.

- (cr) "ORDINANCE" means the Baluchistan Building Control Ordinance, 1979 (BALUCHISTAN ORDINANCE No.VI OF 1979) if not other-wise specifically mentioned.
- (cs) "OCCUPANCY" in relation to mechanical ventilation means the number of persons occupying 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
- (ct) "OCCUPIER" 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.
- (cu) "OPEN STAIR-CASE" 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 the clear of any adjoining walls of the building.
- (cv) "OWNER" 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 or structure were let to a tenant.
- (cw) "PANEL WALL" 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.
- (cx) "PARTITION" means an internal vertical structure which subdivides storey of a building into sections and which supports no load other than its own weight.
- (cy) "PARTY WALL" means a wall separating adjoining properties and owned equally by two proprietors.
- (cz) "PARAPET" means a dwarf wall whether plain, perforated or pannelled along the edge of a roof, balcony, verandah or terrace.
- (da) "PERGOLA" means a structure of which the roof must be atleast 75 percent open to sky.

- (db) "PLANS" means the portion of the building between the crown at the highest point of the street and the level of the ground floor.
- (dc) "PROPERTY LINE" for the purposes of these rules means that part of the plot boundary which separates private property from the public property or a public property from another private property.
- (dd) "PERSON" includes any individual, company or association or body or individuals, whether incorporated or not or an public agency. Public building means & includes religious buildings, health & Social Welfare Buildings educational institutions;
- (de) "PLOT" means any size of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit;
- (df) "PUBLIC AGENCY" includes:—
- i. a person or a body of persons, including semi-autonomous or autonomous bodies, appointed 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;
  - ii. a Local Council, as defined in the Baluchistan Local Government Ordinance, 1979, and any person or body of persons comprising a unit thereof;
- (dg) "RAIN WATER PIPE" means a pipe (not being a drain) which conveys carries only rain water.
- (dh) "REFUSE COLLECTION POINT" means a point from which the refuse of a house will be collected by the concerned Authority.
- (dj) "RESIDENTIAL BUILDING" means a building or part thereof designed adopted or used for human habitation.
- (dk) "RULES" means Baluchistan Building & Town Planning Rules 1979.

- (dl) "ROAD" includes any public or private road, highway, street land alley or bridge, as indicated by the context;
- (dm) "SCAFFOLD" means a temporary erection of timber or steel work used in the construction, alteration or demolition of hoisting and lowering of workmen, their tools and material.
- (dn) "SEMI-DETACHED BUILDINGS" means two buildings constructed on adjacent sites without intervening open space.
- (do) "SEPTIC TANK" means a system of chambers made of impervious material, intended for reception and treatment of sewage
- (dp) "SOAK PIT" 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 APPLIANCE" means and includes a water closet or urinal receptacle, bed-pan, washer, bid-pan-sink and 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 to part of a building used wholly or mainly for the purpose of retail trade or business.
- (du) "SPECIAL AREAS" means those areas which have been notified as such by the authority concerned, for the specified purposes of relaxation of these rules.
- (dv) "STRUCTURAL CALCULATION" means detailed calculations prepared by a qualified person showing the sufficiency of the strength of every load bearing part of the proposed structure.
- (dw) "SUPER IMPOSED LOAD" see imposed, load.
- (dx) "STRUCTURE" 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 pools, pipe lines, transmission lines and tracks,

- (dy) "SUB DIVISION" means the division of land held under one ownership 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.
- (dz) "TENEMENT" means a dwelling or habitation or part of it used by one family.
- (ea) "TERRACE" means a level stretch along the side or top of a slope ground or a structure that rises step-wise.
- (eb) "TERRACE HOUSE" means any residential building designed as a single dwelling unit and forming part of a row or not less than three such residential buildings.
- (ec) "TOILET" means a space for washing up and dressing purposes and may include urinal/s and water closet/s.
- (ed) "VENTILATING PIPE" means a pipe open to the external air at its highest point which ventilates a drainage or a sewage system or part thereof and does not convey/carry any soil water waste water or rain water.
- (ee) "WARE HOUSE" means a building in which merchandized and other goods are stored.
- (ef) "WASTE APPLIANCE" means a sanitary appliance for the collection and discharged of waste water.
- (eg) "WASTE PIPE" 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" (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.
- (ek) "WIND LOAD" 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.

- Extent of application. 3. (1) Every person who intends to carry building works within the boundaries the Hub Tehsil of the District Lasbela, Quetta District and any other areas to which it may be extended, shall comply with the requirements of these rules.
- (2) The building Plan shall be approved only for the specified land use unless the land use has been converted by the concerned authority.
- Exemptions from building rules. 4. 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.
5. (1) In order to meet emergency conditions and the requirements of persons in the sub-economic income group, the concerned authority may declare special area where these rules may be relaxed and where building shall become subject to special low cost housing codes.
- (2) The concerned authority may waive the application of these rules in special cases of research and new forms of construction at their discretion.
- Operational Arrangement 6. (1) 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 official under him as deemed expedient by the authority.
- (b) Cause scrutiny of development Plans, space, structural and constructional requirements thereof, issue, renewal revocation of licenses 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.
- (2) 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-III)
- (4) Senior Clerk "
- (5) Typist/Junior Clerk "
- (6) Peon "
- (7) Resident Assistant Director } at Hub:
- (8) Assistant Engineer }
- (9) 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 on prescribed forms.
7. All applications for approval of building plans shall be submitted on the prescribed form No.1 (appended)
- Engagement of licenced persons
8. (1) Every person who intends to carry out building works or to demolish a building or carry out additions, alterations or repairs in a building shall engage a Licenced Architect/Civil Engineer/ Building Technologist to supervise the works.
- (2) 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.
- (3) 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 under taken to supervise such work. Where the Licenced 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 Licenced 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 Licenced Architect/Civil Engineer/ Building Technologist should immediately inform the concerned authority in writing without fail of his so discontinuance from the building works on form No. 4

5. (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 Plans for approval of new buildings.**

9. The Architect/Civil Engineer/Building Technologist so engaged shall submit to the concerned Authority the following with Form No.1.

- (1) A block of concept Plan of the site 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 of numbers of the adjoining plot or plots, if any, together with cardinal points.
- (2) 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 1:100 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 descriptions of all the walls, floors, roofs, staircases and elevator, if any.



- (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 be 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 duty 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 over all height of 13M and above and for other special type of public assembly buildings/halls.
- (6) For buildings having less than 13M over all 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.

10. Every person who intends.

Application for addition or alterations to exiting buildings.

- (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 a 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 Licenced Architect/ Civil Engineer/Structural Engineer/Building Technologist is necessary the name of Licenced Architect/Civil Engineer/ Structural Engineer/ Building Technoldgist whom he has engaged to supervise its execution. The Licenced Architect/Civil Engineer/ Structural Engineer/Building Technologist shall submit to the concerned Authority an appl cation on relevant form alongwith all the information and documents, as required under section Nos. 9 & 12.

Documents 11. Every person who intends to carry out building work under section No. 9 & 10 shall, produce all documents of the title relating to the plot showing his right to carry out such works.

Plans and documents to be deposited. 12. (1) Every person who under section 8 and 9 is required to furnish to the concerned authority any plan or other documents, shall furnish four copies of every such plan and minimum 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.

- (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.
- Period of approval.** 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.
  - (3) 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-1 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.
- Evidence of permission.** 14. Whenever under any of these regulations the doing or the comitting to do a thing or the validity of anything 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.
- Cancellation of permission and right of appeal.** 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 cancelled 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 the concerned authority.**

16. (1) If the building works are commenced or carried out contrary to the provisions of these Rules the controlling 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 as 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

- (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 road widening scheme of any concerned authority;
  - (iii) 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.

**Coeliance of 17.** Every person who carries out building works or conditions demolition works shall comply with the directions and of approval. conditions accompanying the sanction.

**Notice of 18.** Every person who commences any building works, varification under these regulations shall give notice through the of building licenced Architect/Civil Engineer/Building Techno- lines. logist 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 intimates 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.

**Inspection 19.** The concerned authority may inspect the premises of buildings. without giving previous notice:—

- (1) at any time, before the approval of an application received under these rules.

- (2) at any time during the progress of the building works;
- (3) within 30 days from the receipt of the notice of completion or the certificate of completion with respect to any such building;
- (4) if no notice of completion or certificate has been received, at any time after building has been erected, added to or altered.

Building works to confirm approved plans.

20. (1) if on making any inspection under Rules 19, the concerned authority finds that the building works:—

- (a) are otherwise than in accordance with the plans that have been approved; or
- (b) contravene any of the provisions of the existing regulations or statute, it may, by written notice require the person and the licenced architect carrying out building works within a period to be specified in such notice, with the object of bringing the works into conformity with the said plan or provision of these regulations to get amended plans approved after complying with the requirements of these Rules or statement;

(2) In the event of non-compliance with the requisition made under sub-section (1) above, the concerned authority shall have power to order ceseation of work or order desolition of that much of the construction as contravenes any of the provision of these regulations and the expenses thereof shall be realiged from the owner.

Petification of work after inspection and appeal.

21. (1) If there be reasonable ground for suspecting that in the carrying out of building works anything has been done contrary to any provision of these regulations and elevant statute, or that anything required by any such provision of the regulations to be implemented has been comitted and if, on inspecting such building, it is found that the same has been completed or is too far advanced to permit and such fact being as cetained, the concerned

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.

- (2) 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.

Notice of completion and occupancy certificate.

22. (1) 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 at its office in writing on the prescribed form No. 6, as the case may be, of such completion together with a certificate or certificates on the prescribed form duly signed by the Licenced Architect/etc. engaged under these Rules.

- (2) 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.

- (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.

Notice for submission of building plans.

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.

Submission of completion plan in case of deviation.

24. Where a person has erected or re-erected a buildings which is not in conformity with the building plan sanctioned by the concerned authority in any manner whatsoever, such person shall, together with the report of completion of the building, submit a completion plan showing the building exactly as completed and the deviations made in the building from the sanctioned building plan through a licenced 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 rejection of plans.

25. The concerned authority may refuse permission to erect or re-erect a building and sanction building plan or 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 covenant 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 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'.
  - (2) 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.
  - (3) 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'.
  - (4) 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.
  - (5) No scrutiny fee shall be charged for renewal of approval of any building plans.
  - (6) 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 concerned authority insignificant or minor.
  - (7) (a) 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 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.
- (c) 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) (b) above
- (i) Alterations to frontage line.... .. Rs. 100 per floor.
- (ii) Alterations to street elevation.... .. Rs. 100 per floor.
- (8) For a series or row 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:
- |                                    |             |
|------------------------------------|-------------|
| First building.                    | Full fee.   |
| 2nd and every additional building. | 85% of fee. |
- (9) The fee for 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 Schedule 'A' may be charged. The payment of this enhanced fee will not exempt any person from being prosecuted by the Concerned Authority, if so decided.

CHAPTER-3-SPACE REQUIRMENTS IN AND ABOUT BUILDINGS.

**Space for Fire Precautions and power sub-station.** 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 x 6.5m abutting on road side/street with a clear passage of 6m wide shall be left for power sub-station.

**Minimum space between building and street.** 28. (1) For all buildings abutting on road/street less than 10m. there shall be a minimum distance of 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.

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

(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.

- Method of measuring minimum clear space. 30. The minimum clear space prescribed between a building the boundaries of its plot shall be measured between the greatest projection of the covered building and the plot boundaries at right angles thereto.
- Interior or exterior open space. 31. (1) Every person who erects or re-erects a building other than a shop or a godown shall cause at least one side of every room included in such building and intended for human occupation and not being a verandah, kitchen, bath or a store room to abut:—
- (a) On an interior or exterior open air space of the width or dimensions and fulfilling the conditions hereinafter prescribed for such open air space;
  - OR
  - (b) On an open verandah opening on to such interior or exterior open space aforesaid.
- (2) Every such interior open space shall be of such dimension that no portion of any face of a building abutting on such space shall intersect any of a series of imaginary lines drawn across the open space from the remote end of the building at the level of the plinth at an angle of 60 degrees with the horizontal.
- (3) In determining the exterior open air space required, 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 permanently open air space, required for purposes of these rules.
- Separate approach of every building. 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 m in order to facilitate access by the Fire Brigade to the rear building. In case 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 line.

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, chajjas, eaves upto 5M above street level shall be as follows:—

WIDTH OF STREET	MAXIMUM PROJECTION
7m and less	30 cm.
More than 7 M	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	45 cm.
more than 7m to 14m	60 cm.
more than 14M	1M

- (2) Sun shades, chajjas projection over a public street beyond what has been prescribed in sub-section (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 on to public streets from buildings abutting such streets may be permitted by the concerned authority subject to the payment of prescribed fee and as per conditions stated here under:—

Width of street	Maximum length of Balconies	Maximum projection	Minimum height above street level from centre of street Balconies and Sun-shades.
9M & Less than 12 M	7m	60 c.m.	5m
12M & Less than 15M	7m	90 c.m.	5m
1.5 M and above	7m	120 c.m.	5m

(4) In case of corner plots no balcony will be allowed at the corner of the plot.

**Allowable Projections.**

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

One room dwellings	2	14m
Two rooms dwellings	2	20m

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

- (b) No habitable room shall have a floor area of less than 10 Sq.M.
- (2) The minimum width of a habitable room shall be 2.5M.
- (3) The minimum floor area of a servant room shall be 10 Sq.M.
- (4) The minimum floor area of kitchen shall be 5 Sq.M. The minimum width of kitchen shall be 1.5M.
- (5) The minimum areas and width of W.Cs, and bath rooms shall be:

	<u>Min area</u>	<u>Min width</u>
Latrine & W.C	2 1.2M	1M
Bathroom	2 1.4M	1M
Combined W.C and Bathroom	2 2.5M	1M

- (6) 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 |
| Passage, galleries, Corridors | 2.3 M |

- Commercial Buildings. 36. (1) The minimum floor area of a shop shall be 9.5m and the minimum width of the shop shall be 2.5 m.
- (2) The minimum height of a shop shall be 3 m
- (3) No mezzanine shall be permitted in shop having the height less than 5m from the floor to ceiling.
- (4) 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.
- (5) The underside of every mezzanine shall not be less than 2.5m in height above the floor of the shop.
- (6) In no case shall be mezzanine be permitted within 2m from the front wall of the shop except when the shop abuts on arcade.
- (7) Every such mezzanine shall be opened except for a raing not exceeding in height.
- (8) Every such mezzanine shall be accessible by a ladder or stair- case of non-inflamable material and located inside the shop.
- (9) The total left out area in any shop shall not exceed 20% of the total floor area of the shop.
- (10) The minimum ceiling height of an arcade inside shall not be less than 2.5m
- (11) The minimum areas and width of W.Cs and baths for commercial buildings shall comply with the requirement of section No. 35 of these Rules.
- (12) Arcades, wherever provided shall be without any obstruction.



**Basement, cellars and vaults.** 37. (1) Basement in building may be provided as per location and contours of the plot with a minimum clear height of 2.3m, provided it is not used as living area where height shall be as per section 35(6) of these regulations.

(2) The concerned authority may grant permission for the construction of basement, cellars and vaults on the feasibility of the site.

(3) The areas of basement floor wherever justified by contours of the plot except for car parking shall be included in the covered area of the building.

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

Single room	.....	10m <sup>2</sup>
Double room	.....	16.5m <sup>2</sup>

(2) The minimum area of bath rooms for hotels shall be 3.5m<sup>2</sup>

(3) (a) The minimum height of rooms for hotels with air conditioning shall be .....  
.....2.5m

(b) The minimum height of rooms of hotels without air conditioning shall be ....  
.....2.8m

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

**Industrial Buildings.** 39. (1) Approval of Baluchistan Industries Department shall be obtained by the applicant prior to submission of application to concerned authority.

(2) In the case of explosive stores, permission has to be obtained by the applicant, from inspector of Explosives, in respect of the location of the store.

(3) Gate Post and Time-Office shall not be more than 3.0m X 2.4m and 3.7 x 6.0m respectively and in any case shall not be less than 1.2m X 1.2m and 2.4m X 3.0 m respectively.

- (4) Height of the compound wall shall not be less than 2.1M from the ground.
- (5) Area of Kitchen shall not be less than  $10\text{m}^2$
- (6) Area of Bath shall not be less than  $2\text{m}^2$  with a minimum width of 1.5m.
7. Area of W.C shall not be less than  $1.5\text{m}^2$  with a minimum width of 1.0m.
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.

Educational Buildings.

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

<u>Number of pupils</u>	<u>Min area (M SQ)</u>
-------------------------	------------------------

Upto 25 pupil	3.7m <sup>2</sup> per pupil
26 to 75 pupils	93 sq.m+2.1m <sup>2</sup> in excess of 25 pupils.

76 to 119 pupils	227m <sup>2</sup> +2.1m <sup>2</sup> in excess of 75 pupils.
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120 or more	312 m <sup>2</sup> - 63m <sup>2</sup> for every 40 pupils in excess of 120.
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2. The minimum height of rooms used for teaching shall be 3.7m
3. The norms for individual spaces are as follows:
  - 1.2 sq.m per pupil for class rooms.
  - 2.5 sq.m per pupil for general science laboratory.
  - 3.5 sq.m per pupil for workshop
  - 0.12 sq.m per pupil for toilets.

Hospitals and Clinics. 41.

1. Hospitals, maternity and nursing homes etc. shall be planned in accordance with the standard and specifications laid down by Federal and Provincial governments.
2. The minimum height of rooms used to accommodate patients shall be 3m.
3. The entrance to any ward or room used for accommodation of patients shall be within 25m from the nearest 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.
4. For clinical buildings the minimum requirements shall be as under;—

**(a) DOCTORS OFFICES**

- |  |              |
|--|--------------|
| (1) Waiting Room.                              | 3.4m x 3.7m  |
| (2) Receptionist- Combi-<br>natic n nurse etc. | 1.8m x 3.0m  |
| (3) Doctor's Consultation<br>office.           | 4.3m x 3.7m  |
| (4) Examination Room                           | 3.0m x 2.4 m |
| (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) Dark Room                                  | 1.5m x 1.8m  |
| (10) Heating, General<br>Storage.              | 3.0m x 2.4.m |

**(b) HOSPITALS (General).****Optometry and pharmacy.**

- |                             |             |
|-----------------------------|-------------|
| (1) General Waiting<br>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 Deak<br>space | 1.8m x 6.0m |

**Laboratory.**

- |  |          |
|--|----------|
| (7) Lab Teachnician to handle<br>EKG, BMR and possible<br>X-Ray. | 3m x 12m |
|--|----------|

**Recovery and EKG and BMR.**

- |                 |             |
|-----------------|-------------|
| (adjoining Lab) | 2.9m x 4.3m |
|-----------------|-------------|

**(c) RECOVERY BLOOD LETTING AND INJECTIONS.**

- |  |             |
|--|-------------|
| (1) Adjoining Laboratory                 | 2.9m x 4.3m |
| (2) Gneral Toilets                       | 1.5m x 2.4m |
| (3) X- Ray Room                          | 3.7m x 4.5m |
| (4) Dark Room                            | 1.8m x 2.4m |
| (5) Storage room, control<br>ard Viewing | 2.4m x 4.5m |
| (6) Dressing Alcove                      | 1.2m x 1.8m |
| (7) Surgery                              | 3.0m x 4.0m |
| (8) Cast & Injection<br>Room.            | 3.0m x 4.0m |

## (d) CENTRAL SUPPLY STORAGE

- |  |             |
|--|-------------|
| (1) For sterilized supplies, central sterilizers and autoclave, deep sink for scrubbing. | 2.4m x 4.5m |
| (2) Kitchen  | 2.4m x 2.4m |
| (3) Library  | 2.9m x 4.3m |
| (4) Conference Room  | 2.9m x 4.3m |

## UTILITY ROOMS

- |  |              |
|--|--------------|
| (1) Furnace room   | 5.5m x 4.0m  |
| (2) Janitor room and tools                                 | 2.9m x 4.3 m |
| (3) General Storage  | 2.9m x 4.3 m |
| (4) Linen Storage  | 2.9m x 4.3 m |
| (5) Nurses Lounge with lockers, Couch & Table for lunches. | 3.7m x 4.9m  |

Minimum requirements of places of Assembly. 42 1. The minimum height of place of assembly shall be 4m where mezzanine has been provided, the minimum height shall be 5.5m.

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

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

Godown and ware houses.

43. 1. No. godown shall be provided in a residential building.

2. 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.

3. 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 200 kg.

4. 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 plastic or similar permanent material in the following form, stating the

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

**NOTICE**

This floor has been designed to sustain an imposed load of..... kg per square meter.

Staircase  
(general) &  
head room.

44. 1. For buildings not more than two storeys high and accommodating not more than 50 persons at first floor level, one, staircase of a minimum width of not less than 1.1m shall be provided.
2. The normal requirement for stair cases and exit ways may be increased at the discretion of the concerned authority if the goods stored present a special fire hazard.
3. The distance from any one point to the nearest shall not exceed 30m.
4. The minimum height of the head room under beams, lintel and stair landing shall be 2.M.

Any other type  
Buildings.

45. For any other type of building not covered by above sections, the minimum height shall be 3.0m.

**CHAPTER-4-LICHTING AND VENTILATION.**

Size of external  
openings.

46. 1. Every room other than rooms used predominantly for the storage of goods shall be provided natural light and natural ventilation by means of one or more openings excluding door openings in external walls having a combined area of not less than 10 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.** 47. Unless the light and ventilation requirements are made by an air well or ventilaticn dust, 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.

**Internal air wells.** 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 . . 5.0sq.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 10m<sup>2</sup>+2m<sup>2</sup> each additional floor

Minimum width of well. . . . . 3m.

2. Where only kitchens, W.Cs and bath rooms receive dat 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 . . . . . 1.m

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

Minimum width of well. . . . . 2m

**Permanent openings in kitchen.** 49. Every kitchen shall have openings for permanent ventilation into the external air and not lass than 10% of its covered area.

**Water closet bath room & ablution places.** 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 uniterrupted passages of air.

- Garages. 51. Every garage shall be provided with opening for ventilation and lighting.
- Staircases. 52. All staircases shall be provided with adequate lighting and ventilation to the satisfaction of the concerned authority.
- Mechanical Ven- 53. 1. Where permanent air conditioning is tilation and Air- intended, the relevant sections of these conditioning regulations dealing with natural venti- Waiver & minimum lation natural lighting and heights of of requirement. rooms may be waived at the discretion of the concerned authority.
2. 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 half 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) 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 cfm per person.
- (b) Isolation wards and other such areas for infections contagious or other dangerous diseases shall be provided with mechanical ventilation or air conditioning having a minimum fresh air change at the rate of 10 to 15 cfm per person.



- (c) 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.
  - (d) Operating theatres rooms and other similar enclosures used for carrying out medical operations and major surgery using anaesthetics shall be provided with mechanical ventilation or air conditioning having a minimum fresh air 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.
5. 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 ducts, trucking, service shafts or other such items containing or conveying the foul or vitiated air from such enclosure shall in no way be connected to any other air exhaust or extract, or air inlet system.
6. 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%.
7. (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.
8. 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)

are present, shall be provided with mechanical ventilation or air conditioning, and all plant conveying extract or exhaust air shall not be combined in any way to other such plant serving the auditoria or any other parts of the premises.

9. Where rooms or enclosures in any building 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.
10. Water closets, toilets, lavatories, bathrooms, latrines, urinals or similar rooms or enclosures used for ablutions which are situated in the internal portions of the building and in respect of which no such external walls (or those overlooking verandah, pavements or wall ways) are present, shall be provided with mechanical ventilation or air conditioning having a minimum of fresh air change at the rate of 2 cfm per square meter of floor area.
11. Where room, window or wall air conditioning 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.
12. The minimum scale of ventilation in terms of fresh air changes in conjunction with recirculated and conditioned air, shall be as follows: –

Basement garages	Minimum 4 air changes per hour with fresh air at 1 cfm per square meter of floor area
Residential buildings	10-15 cfm per occupant.

Toilets and levatories.	2 cfm per square of floor area.
Commercial premises.	10-15 cfm per square meter of floor area.
Factories and Workshop.	$7\frac{1}{2}$ cfm per occupant.
Operating Theatres.	2 cfm per square meter of floor area.
Hospital Wards (General)	15 cfm per occupant.
Hotel rooms.	0.33 cfm per square meter of floor.
School class rooms.	$7\frac{1}{2}$ cfm per occupant.
Projection rooms.	7% 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.
Building of public resourt.	$7\frac{1}{2}$ cfm per occupant
Offices	10 cfm per occupant.

- Air changes. 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.
- Exhaust fans. 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.
- Fixing of air conditioning units. 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.

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

Circulation of chilled water.

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 airconditioner shall not be drained on public passages.

CHAPTER-5-BUILDING STRUCTURES-CONSTRUCTIONAL REQUIREMENTS.

Erection on reclaimed site.

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 c.m 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 Q.D.A.

Plinth level.

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.

Boundary Wall.

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, if so required by the concerned authority, erect a boundary wall or fencing and every such wall or fencing shall be maintained in good condition.

Protection against dampness & subsoil water.

- 61. (1) Wherever the dampness or portion of the site of a building renders it necessary, the subsoil 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 subsoil drain is served, adequate precautions shall be taken to secure the continued passage of subsoil water through such drain or otherwise to ensure that no subsoil water entering such drain causes dampness of the site of the building.

Ground to be tested.

- 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 the 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.      **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".
- Building Materials.      **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 a 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.
- Deemed to satisfy provisions regarding the fitness of materials.      **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 or 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. 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 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
- (2) 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.

Dead imposed.  
loads.

67. 1. The provision of this Chapter relating to dead and imposed loads shall apply to-
- (a) new buildings and new structures;
  - (b) alternations and additions to existing buildings and existing structures; and
  - (c) existing construction on change of use, but shall not apply to the maintenance of, or the replacement of parts of existing buildings and structures where there is no change of use.
2. 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;



- (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 loads calculated from weights of materials used. 68. Dead load shall be calculated from the actual weights of the materials used. Typical values for commonly used materials are shown in Schedule "C".
- Weights of partitions. 69. 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 uniformly 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 1KN/m<sup>2</sup> (102kgf/m<sup>2</sup>) if the floor is used for office purposes.
- Imposed floor loads. 70. 1. The loads appropriate to the different uses to which the part of a building or structure may be put are as specified in Schedule "D".
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.

- (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.
- (4) (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 centres may be designed as floor slabs.
- (5) 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.
  - (6) 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.
- Imposed roof loads.      71.
- (1) On roofs without access except for maintenance, allowance shall be made for an imposed load of 0.25 KN/m<sup>2</sup> (25.5Kgf/m<sup>2</sup>) 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.
  - (2) 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/m<sup>2</sup> (153kgf/m<sup>2</sup>) measured on plan, or a load of 1.8 kn (184 kgf)

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<sup>2</sup> (306 kgr/m<sup>2</sup>).
- (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.

Imposed loads of ceilings, sky lights and similar structures.

72. The supports of coilings, ribs of skylights and frames and coverings, other than glazing, of access hatches and similare 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<sup>2</sup>) over a square with a 125mm. side, measured in the plane of the roof, so places as to produce maximum stresses in the affected members.

Internal suspended loads on primary structural members.

73. (1) Due allowance shall be made in the design of rood 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 handing or production equipment and over head 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, manufactruing or storage floors shall be capable of carrying safely a suspended concentrated load of not less than 9.0kn(918kgf) in addition to the loads on the roof as provided in Section No. 71.

- Roof coverings.** 74. To provide for loads incidental to maintenance, all roof coverings, other than glazing, shall be capable of carrying a load of 0.9kn(91.0 kgf) concentrated on any square with a 125mm 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 4.0kn/m<sup>2</sup> (108 kgf/m<sup>2</sup>) 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 1.1kn/m (112kgf/m) of the width of the escalator measured between handrails.
- Basement walls & floors.** 78. (1) in the design of basement walls and 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) 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.

Contents of tanks and other receptacles. 79. The contents of tanks and other receptacles shall be treated as imposed loads and account shall be taken of the load conditions when the tank or receptacle is full and when it is empty.

Dynamic loading.

80. (1) Where loads arising from machinery or other plant producing dynamic effects are supported by or communicated to the framework, allowance shall be made for these dynamic effects, including impact, by increasing the dead weight values.
- (2) In order to ensure due economy in design, the appropriate dynamic increase for all members affected shall be ascertained as accurately as possible.
- (3) 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. girders.

- (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 crane 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:
    - (i) 10% for an electric overhead crane and
    - (ii) 5% for an hand operated crane,

- (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.  
imposed loads.

- (1) No reduction shall be applied to 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

- (3) No reduction imposed load shall be made for not plant or machinery which in 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) Advise 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 Metrological 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 provisions for foundations. 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 provisions for foundations of buildings not exceeding four storeys. 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. 84 shall be deemed to be satisfied if such foundations are constructed in accordance with BSCP 101- Foundations and Sub-structures for Non industrial Building not more than four storeys.

Deemed to satisfy provisions of foundations. 87. The requirements of section No. 85, shall be deemed to be satisfied as to such part of any 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.

88. If the foundation of a building are constructed as strip foundations of plain concrete situated contrally under the walls, the requirements of section No. 85 should be deemed to be satisfied if-

- (1) there is no made ground or wide variation in the type of subsoil within the loaded area and 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;
- (2) The width of the foundations is not less than the width specified in Schedule 'F' in accordance with the related particulars specified in appendix;
- (3) The concrete is composed of cement and fine and coarse aggregate conforming to BS 882 and is of an nominal mix not leaner than 50.8 kg cement; (0.28m<sup>3</sup>)all in aggregated;
- (4) The thickness of the concrets is no less than its projection from the base of the wall of or footing and is in no case less than 15 cm.
- (5) Where the foundations are laid at more than one level at sach change of level, the higher foundations exterd over and unite with the ower foundations for a distance not less than the thickness of the foundations and in no case less than 30, cm; and
- (6) 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.

Brick  
footings

89. (1) Where bricks footing are provided in the foundations of a wall they shall be in regular effects of 6 cm wide and

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

Foundations under external party walls.

90. 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.

Structures above foundation.

91. 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.

Deemed to satisfy provision of super structure.

92. 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,

- (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

Structural calculations. 93. 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

Resistance to Wheather and Dampness Roofs and External Walls. 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.

Damp Proof Courses. 95. (1) Every wall of a building shall be provided with a damp proof coursed 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 similer solid material forming the structure of the floor.

- (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.

**Walls-Containing walls.** 96.

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-inflamable materials.

**Under Pinning.** 97.

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.

**Wall thickness for residential buildings.** 98. (1)

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 sands; 6 parts of aggregate and a minimum crushing strength of 28kg/cm<sup>2</sup>.

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

Ground Floor	22cm
Upper Floor	30cm

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

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

(2) 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.

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

(4) 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 Brithish Standard Code of practice C.R. III. Adequately designed bed plates shall be provided for beams in all cases.

External Panel walls in framed buildings.

99. (i) 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:-

(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.

Special Sanction of the concerned authority. 100. Any other form of panel filling or cladding to frame building not specified in these regulations shall be subject to special sanctions by the concerned authority.

FLOORS—Structural Strength. 101. 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.

Notice about imposed load. 102. (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
<sup>2</sup>
Kg per cm

- (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 reinforced concrete and timber.** 103. Where steel, reinforced concrete or timber is used in floor construction the design shall be in accordance with section 66,67 and 68 respectively.
- Floor finishing.** 104. Every floor shall be finished in a manner adequate for its intended use.
- Impervious floors.** 105. (1) The floor of every factory and warehouse 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 Lifts Pitch of Staircases.** 106. (1) The rise shall normally not be more than 18 cm and the tread shall not be less than 23cm.  
(2) In houses occupied by not more than one house-hold 19cm risers will be permitted.
- Handrails.** 107. (1) All staircases shall be provided with a handrails  
(2) In non-residential buildings a handrail shall be provide 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 flight.** 108. There shall not be more than 15 resers between each landing A landing shall not be less than 1m in depth
- Windors.** 109. Windors may be permitted in residential buildings other than blocks of flats.

- |                               |      |     |   |
|-------------------------------|------|-----|---|
| Timber Staircase.             | 110  | (1) | Timber staircases are permissible only for residential buildings occupied by not more than one house hold.  |
| Staircases/                   |      | (2) | All other staircases shall be of reinforced concrete or other non-inflammable material.   |
| Lifts                         | 111. |     | Lifts shall be provided in buildings where the climbing from the ground floor level to the top floor level exceeds 13m.   |
| Roofs Timber Roofs.           | 112. | (1) | Timber for roof construction shall be of adequate sizes and properly framed in accordance with section No.92 (3).   |
|                               |      | (2) | All build-in or hidden roof timbers shall be protected against damp and insect attack by treatment with a suitable preservative.  |
|                               |      | (3) | Where stool work or reinforced concrete is used in roof construction the design shall be in accordance with section No.92 (4) and (7) respectively.   |
| Special type of construction. | 113. |     | Any other type of roof construction as specified in these regulations shall require special sanction of the concerned authority .   |
| Roof covering & Design.       | 114. | (1) | On pitched roofs the following materials only may be used;<br><br>Burnt clay or concrete tiles<br>Slates<br><br>Motel or asbestos cement sheets<br>Glass<br><br>Other materials approved by the concerned authority |
|                               |      | (2) | The roof of a building (whether flat or not) shall be so constructed as to effectually drain to suitable and adequate channels, gutters, chutes or troughs.   |
| Access to roof space.         | 115. |     | Access shall be provided to the space within a pitched roof where such space is enclosed by a ceiling.  |



- Lightening 116. conducters. Lightening conducters, if provided, shall be of a type approved by the concerned authority and shall be earthed and fixed in a manner approved by the concerned authority.
- Refuse chutes 117. Minimum requirements. Refuse chutes shall be of a type approved by the concerned authority and shall conform with the following minimum requirements.
- (1) All buildings which are four storeyed and above shall be provided with refuse chutes.
  - (2) The number of refuse chutes for rebuilding shall be determined by the concerned authority.
  - (3) Refuse chutes shall-
    - (a) be vertical for the whole length and shall be constructed with a smooth finished impervious inner surface;
    - (b) have an internal diameter of not less than 38 mm
    - (c) all chutes shall be adequately ventilated at the top and shall be provided with suitable arrangements for flushing with water for the full length of the chutes
    - (d) All chutes shall discharge into a suitable movable receptacle 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 inflammable material.

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

- (4) Refuse receptacles shall be housed in a chamber which shall:-
- (a) be provided with concrete curbs for the refuse acceptable 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
  - (c) be lined throughout with glazed tiles.

FLUES AND  
CHIMNEYS.

118. (1) Every chimney included in a building shall be built on stable foundations.
- (2) Construction of non-combustible materials of such a nature, quality and thickness as not to be unduly effected by heat, condensate or the products of combustion;
- (3) The chimney of an industrial and factory plant shall not be built at a distance of 3m of the street line.
- (4) 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.

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.

- (5) 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 metres 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.

Chimney Shafts  
118-A.

- (1) 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
- (a)  $60\text{kg/m}^2$  if the height of the shaft does not exceed 6.0 m
  - (b)  $68\text{kg/m}^2$  if the height of the shaft does not exceed 12m
  - (c)  $78\text{kg/m}^2$  if the height of the shaft does not exceed 18 m
  - (d)  $83\text{kg/m}^2$  if the height of the shaft does not exceed 24m

- (e)  $88 \text{ kg/m}^2$  if the height of the shaft does not exceed 30m
- (f)  $98 \text{ kg/m}^2$  if the height of the shaft does not exceed 45 m
- (g)  $107 \text{ kg/m}^2$  if the height of the shaft does not exceed 60
- (h)  $136 \text{ kg/m}^2$  if the height of the shaft does not exceed 90 m
- (i)  $176 \text{ kg/m}^2$  if the height of the shaft does not exceed 120 m
- (j)  $186 \text{ kg/m}^2$  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.

RATIO OF HEIGHT(H) TO BASE(B)-H NOT FROM MORE		GREATER THAN 4	4 TO 8	8
SHAPE OF STRUCTURE ON PLAN	CIRCULAR	0.66	0.72	0.77
	OCTAGONAL	0.88	0.99	1.1.
	SQUARE(WIND NORMAL TO DIAGONAL	0.88	.99	1.1
	"" "" "" FACE	1.10	1.77	1.43

Shafts constr- 119. (1) A shaft constructed of brickwork 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 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) 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.
- (c) 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.
- (d) The thickness of the brick work shall not be less than 22 cm at the top of the shaft and for not more than 6 m below the top and shall be increased by not less than 10 cm for each additional 6 m or part of 6 m of the height of the shaft measured downwards.
- (e) The shaft shall have a batter of not less than 6.5 cm in every 3.m
- (f) 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 .
- (g) The footings or the base 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<sup>3</sup> 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 of stone masonry.** 120. (1) A shaft constructed of cut stone 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.

- (2) 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 following 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 15.0m below the top, it shall be 45 cm thick .
  - (c) For each further space of 7.5 m below the level of 15 m 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 in 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 concrete.

121. Where reinforced concrete is used in chimney shaft construction the design shall be in accordance with section No.119

#### CHAPTER-7 DRAINAGE AND SANITATION

Drainage General.

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

Connection to public sewer.

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

Cemspools, septic tanks & sank pits.

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 tank shall-

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

(b) 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

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



between the two, and where this distance is to be reduced due to any unavoidable 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 2.7m<sup>3</sup>; and
  - (iii) 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.

Draining of Roofs and balconies.

125. The roof 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.

Pipe fittings.

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.

Soil pipes, waste pipes and ventilating 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

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

- (3) 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 a joints formed in a manner appropriate to the materials of which the pipe is composed and in such away that the joints shall.
    - (i) remain airtight; and
    - (ii) not cause electrolytic corrosion due to the association of dissimilar materials; and
    - (iii) not 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) be adequately supported throughout its length without restraining thermal movement, any fitting which gives such support being securely attached to the building; and
  - (e) 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
  - (f) be so placed as to be reasonably accessible for maintenance and repair throughout its length; and
  - (g) have such means of access as are necessary to permit internal cleansing.
- (5) 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) any soil pipe serving only a soil appliance or any waste pipe serving only a waste appliance if the appliance has an integral trap;
- (b) 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

(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 cleaning of the trap and of the whole length of the pipe.

(6) 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.

Overflow pipes.

128. 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  
pipes.

130. Any rain water pipe which is on a building 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  
drains.

131. Any inlet to a drain, other than a junction between the drain and a soil pipe, a waste pipe or a ventilating pipe, shall be affectively trapped by means of a suitable trap having seal not less than 50 mm in depth.

Trenches for  
trains and  
private sewers.

132. (1) where any drain or private sewer is constructed adjacent to a load bearing 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 well and the bottom of the trench is lower that the foundation of the wall the trench shall be filled in with concrete to a level which

is not lower than the bottom of the foundation of the well by more than the distance from that foundation to the near side of the trench less than 150 mm.

Provided that, where the trench is within 1 cm of the foundation of the wall, the trench shall be filled in with concrete to the level of the underside of the foundation.

(3) The concrete filling required by the foregoing paragraph shall have such expansion joints as are necessary.

Sanitary Provisions.

133. (1) The minimum requirements/sanitary provisions as prescribed thereunder shall be followed:

- (a) Every residential dwelling shall have at least one Latrine or W.C and one bathroom.
- (b) Single room tenements shall have one Latrine or W.C and one bathroom or five tenements subject to a minimum provision of two W.C Latrines.
- (c) in the case of servant's quarters attached to dwelling house one W.C's or Latrine and one bathroom shall be sufficient for every five quarters.

(2) For every ten bedrooms or less in a Hotel, Boarding houses Guest House there shall be provided at least two W.C's or Latrines and two bathrooms.

(3) For every 25 person upto 100 persons in a Office Departmental store or Factory there shall be provided one W.C or Latrine and one Urinal and one additional W.C or Latrine plus one Urinal for every 50 persons in 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 37m<sup>2</sup>. But for shops and stalls having a floor area less than 37<sup>2</sup> 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)  
Finishes.

All walls of W.C's and bathrooms shall 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.

- (2) every latrine shall be constructed of brick, concrete or other impervious approved materials.
- (3) 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 for wells.**

135. well constructed in connection with a building and intended to supply water for human consumption shall comply with the following provisions.

- (1) The well shall be so situated as not to be liable to pollution, subject to a minimum distance of 6m from any cess-pool, seak pit and septic tank.
- (2) 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.
- (3) The sides of the well shall be rendered impervious for such a depth as to prevent tamintaion through the adjoining ground. This will normally be depth of 1.8m.
- (4) 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 might.
- (5) The top of a dug well shall be surrounded by a curb extending not less than 15cm above the level of the paving and so constructed as to prevent any surface water gaining access to the well.
- (6) The lining tubes to a vored well shall project not less than 15cm above the level of the paving and such projection shall be surrounded with concrets 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 or 136.  
water closets
- (1) This section shall apply to any water closet fitting installed for use in connection with a building.
- (2) The receptacle shall have a smooth and readily cleaned 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 or 137.  
for urinals.
- (1) (1) The section shall apply to any urinal or urinal fitting constructed or installed for use in connection with a building.
- (2) The urinal shall have one or more slabs, throughs, bowls or other suitable receptacles, which
- (a) have a smooth and readily cleaned non-absorbent surface; and
- (b) have an outlet fitted with an effective grating 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 & 9 in respect of fire resistance and fire precautions.
- Compartment- 139. Every floor of a building shall be divided into compartments  
lization. by means of fire walls located as follows:—
- (1) Separating one occupancy from another within same building.

- (2) 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.
- (3) Dividing an institutional building into smaller compartments of an area not exceeding 2000 sq. Meters.
- (4) Separating occupancy areas from common circulation areas.

Construction of 140.  
Fire, Walls.

Fire walls shall be constructed as follows:

- (1) Concrete Block : when constructed of solid or hollow concrete blocks, the fire wall shall be of minimum 150 mm thickness furnished with minimum 12 mm thick cement sand plaster on each face.
- (2) Brick Masonry : Fire walls of solid brick masonry shall have minimum thickness of 200 mm.
- (3) Reinforced Concrete : Fire walls of R.C.C construction shall have minimum thickness of 180 mm with minimum concrete cover to minimum reinforcement of 75 mm.
- (4) 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.

Opening in  
Fire walls

141.

- (1) 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 ½ hour
  - (b) Any other case- 1½ hour—
- (2) (a) Except in case for 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 building shall be fitted with automatic self closing device.

Stand pipes  
System/Other  
equipments for  
fire prevention/  
Extinguishing.

142.

- (1) Requirements for fire Prevention and Fire Extinguishing shall be following:—
  - (a) All buildings which are ground plus three storeys or above or more than 13 m high shall be provided a stand pipe/pipes as given below:—

- (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 10 cm 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 36 m from the stand point.
  - (3) Insofar as practicable, stand pipes shall be located with outlet 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.
  - (b) Stand pipe risers shall extend from the lowest to the top most story of the building or part of building which they serve.
  - (c) 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.
  - (d) Every stand pipe or stand pipe system in case of interconnected stands pipe, shall be equipped with a fire department approved in-let connection of corrosion resistive metal (e.g. gunmetal) located on an outer building face nearest to street approximately 6m to 9m above finished ground and suitably marked "Fire Department Connection-Stand pipe"
  - (e) 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.
  - (f) The stand pipes shall be fed by an over load water tank reserved solely for this purpose. The minimum capacity of this tank shall be 5000 gallons, with a minimum of 2.1m load above the highest discharge point.

Automatic  
Sprinkler  
system.

143. Automatic sprinkler system shall be provided in the following:

- (1) In very institutional building which serve restrained or handicapped persons.
- (2) In covered car parking areas in building of which upper storeys are designed for other uses when such parking area exceeds 465m<sup>2</sup>.
- (3) Bus garages or terminals for passengers serving more than 4 buses at a time.
- (4) Each floor or mercantile and industrial building which is more than one story high and which exceeds 1860m<sup>2</sup> covered area.
- (5) All building compartments used for manufacture display or sale of combustible materials and products which are more than 700m<sup>2</sup> in cover area.
- (6) All areas of theatres except is auditorium, music hall and lobbies.

- (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.**

**144. 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 9 m 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/cm<sup>2</sup> 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-  
extinguishing  
equipment.**

**145. 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 m<sup>2</sup> 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.

- (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 or elements of structure	
	Ground or Upper Storey	Basement storey
(i) Private dwelling house	$\frac{1}{2}$	1
(ii) Institutional:—		
Upto 28 meters high	1	$1\frac{1}{2}$
—Over 28 meters high	$1\frac{1}{2}$	2
(iii) Residential buildings other than private dwelling house		
—Upto 2 storeys high	$\frac{1}{2}$	1
—Upto 3 storeys high	1	1
—Upto 28 meters high	1	$1\frac{1}{2}$
—Over 28 meters high	$1\frac{1}{2}$	2
(iv) Office Buildings.		
—Upto 7.5 meters high	$\frac{1}{2}$	1
—Upto 15 meters high	1	1
—Upto 28 meters high	1	$1\frac{1}{2}$
—Over 28 meters high	$1\frac{1}{2}$	2
(v) Mercantile Buildings		
—Upto 7.5 meters high	$\frac{1}{2}$	1
—Upto 15 meters high	1	1
—Upto 28 meters high	1	2
—Over 28 meters high	2	4
(vi) Factory Buildings.		
—Upto 7.5 meters high	$\frac{1}{2}$	1
—Upto 15 meters high	1	1
—Upto 28 meters high	1	2
—Over 28 meters high	2	4
(vii) Public Assembly Buildings		
—Upto 7.5 meters high	$\frac{1}{2}$	1
—Upto 15 meters high	1	1
—Upto 28 meters high	1	$1\frac{1}{2}$
—Over 28 meters high	$1\frac{1}{2}$	2

- (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 Storey	Basement storey
i) Private dwelling house	$\frac{1}{2}$	1
ii) Institutional :		
—Upto 28 meters high	1	$1\frac{1}{2}$
—Over 28 meters high	$1\frac{1}{2}$	2
iii) Residential buildings other than private dwelling house		
—Upto 2 storeys high	$\frac{1}{2}$	1
—Upto 3 storeys high	1	1
—Upto 28 meters high	1	$1\frac{1}{2}$
—Over 28 meters high	$1\frac{1}{2}$	2
iv) Office Buildings		
—Upto 7.5 meters high	$\frac{1}{2}$	1
—Upto 15 meters high	1	1
—Upto 28 meters high	1	$1\frac{1}{2}$
—Over 28 meters high	$1\frac{1}{2}$	2
v) Mercantile Buildings		
—Upto 7.5 meters high	$\frac{1}{2}$	1
—Upto 15 meters high	1	1
—Upto 28 meters high	1	2
—Over 28 meters high	2	4
vi) Factory Buildings		
—Upto 7.5 meters high	$\frac{1}{2}$	1
—Upto 15 meters high	1	1
—Upto 28 meters high	1	2
—Over 28 meters high	2	4
vii) Public Assembly Buildings		
—Upto 7.5 meters high	$\frac{1}{2}$	1
—Upto 15 meters high	1	1
—Upto 28 meters high	1	$1\frac{1}{2}$
—Over 28 meters high	$1\frac{1}{2}$	2
viii) Storage & Public Car parks		
—Upto 7.5 meters high	$\frac{1}{2}$	1
—Upto 15 meters high	1	2
—Upto 28 meters high	2	4
—Over 28 meters high	4	4

(b) If any part of a building is completely separated throughout its height both above and below the ground from all other parts by compartment wall/s in the same vertical plane, the fire resistance requirement of that part shall be determined by height solely of that part.

- (c) 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 differ 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.
- (d) Any element of structure shall have fire resistance of not less than the minimum period required for any element which it carries.
- (a) No fire resistance is required if the elements form part of a basement storey which has an area not exceeding 50 m<sup>2</sup>.
- Test. of Fire Resistance 149. (1) 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.
- (2) Any floor shall, if the underside of such floor is exposed to a test by fire, have fire resistance for not less than the minimum period required for elements of structure forming part of the building/compartment immediately below such floor.
- (3) Any structure enclosing a protected shaft shall if each side of the wall is separately exposed to a test by fire have
- (a) fire resistance or not less than the minimum period required.
- (b) Any part of any external wall which is situated less than 1m from the relevant boundary shall, if each side of the wall separately exposed to test by fire, have fire resistance for not less than the minimum period required.
- (c) 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 for not less than the period required.
- (d) Any element of structure shall be deemed to have the requisite fire resistance if.
- (i) it is constructed in accordance with one of the specifications given in Schedule 'G'
- (ii) the element or a similar part to that element made to some specification is proved to have the requisite fire resistance.
- External Walls. 150. (1) Any external wall which is situated within a distance of 1 meter from the relevant boundary, or is a wall of a building which exceeds 15 meters in height shall be constructed wholly of non-combustible material apart from any external cladding.
- (2) 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.

- (3) 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.
- Separating Walls and Fire Walls 151.**
- (1) Separating walls between two adjoining buildings shall form complete vertical separation between any buildings separated and shall not have any opening except for the following:
- (a) 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.
  - (b) 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.
- (2) 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 this requirements if:
- (a) the roofs being separated by the wall are of not combustible construction.
  - (b) the buildings separated by the wall are residential office or assembly buildings and do not exceed 12.5 meter in height.
  - (3) If any external walls if carried across the end of a separating or fire wall, such external wall and separating wall/fire wall shall be bounded together.
- Protected Shafts 152**
- (1) 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.
- (2) There shall be no opening in shaft enclosure/s except the following:
- (a) an opening for a pipe
  - (b) an opening fitted with a door which has fire resistance of half an hour or not less than half the period required in table 'A' of chapter 9 whichever is more.
  - (c) Any protected shaft containing a lift or lifts:
    - (i) 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). 1m<sup>2</sup> for each lift.
    - (ii) Shall not contain any pipe conveying oil or gas or any ventilating duct.



- (ii) 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.
  - (d) 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.
  - (e) If a protected shaft of a stairway, it shall not contain any pipe conveying oil, gas or a ventilation duct.
  - (f) A shaft that does not extend to the roof of a building shall be enclosed with top 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.
  - (g) 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 still level shall not be less than 0.8 meters above the finished roof level.
- Fire Resistant Doors 153.
- (1) 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.
  - (2) The clearance between the leaf of the door and the frame, or between two leaves shall be as small as practicable.
  - (3) If two separate doors (whether single or double leaf door) are installed on opposite side of an opening, the required fire resistance may be achieved by the two doors together or by either of them separately.
  - (4) Wired glass, if used in fire resistant doors, shall be of a maximum area of 0.1 m<sup>2</sup> and shall not be less than 6 mm thick.
- Miscellaneous Provisions 154
- (1) 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:—
    - (a) 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
    - (b) A horizontal projection of inflammable material is constructed between the two openings to project half meter from the wall.
  - (2) (a) Every garage in a private dwelling house shall be constructed of inflammable material having a fire resistance of not less than half an hour.

- (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 promises 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 not less than 150 mm thick of block masonry or its equivalent, carried down to a solid foundation and upto at least one meter 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 2.0m<sup>2</sup> area each, and should 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 projector head or from a point outside each exit door.
- (e) All enclosures shall be provided with adequate ventilation by suitable openings or shafts of inflammable construction which shall lead to open air.
- (5) (a) All steel and other metal structural members shall be protected with non-combustible materials to provide the required fire resistance.
- (b) Concrete fire protection on steel column shall be rain forced and enclosed by wire mesh, metal clips or spirally wound wire of not than 12 gauge size with a pitch not more than 10 cm.
- (c) Where the fire resistant covering on columns is subject to damage by moving vehicles or handling of merchandise the fire proofing shall be extended upto a height of not less than one and half (1½) meters from the finished flooring with a suitable metal covering of adequate strength.

- (6) (a) All airconditioning and ventilation ducts including supports shall be constructed entirely of inflammable materials.
- (b) No airconditioning or ventilation duct shall pass through a fire wall or a separating wall.
- (c) Where ducts pass through floors or walls other than fire walls, or of separating walls, the space around the duct shall be sealed with roped asbestos, mineral wool or other inflammable material to prevent the passage of flames and smoke.

CHAPTER -10—DANGEROUS BUILDING.

- Definition of dangerous building. 155 For the purposes of this chapter all building, walls or structures which are structurally unsafe or which constitute a fire hazard, or otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare by reason of inadequate maintenance, disrepair, obsolescence or abandonment or improper design, or poor construction as specified in the statute and in these regulations are for the purposes of this section, dangerous/ruinous or unsafe buildings.
- Hazardous to public safety 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.
- Technical Committee 157. The concerned Authority shall examine or cause to examine every building or structure or portion thereof reported as dangerous, will refer the matter to the Technical Committee specially constituted by the concerned Authority, comprising of two senior professional engineers of the Authority and the Controller of Buildings as members/Secretary of the committee.
- (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 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.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 or portion thereof as the case may be and all such work shall be completed within the specified period as stipulated by the Controller of Buildings upto a maximum limit of 90 days.
- Buildings unfit for human habitation and notice of prohibition. 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 call upon the owner or occupier to state in writing his objections (if any) to such order if no objections is 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.

- (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 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.
- (3) 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.

**Alteration and repairs 159  
of dangerous building.**

Any time after a building or part of a 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.

- (2) 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.

**Demolition of  
dangerous  
building on  
expiration of  
notice period**

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

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.

- Extention of period. 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.
- Removal of building in ruinous or dangerous state. 162. (1) If in the opinion of the concerned authority, any building wall, structure of 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 any thing 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 recovery deduct the cost thereof from the rent which may become due and payable by him to the owner from time to time.
- (4) Except with the permission in writing of the concerned authority no person shall enter into or remain in any building from which the occupier has been removed under sub-section (1).

Site hoardings. **CHAPTER -11- TEMPORARY WORKS IN CONNECTION WITH BUILDING OPERATIONS.**

163. No person shall start building works on site abutting on a street without having first provided hoarding or barriers to the satisfaction of the Concerned Authority along the whole length of such site so as to prevent danger or injury to the public or to the persons employed in the work; provided however that this regulation does not apply in the case of building works in connection with structures situated at least 4.5m away from a public street and being not more than 7.5m high.

- Use of public streets. 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 upstand and maintain to the satisfaction of the Concerned Authority, fences or barriers in order to separate the building work from such street.
- Written permission for use of 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.
- Utility Deptt; to be informed for excavation of Public streets. 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.
- Utility services not to be obstructed. 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.
- Obstructions to be lit and marked. 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 at his own expense 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 flags shall be provided during day time.
- Dangerous obstructions. 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.
- Cancellation of permission. 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.
- Removal of obstructions after completion of work. 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.
- Timbering. 172. An 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.** 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.
- Filling of excavated site.** 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 or building plans and impose such fines as it may deem fit.
- Loading edges of excavations.** 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 overrunning and falling into the excavation.
- Inspections of excavations.** 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.
- Permit to demolish buildings.** 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.
- Supervisions of demolition work.** 178. 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.
- Safe loading.** 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.
- Scaffolds.** 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 amps 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 erecti, on, 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 Platforms. | 181. Every working platform from which a person is liable to fall more than 2 m shall be —   |
|                    | <ol style="list-style-type: none"> <li>(1) at least 60 cm wide if the platform is used as a working platform only and not for the deposit of any material;</li> <li>(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.</li> </ol>  |
| Guard rails.       | 182. Every side of a working platform, gangway and stair shall be provided with a suitable guard-rail or guard-rail of adequate strength, to a height of at least 1 m above the platform, gangway or steps.  |
| Ladders.           | 183. <ol style="list-style-type: none"> <li>(1) Every ladder shall be of good construction, sound material and adequate strength for the purpose for which it is used.</li> <li>(2) Every ladder shall be securely fixed so that it can move neither from its top nor from its bottom points or rest.</li> <li>(3) No ladder shall be used which has a missing or defective rung.</li> </ol> |



Work on Sloping  
roofs. 184.

- (1) Where work is done in the sloping surface of a roof suitable precautions shall be taken to prevent persons employed from falling off.
- (2) Suitable and sufficient ladders or boards, which shall be securely supported, shall be provided and used.
  - (a) 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 work-men have to pass over or work above such fragile materials.
- (3) Where 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.

Precautions for  
raising or  
lowering loads.

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

- (1) 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.
- (2) 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.
- (3) No chain shall be used which has been shortened or jointed to another chain by means of bolts and nuts.
- (4) No chain or wire rope shall be used which has a knot tied in any part which is under direct tension.
- (5) 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.
- (6) 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.
- (7) The area where a vertical hoist is used shall be enclosed by a proper barrier.

Inspection of  
pulley block,  
winch and crane. 186.

- (1) Every pulley block, which and crane shall be inspected weekly by competent person approved by the concern authority.
- (2) Every rope or chain used for raising, lowering suspending a load, and every item of lifting gear other than a pulley block, winch or crane shall be inspected once in 6 months by a competent person approved by the concerned authority.

- Secureness of loads.**
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.**

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- Licensing Authority.**
188. (1) Licensing shall be done by the Authority appointed under section 4 of the ordinance. After due scrutiny by the "Development Cell".
- Powers of the Authority.**
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.
- Bar to practice without a licence.**
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.
- Categorization of Architects and Engineers.**
191. (1) For purposes of this 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 rules.

**CATEGORY 'B'**

An Architect/Civil Engineer of this category shall be entitled to undertake Architectural designing and supervision of buildings and projects having maximum plot area of 334 m<sup>2</sup> and a climbing height upto 13 m and bungalows upto 836 m<sup>2</sup> plot area in accordance with the provision of these rules.

## CATEGORY 'C'

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 m<sup>2</sup> 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 'A'	Category 'B'	Category 'C'
1.	Fellow or Associate member of any institute recognized by the International Union Architects.	Eligible after 3 years practical experience in planning design and building Construction including 6 months.	Eligible after one years experience in Building Design and Planning.	Eligible
		Practical exp: in Pakistan		
(ii)	Degree or 5 years diploma in Architecture from any recognized institution of Pakistan.	Eligible with 7 years total registration and practical experience as Category 'B' Architect.	Eligible 3 years total registration and experience as Category 'C' Architect.	Eligible with 1 year practical experience in Planning Building and desing and cons- struction.
S.No.	Qualification and experience	Category 'A'	Category 'B'	Category 'C'
iii)	4 years diploma in Architecture from any recognized institution of Pakistan.	Eligible with 10 years total registration and practical experience as Category 'B' Architect.	Eligible with 4 years total registration and practical experience as Category 'C' Architect.	Eligible with 2 years practical experience in Planning and Designing and construction of buildings after graduation.
<b>B. Licensed Civil Engineer</b>				
i)	B.E/B.Sc. Civil Engineering from any recognized institution of Pakistan as registered with Pakistan Engineering Council.	Eligible with 7 years total registration and practical experience as Category 'B' Civil Engineer.	Eligible with 3 years total registration and practical experience as Category 'C' Civil Engineer.	Eligible with 1 year practical experience in Planning Design and building construction after graduation.

S.No.	Qualification and Experience	Category 'A'	Category 'B'	Category 'C'
C.	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.	Eligible	Eligible	Eligible
D.	<u>Building Technologist</u>			
(i).	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.	Not Eligible	Eligible	Eligible
(ii).	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.	Not Eligible	Not Eligible	Eligible
E.	<u>Licensed Structural Engineering</u>			
(i)	M.Sc, Struct. E/D.I.C (Struct.E) or any other recognized post graduate equivalent qualifications in Structural Engineering and registered with Pakistan Engineering Council.	Eligible with 3 years practical structural design experience in Category 'B'	—	—
(ii)	Degree in Civil Engineering of buildings and registered with Pakistan Engineering Council.	Eligible with 7 years total practical structural design experience as Category 'B' Structural Engineer.	Eligible with 3 years practical experience of structural design of Building.	—
F.	<u>Building Supervisor</u>			
(i)	Three years diploma course in Architecture/Draftsmanship/Over-scor/cr diploma in Civil Engineering from any recognized institution of Pakistan.		Eligible to supervise Building and Construction work.	

- |   |   |
|---|---|
| (ii) Draftsman with 3 years practical experience in Building and Construction with a licensed architect.  | Eligible to supervise Building and Construction work. |
| (iii) Established practitioners who 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. | —do—  |
| OR  |   |
| (iv) Persons who have passed Matriculation and having an experience of Ten years in Building and Construction with a licensed Architect.  | —do—  |
| (v) Persons studied upto Matriculation and having an experience of 15 years as Work Mistri in Building and construction with a licensed Architect.  | —do—  |

Categorization of Town Planners.

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 undertake planning, designing and supervision of town planning project upto 4 Hectares within the area for which an outline has been set out by any concerned authority and in accordance with the provisions of these regulations and rules framed thereunder.

**Eligibility of Town Planners** 194. Any person desirous for the grant of Town Planner's licence must hold the following qualifications and experience for the categories, laid down as under:-

S.No.	Qualifications and Experience	Category 'A'	Category 'B'	Category 'C'
i.	Fellow of any institute recognized by the International Federation Housing and Planning (Den Hague, Holland)	Eligible	Eligible	Eligible
ii.	Post graduate degree or diploma at least 2 years duration in City and regional planning from a foreign institution recognized by the Government of Pakistan and an associate member of any institute recognized by International Federation for Housing and Planning, Den Hague, Holland)	Eligible after 5 years. total practical exp. in Town Planning as Category 'B' licence holder.	Eligible after 2 yrs. total practical exp. in Town Planning as Category 'C' licence holder.	Eligible
iii.	Degree in City and Regional Planning from any recognized institution of Pakistan.	Eligible after 7 years. total practical exp. in Town Planning as Category 'B' licence holder.	Eligible after 3 years. total practical exp. in Town Planning as Category 'C' licence holder.	Eligible
iv.	Diploma in Ekistics from the Centre of Ekistics, Athens.	Not Eligible.	Eligible after 5 yrs. Total practical exp. as category 'C' licence holder.	Eligible after 2 years. practical exp. in City and Regional Planning.
v.	Postgraduate degree in Social Sciences with diploma or certificate in City and Regional Planning.	Not Eligible.	Not Eligible	Eligible after 5 years. practical exp. in City and Regional planning.
vi.	Persons who do not possess prescribed qualifications. but have more than 20 years practical experience in the field of city and Regional Planning.	Not Eligible	Not Eligible	Eligible after 20 years. practical exp. in City & Regional Planning.

**Applications for licence.** 195. (1) Any person who fulfils the qualifications laid down in these regulations, may apply on form no. 12 to the Director, Master Plan and Environmental Control Department, for the purposes of the grant of licence.

(2) Every such applications for licence shall be accompanied by a non refundable fresh licence for payable in cash Rs. 100/- for all categories.

(3) When an application for the grant of licence has been approved by the Committee, the applicant will be informed accordingly and he will be required to pay in cash licence fee of Rs. 500/- for 'A' category, Rs. 300/- for 'B' category, Rs. 200/- for 'C' category and Rs. 100/- for Building Supervisor or as may be prescribed from time to time.

- Issue of licence.** 193. (1) When an application for a licence has been approved by the Cell 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 licence to non-qualified persons.** 197. No application for licence in respect of serial C,D,F,III,IV,V applicable to non-qualified persons to be registered on experience basis) under section No. 193 will be entertained after expiry of six months from the date of notification of these rules under any circumstances.

- Period of licence.** 198. (1) The licence granted under these regulations, shall be valid till the 30th June of each calendar year.
- (2) Architects/Engineer/Town Planner's Licences granted by any local authority under the respective licencing 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 Licence.** 199. (1) The application for renewal of licence granted or deemed to have been granted under these regulations shall accompany a fee payable in cash Rs.500/-for 'A' Category, Rs. 300/- 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 latest than thirty days after the date on which the current licence is due to expire.

**Promotion to higher category.** 200. Any licensed Architect/Civil Engineer/Town Planner/Building Technologist/Structural Engineer who possess or attains the qualifications laid down in these regulations for promotion to a higher category may apply for promotion to the category.

**Revocation of Licence** 201. Without prejudice to any other action that may be authorised under these rules or any other statute, the licencing cell on the recommendations of any local authority or on its discretion own may revoke or suspend the licence if the licence :—

- (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 make false statement to any local authority or suppresses 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 licence before any adverse order is passed against him under these Rules.
- Appeals against the decision of the licencing committee. 202. (1) Appeals against the decision of the licencing cell shall lie with the Government, whose decision shall be final.
- (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
- a. These rules
  - b. any applicable detailed plan
  - c. any applicable general standards and areas standards
  - d. any applicable land plan.
  - e. any applicable sub division plan and
  - g. The conditions attached to a development permit if granted subject to conditions.
  - f. Conclusive proof of water Supply Source including test bore report indicating the hydrogeological data preferably from Irrigation & Power Department, Government of Baluchistan.
- Types of development permits. 204. Development permit shall consist of two types:-
- a. general development permit for land development
  - b. special development permit for any other land development authorized under these rules.
- Grant of development permit. 205. (1) An application for a land development permit shall lie with the "Authority" on the prescribed form, who may grant such permit on satisfaction that the proposed land development is in accord with the requirements of Section 203 and:
- (2) does not involved a change in the use of land or a structure from a use within a class designated in these rules to another use in a different class and



(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 no compensation was paid.

Grant of special

Development permit. 206. The Authority may grant a special development permit in consultation with the concerned agency in whose jurisdiction the land development fall, in all cases where the provisions of a detailed plan require special permission for designated kinds of land development involving an exercise of policy decisions.

Preparation of

contingency plans.

207. (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 or revision of these rules.

(b) 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 all wing any land development other than that subject to the provisions of section 203, 207 or 208 provided the lands not dealt with explicitly in the development plan or contingency plan other than that subject to the provisions of sections 206, 207 or 208 provided the grant is based on a planning position on the matter as provided in this section.

(3) Prior to making its determination on such application the Department shall conduct such studies for planning position or make such findings as it may deem appropriate regarding the feasibility, location or any other characteristics of the proposed land development which in its judgement 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 alongwith 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 land development and, as may be pertinent, other land development in the vicinity may be carried out;

(c) 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 may concern any matter or subject to these rules including means for;

- (a) establishing more detailed records by submitter of drawings, maps, or specifications,
- (b) minimising 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
- (e) 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 permit on the provision by the developer of streets, other rights of way, utilities, parks, and other open spaces, of a quality and quantity to more than reasonably necessary for the proposed development.

**209** In determining applications for special development permits and making contingency plans 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 detailed plan, or as defined by this Department in the absence of such definition;
- (3) The provisions of any approved development programme or scheme of a public agency which might be adversely affected by the proposed land development.
- (4) The need, if any, to protect existing resources, installations or investments of the Federal Government Provincial Government or any public agency.

- (5) relevant conditions or needs in the neighbourhood and community relating to sanitation, road and street networks, traffic and transportation facilities, existence or absence of municipal services in the area, programme for the 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.

Notice for a special development permit. 210

- (1) In the case of an 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 neighbourhood 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.
- (2) 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 locality to be affected thereby, 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.
- (3) 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.
- (4) 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.
- (5) The officer so designated shall consider the suggestions or objections filed or testimony given and submit a report to the Department or the concerned Authority as the case may be.
- (6) 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 within such reasonable time as shall be fixed by the Department or the concerned Authority, as the case may be.
- (7) The determinations made by the Department or concerned Authority or on the applications for development permits shall be known as "orders".
- (8) 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 Fee. 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—PROCEEDURES AND REQUIREMENTS RELATING TO SUB DIVISION OF LAND.

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- Major Sub-Division and minor Sub-division. 212 (1) Major Sub-Division means any sub-division not classified as a minor sub-division including, but limited to, sub-division of two or more hectares, or any size sub-division requiring any new street 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 plans-general requirements. 213 (1) (a) No developer or owner of a plot shall make any advertisement through news papers, radio or television or in any manner for the 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 granted.
- (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 cooperative held societies.
- (2) The owner or his duly authorised agent for approval of such 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 a general development permit may be granted by the concerned Authority.
- (3) The Authority shall issue a press release for public information in respect of the grant of Special Development permit, to the applicant, any amendments or cancellation of the permit.
- Preliminary inquiry regarding land use status. 214 (1) Prior to filing an application for approval of a major sub-Division or minor sub-division the owner/sub-divider may make 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 sub-divided 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 plans information for preliminary inquiry. 215 (1) The inquirer u/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, topographical 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".
- Approval of minor sub-Division. 216 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.
- Approval of major sub-division. 216-A (1) 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;
    - (d) 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, 925 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 licenced 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 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 area 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.
- (4) 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.

- (5) The applicant shall submit fair copies of plans with an undertaking on the prescribed form incorporating all the amendments / conditions etc. conveyed by the Authority the sub-division plan for issue of special Development permit.
- Site inspections and Consultation 217 (1) The applicant submitting a sub-division plan shall arrange for at least one site inspection by a representative of the concerned Authority ;
- (2) 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 desired clearances or commitments regarding such services.
- Conditions to Special Development permits for Major sub-Divisions. A 217 (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;
- a) impose laid use restrictions compatible with an applicable detailed 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.
- (2) Where the development of the site of a major sub-division 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 and the Authority shall deem necessary following such review.
- (3) The shall limit the validity of a special development permit for a major sub- division to such period as it may deem reasonably necessary to complete the development or specified stage of development, and if at the end of such period the development or stage is not complete the special development permit shall lapse.
- (4) It shall be unlawful for any person to erase, alter, or modify any development permit issued by the planning authority including the applicant therefor or any plans or drawings accompanying the same.

- (5) The issue of a development permit shall not absolve the applicant from complying with other statutory provisions.
- (6) Any development permit issued shall be valid 12 months after the date of issue or the period fixed unless extended on application.

Sub-Div: amal- 218.  
gamation and  
change of  
land use.

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 ARCHITECTURAL OR HISTORIC INTEREST.**

Definitions 219.

In this chapter unless there is any thing repugnant in 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" or to alter 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.

Designation 219-A  
and declaration  
of special Architectural  
or historical interests

(1) The Authority may designate and declare a special architectural or historical interest structure which

Structures.

- (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 structure. 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 ;



- (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 preceding sub-clauses 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.

Approval for demolition alteration or extension.

220.

- (1) 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 .
- (2) 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 days in which to express any objections or to obtain a drawn photographic record of the structure in the event. They do not oppose such demolition or alternation or extension .
- (3) 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 or any information or artifacts relating to or found in the structure .
- (4) 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 earn 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.

Removal or prevention of violation.

221

- (1) Each concerned official on behalf of the Authority shall carry out inspection and take other appropriate measures to ensure compliance with these rules and submitting the report to him.
- (2) 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 cause a notice in writing to be served on any person responsible for the violation and a copy of the same shall be submitted to the Authority.

- (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 relating 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.

Revocation  
of development  
permits. 222.

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.

Enforcement  
powers. 223

(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.

- (2) The powers granted by sections 221-222 shall be in addition to any other applicable enforcement 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.

Penalties. 224

(1) Any person who violates any of the provisions of these regulations of development permits, or who obstruct the entry of a person authorised under these regulations or molest any such person after entry shall be punishable, whether or not enforcement action is initiated by Authority under B.C.O 1979 as a delegate powers.

- (a) with a fine which may extend to one thousand rupees in default with simple imprisonment which may extend six months; and

(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 the person committing an offence punishable under these regulations, is a company, firm or other association for body of individuals, whether incorporated or not, and if it is proved that the offence was committed with the consent or connivance of, or is attributable to any neglect on the part of, any officer of, or other individual concerned with its management, such officer or individual shall be liable to be proceeded against and punished.
- (3) The above action will be in addition to any other applical enforcement powers, for the time being in force.
- Service of notices or orders.** 225 (1) An order or notice of determinations made by concerned Authority 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 proceeded the making of the order or determination any other person who appeared at the hear and requested such service.
- Appeals** 226 (1) Within thirty days from the date of service of any order of a concerned Authority under these rules and aggrieved person so served may appeal to which shall give him an opportunity to be heard before such officer and within such reasonable time as shall be designated by the Authority under Baluchistan Building Control Ordinance.
- (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.
- (4) 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.
- Finality of orders or determination.** 227 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 an original or appellate order or determination of the Authority or the Government shall be final.
- Effect of inconsistency with Other provisions.** 228 The provisions of these regulations or of any determinations or orders made thereunder shall have effect notwithstanding anything to the contrary containing in any other regulations, by-laws, rules orders or determination of other public agencies or in any contract or instruments; and in the event regulations or of the determinations of orders made thereunder shall prevail unless they expressly provide to the contrary.
- Amendment of regulation** 229 In adopting or approving any revisions of general standards, area standards of detail plans requiring an amendment to these regulations the Authority shall apply the criteria set out in section 200 as may be appropriate.

SCHEDULE ARates of Scrutiny Fees

(See Section No. 26)

- (i) 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.
- (ii) 

Proposed built up area ( in sq. meters )	Cost of construction per sq. meters
Less than 150 sq. m	Rs. 60.00
151 to 300 sq. m.	Rs. 80.00
Above 300 sq. m.	Rs. 120.00
- (iii) The cost of construction for all types of flats shall be estimated at Rs.700 per sq. meter.
- (iv) The cost of industrial buildings shall be estimated at Rs. 600.00 per sq. meter.
- (v) The cost of compound wall shall be included at Rs. 100.00 per meter.
- (vi) 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)

S.No.	Description of soil	Bearing pressure	
		<sup>2</sup> MN/m	<sup>2</sup> tons/ ft
1.	Silte, alluvial earth etc.	0 to 0.8	0 to $\frac{1}{2}$
2.	Clay		
	(a) Soft or very soft	0.08	$\frac{1}{4}$
	(b) sandy firm	0.03 to 0.16	$\frac{1}{4}$ to $1\frac{1}{2}$
	(c) stiff	0.16 to 0.3	$1\frac{1}{2}$ to 3
	(d) firm	0.03 to 0.16	$\frac{1}{4}$ to $1\frac{1}{2}$
	(e) stiff	0.16 to 0.32	$1\frac{1}{2}$ to 3
	(f) Hard shaley	0.32 to 0.65	3 to 6
	(g) very stiff (boulder)	0.32 to 0.63	3 to 6
	(h) sound yellow	0.32 to 0.53	3 to 5
	(i) blue	0.43 to 0.56	4 to 6
3.	Sand		
	(a) uniform: loose	0.10 to 0.21	1 to 2
	(b) compact	0.21 to 0.43	2 to 4
	(c) well graded loose	0.21 to 0.43	2 to 4
	(d) compact	0.43 to 0.66	4 to 6
4.	Gravel		
	(a) Sandy: loose	0.21 to 0.43	2 to 4
	compact	0.43 to 0.65	4 to 6
	(b) clean: loose	0.32	3
	compact	0.43 to 0.75	4 to 7
5.	Rock: chalk soft	0.16	$1\frac{1}{2}$
	hard	0.32 to 0.65	3 to 6
	(a) soft	0.21	2
	(b) moderately hard	0.53 to 1.07	5 to 10
	(c) hard	1.29	12

## WEIGHT OF MATERIALS

(See S. 68)

## (i) LIQUID AND SEMI LIQUIDS

	KN/m <sup>3</sup>	Ibf/ft <sup>3</sup>
Acid.		
Acetic	10.4	66
Nitric	15.1	96
sulphuric	18.1	115
Alcohol	7.9	50
Ammonia	8.8	56
Benzine, benzol	8.6	55
Bitumen (prepared)	13.7	87
Methylated sprit	8.2	52
Linseed Oil	8.8	56
Milk	10.2	65
Mineral oils: neptha	7.4	47
Paraffin (kerosene)	7.9	50
Petrol (gasolene)	6.9	44
Petroleum oil	8.6	55
Pulp (wood)	7.1	45
Slurry: Cement	14.1	90
Clay	11.9	76
Clay chalk	15.7	100
Sewage	9.7 to 11.8	62 to 75
Tar: Pitch	11.8	75
Turpentine	8.5	54
Water fresh	9.81	62.4
Sea Water	10.05	64

## (ii) SOLID AND PACKED MATERIALS

Aluminium and alloy	27	170
Brick work	19	120
Concrete		
(a) Unreinforced	23	144
(b) Reinforced	24	150
Cotton (bales)	24 to 5.5	15 to 35
Flour in bulk	7.1	45
in sacks	6.3	40
Granite and marble	26	168
Gravel	19	12
Ice	9.5	57

N — Newton

NK — Kilo Newton

## SCHEDULE C P. 2

	KN/m <sup>3</sup>	lbf/ft <sup>3</sup>
Limestone	25	156
Sandstone	23	144
Sand (West)	20	127
Salt dry	9.4	60
loose	14.1	90
Saw dust	2.4	15
Sugar	7.9	50
Steel	77	490
Tea	4.4	28
Timber	8.11	50-70

(iii) FINISH MATERIALS

	N/m <sup>2</sup>	lb/ft <sup>2</sup>
Plaster (25.4 mm) thickness	480	10
Asbestos cement:		
(a) 1/4" (6.35mm) plain	160	3½
(b) Corrugated	100-170	2-3½
Cement mortar per inch (25.4 mm) thickness	580	12
Doors (of ordinary industrial type Wooden)	380	8
Windows (industrial type metal or wooden frame)	240	5(av)
Galvanised Iron 24 gauge 3 inch (76.2 mm)	84	1¾
Corrugation		
Class per 1/4" (6.35 mm) thickness	170	3½
Roof Tiles		
(a) Terra Wlta (french pattern)	520	12
(b) Concrete	530	11
Suspended metal and lath plaster	380	8

Uses and minimum imposed loads on floors  
(See S. 70 (1))

Use to which buildings or structure is to be put.	Intensity of distributed load.		Concentrated load to be applied unless otherwise stated over any square with a 300 mm (1-ft) side.	
	KN/m <sup>2</sup>	1bf/ft <sup>2</sup>	KN	1bf
<b>ART GALLERY</b>				
<b>ASSEMBLY BUILDINGS</b> Such as public halls and theaters, but excluding drill halls, places of worship, schools and toilet rooms with fixed seating without fixed seating.	4.0	83.5	—	—
	5.0	104	3.6	809
<b>BALCONIES.</b>	Same as the rooms to which they give access	Same as the rooms to which they give access	1.5 per meter run concentrated at the edge	103 per foot run concentrated at the edge.
<b>BANKING HALLS</b>	3.0	62.7	—	—
<b>BEDROOMS:</b>				
Domestic buildings	1.5	31.3	1.4	315
Hotels and motels	2.0	41.8	1.8	405
Institutional buildings	1.5	31.3	1.8	405
<b>BILLIARD ROOM.</b>	2.0	41.8	2.7	603
<b>BOILER ROOMS</b>	7.5	157	to be determined	to be determined
<b>BOOK STORES</b>	2.4 for each meter of storage height	15.3 for each foot of storage height.	to be determined	—do—
<b>BROADCASTING STUDIO</b>				
Corridors	2.0	41.8	1.8	405
Dressing rooms	4.5 KM	308 ibf	—	—
Fly galleries	per meter run uniformly distributed over the width	per foot run uniformly distributed over the width		
<b>COLD STORAGE</b>	5.0 for each meter of storage height with a maximum of 15.0	31.8 for each foot of storage height with a maximum of 313	to be determined	to be determined

SCHEDULE 'D' P.2.Broadcasting Studios

Grids	2.5	52.2	—	—
Stages	7.5	157	4.5	1.012
Studios	4.0	83.5	—	—
Toilet rooms	2.0	41.8	—	—
BUNGALOWS	1.5	31.3	1.4	315
CINEMAS	3.0	62.7	2.7	603
<u>CLUBS</u>				
Assembly areas with fixed seating	4.0	83.5	—	—
Assembly areas without fixed seating	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 Kitchens.	To be determined but not less than 3.0	to be determined but not less than 62.7	to be determined but not less than 4.5	to be determined but not less than 1.012
Laundries	3.0	62.7	4.5	1.012
Toilet Rooms	2.0	41.8	—	—
<u>COLLEGES</u>				
Assembly area with fixed seating	4.0	83.5	—	—
Assembly area without fixed seating	5.0	104	3.6	809
Bedrooms	1.5	31.3	1.8	475
Classrooms	3.0	62.7	2.7	603
<u>COLLEGE</u>				
Dinning rooms corridors	4.0	83.5	—	—
Dormitories	1.5	31.3	1.8	405
Gymnasias	5.0	105	3.6	809



## SCHEDULE 'D' P.3

Kitchen	To be determined but not less than 3.0	to be determined but not less than 62.7	4.5	1.012
Laboratories including equipment	to be determined but not less than 3.0	to be determined but not less than 62.7	to be determined but not less than 4.5	To be determined but not less than 1.012
Stages	5.0	104	3.6	809
Toilet rooms	3.0	41.8	—	—
<b>CORRIDORS</b>				
<b>RAIL WAYS, PASSAGE WAYS, ATSFES, PUBLIC SPACE AND FOOTRIDES BETWEEN BUILDINGS</b>				
Building subject to crowd loading, except grandstands	4.0	83.5	4.5	1,012
Buildings subject to loads greater than from crows, including wheeled vehicles, trelleys, and the like	To be determined but not less than 5.0	To be determined but not less than 104	To be determined but not less than 5.5	To be determined but not less than 1.012
All other buildings	Same as the rooms to which they give access	Same as the rooms to which they give access	Same as the rooms to which they give access	Same as the rooms to which they give access
DANCE HALLS	5.0	104	3.6	809
<b>DEPARTMENTAL STORES</b>				
Shops floors for the display and sale of merchandise	4.0	83.5	3.6	809
DORMITORIES	1.5	31.3	1.8	405
DRILL ROOMS AND DRILL HALLS	5.0	104	To be determined but not less than 9.0	To be determined but not less than 2.023
<b>DRIVEWAYS AND VEHICLE RAMPS;</b>				
Other than in garages for the parking only of passenger vehicles and light vans not exceeding 2,500 kg (2½ tons) gross weight	To be determined but not less than 5.0	To be determined but not less than 104	To be determined but not less than 9.0	To be determined but not less than 2.023

## Schedule 'D' P.4

DWELLING	1.5	31.3	1.4	315
FACTORIES AND SIMILAR BUILDINGS	5.0	104	To be determined	To be determined
	7.5 Or 10.0 as appropriate	157 Or 209 as appropriate		
FILE ROOMS IN OFFICES	5.0	104	To be determined	To be determined
FLATS	1.5	31.3	1.4	315
FOOTPATHS, TERRACES AND PLAZAS leading from ground level	To be determined but not less than	To be determined but not less than	To be determined but not less than	To be determined but not less than
<u>GARAGES</u>				
Car parking only, for passenger vehicles and light vans not exceeding 2,500 kg. (2½ tons) gross weight including driveways and ramps.	2.5	52.2	9.0	2,023
All repair workshops for all types of vehicles and parking for vehicles exceeding 2,500 kg. (2½ tons) gross weight including driveways and ramps.	To be determined but not less than 500	To be determined but not less than 104	Worst possible combination of wheel loads.	Worst possible combination of wheel loads
<u>GRANDSTANDS</u>				
Assembly areas with fixed seating.	4.0	83.5	—	—
Assembly areas without fixed seating.	5.0	104	3.6	809
Corridors and passageways.	5.0	104	4.5	1,012
Toilet rooms.	2.0	41.8	—	—
GYMNASIA	5.0	104	3.6	809
Corridors hallways and passageways.				
Dressing rooms.	2.0	41.8	1.8	405
Fly galleries.	4.5	308	—	—

Schedule 'D' P.5

	KN/m <sup>2</sup> per meter run uni- formly distri- buted over the width	lbf per foot run unifor- mly run over the width		
Grids	2.5	52.2	—	—
Projection rooms	5.0	104	—	—
Stages	5.0	104	3.6	809
Toilet rooms	2.0	41.8	—	—
<u>HOSPITALS</u>				
Bedrooms and wards Cor- ridors, hallways and passa- geway (See Corridors)	2.0	41.8	1.8	405
Dining rooms	4.0	83.5	—	—
Kitchens	To be determined but not less than 3.0	To be determined but not less than 62.7	4.5	1.012
Laundries	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 operating theatres	2.0	41.8	4.5	1.012
<u>HOTELS AND MOTELS</u>				
Bars and vestibules	5.0	104	—	—
Bedrooms Corridors, hallways and passageways	2.0	41.8	1.8	405
Dining rooms	4.0	83.5	—	—
Kitchens	To be determined but not less than 3.0	To be determined but not less than 62.7	4.5	1.012
Laundries	3.0	62.7	4.5	1.012
Lounges (See Public Lounges)				
Toilet rooms	2.0	41.8	—	—
<u>HOUSES</u>	1.5	31.3	1.4	315

INDOOR SPORTING FACILITIES

Areas for equipment	To be determined but not less than 2.0	To be determined but not less than 41.8	To be determined	To be determined
Assembly areas with fixed seating	4.0	83.5	—	—
Assembly areas without fixed seating	5.0	104	3.6	809
<u>CORRIDORS</u>				
Dressing Rooms	2.0	41.8	1.8	405
Gymnasias	5.0	104	3.6	809
Toilet rooms	2.0	41.8	—	—
<u>INSTITUTIONAL BUILDINGS</u>				
Bedrooms	1.5	31.3	1.8	405
Kitchens	To be determined but not less than 3.0	To be determined but not less than 62.7	4.5	1,012
<u>LABORATORIES</u> including equipment	To be determined but not less than 3.0	To be determined but not less than 62.7	To be determined but not less than 62.7	To be determined but not less than 1,012
<u>LANDINGS</u>	Same as the floors to which they give access	Same as the floors to which they give access	Same as the floors to which they give access	Same as the floors to which they give access
<u>LAUNDRIES</u> other than in domestic buildings excluding equipment	To be determined but not less than 3.0	To be determined but not less than 62.7	4.5	1,012
<u>LIBRARIES:</u>				
Reading rooms without books storage	2.5	52.2	4.5	1,012
Rooms with book storage (e.g. public lending libraries)	4.0	83.5	4.5	1,012
Stack rooms	2.4 for each meter stack height with a minimum of 6.5	15.3 for each foot of stack height with a minimum of 136	To be determined	To be determined

## Schedule 'D' P.7

	To manu- facturer recommenda- tions	To manu- facturer recommen- dations	To manu- facturer recommen- dations	To manu- facturer recommen- dations
Dense mobile attacking on mobile trucks				
Corridors	4.0	83.5	4.5	1,012
Toilet rooms	2.0	41.8	—	—
<b>MACHINERY HALLS</b>				
circulation spaces therein	4.0	83.5	To be de- termined	To be deter- mined
MAISONETTES	1.5	31.3	1.4	315
MOTOR ROOMS, FAN ROOMS: and the like, including weight of machinery	To be de- termined but not less than 7.5	To be de- termined but not less than 157	To be de- termined	To be deter- mined
MUSEUM FLOORS AND ART GALLERIES for exhibition purposes	To be de- termined but not less than 4.0	To be de- termined but not less than 83.5	To be de- termined	To be de- termined
<b>OFFICES:</b>				
Corridors and public spaces Filling and storages spaces	5.0	104	To be de- termined	To be deter- mined
Offices for general use	2.5	52.2	2.7	603
Offices with computing data processing and similar equipment	3.5	73.1	To be de- termined	To be deter- mined
Toilet rooms	2.0	41.8	—	—
PLACES OF WORSHIP	3.0	62.7	2.7	603
PUBLIC LOUNGES	5.0	104	—	—
<b>RESIDENTIAL BUILDINGS</b>				
Such as apartment houses, boarding houses, guest houses, hostels lodging houses and residential clubs, but excluding hotels & motels				

## SCHEDULE 'D' P.8

Bedrooms	1.5	31.3	1.8	405
Communal kitchens	To be determined but not less than 3.0	To be determined but not less than 62.7	4.5	1.012
Roof with access (flat of slope 10°)	1.5	31.3	1.8	405
Roof without access	75	15.7	0.9	202
Corridors, hallways and passageways				
Dinning rooms and public rooms	4.0	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	—	—
<b>SHOP FLOORS</b>				
for the display and sale of merchandise	4.0	83.5	3.6	809
<b>STAIRS:</b>				
Dwellings not over 3 storeys	1.5	31.3	1.8	405
All other Buildings:	Same as the floors to which they give access but not less than 3.0 and not more than 5.0	Same as the floor to which they give access but not less than 62.7 & not more than 104	Same as the floors to which they give access	Same as the floors to which they give access
STATIONERY STORES	4.0	25.5	To be determined	To be determined
	for each metre of storage height	for each foot of storage height		
STORAGE other than types listed separately.	To be determined but not less than 2.5 for each metre of storage height	To be determined but not less than 15.3 for each foot of storage height	To be determined	To be determined
WORKROOMS LIGHT without storage.	2.5	52.2	1.8	405

SCHEDULE 'E'**HORIZONTAL LOADS ON PARAPETS AND BALUSTRADES**

(See Section No.75)

<u>USE</u>	Intensity of Horizontal Loads acting at level of hand rail or coping		
	N/m run	Kgfts.m/run	ibf/ft.run.
Light access stairs, gangways and the like, not more than 600 mm (2 ft.) wide.....	220	22.4	15.0
Light access stairs, gangway & the like more than 600 mm (2 ft.) wide, stairways, landings and balconies, private and domestic.....	360	36.7	24.6
All other stairways, landings and balconies and all parapets and handrails to roof.....	740	75.5	50.7
Panic barriers.....	3,000	306	206
Guard parapets on floors of multistoreyed car parks.....	1,470 N/m (150 kgf/m; 100 ibf/ft) or point load of 9,964 N (1,016 kgf; 1 ton f) whichever is greater applied at 0.9 m (3ft) height minimum		

MINIMUM WIDTH OF STRIP FOUNDATIONS  
(See S.83)

(1) Type of Subsoil	(2) Condition of subsoil	(3) Field Test Applicable	(4) Minimum width in cm for total load in tons per linear meter of load-bearing welling of not more than					
			1/2 Ton	3/4 ton	1 ton	1 1/2 tons	1 3/4 tons	2 tons
I—Rock	Not inferior to sandstone limestone or firm chalk		in each case equal to width of wall					
II—Gravel	Compact	Requires at least a pneumatic or other mechanically operated pick for excavation	9	9	12	15	18	21
III—Clay Sandy Clay	Stiff	Requires pick for excavation 2 inch wooden peg hard to drive more than a few inches. Cannot be moulded with the fingers and requires a pick or pneumatic or other mechanically-operated spade for its removal	9	9	12	15	18	21
IV—Clay Sandy Clay	Firm	Can be moulded by substantial pressure with the fingers and can be excavated with spade	10 1/2	13	15	18	22 1/2	27
V—Sand Silty Sand Clay sand	Loose	Can be excavated with a spade 2 inch wooden peg can be easily driven	12	18	24			
VI—Silt Clay Sandy Clay Silty Clay	Soft	Fairly easily moulded in the fingers and readily excavated	14 1/2	21	27			
VII—Silt Clay Sandy Clay Silty Clay	Very Soft	Natural sample exudes between fingers with squashed in fist	To be determined					



## 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 1 m 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 a reference to vermiculitegypsum 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

Construction and materials	Minimum thickness excluding plaster (in mm)									
	for period of fire resistance of loadbearing					Non-loadbearing				
	4 Hrs	2 hrs	1½ hrs	1 hrs	1½ hrs	4 hrs	2 hrs	1½ hrs	1 hrs	1½ hrs
1. Reinforced concrete. minimum concrete cover to main reinforcement of 25 mm										
(a) unplastered	180	100	100	75	75					
(b) 12.5 mm cement- sand plaster	180	100	100	75	75					
(c) 12.5 mm gypsum sand plaster	180	100	100	75	75					

## PART I: WALLS continued

## A. R.C.C and Masonary Construction

Construction and materials	Minimum thickness excluding plaster (in mm) for period of fire resistance of									
	Loadbearing					Non-loadbearing				
	4 Hrs	2 hrs	1½ hrs	1 hrs	½ hrs	4 hrs	2 hrs	1½ hrs	1 hrs	½ hrs
<b>3. Bricks of clay, concrete or sand-lime</b>										
(a) unplastered.....	200	100	100	100	100	170	100	100	75	75
(b) 12.5mm cement-sand plaster.	200	100	100	100	100	170	100	100	75	75
(c) 12.5 mm gypsum sand plaster.	200	100	100	100	100	170	100	100	75	75
<b>4. Concrete blocks of Class 1 aggregate:</b>										
(a) unplastered.....	150	100	100	100	100	150	175	75	75	50
(b) 12.5mm cement-sand plaster	150	100	100	100	100	100	75	75	75	50
(c) 12.5 mm gypsum sand plaster.	150	100	100	100	100	100	75	75	75	50
<b>5. Concrete blocks of Class 2 aggregate:</b>										
(a) unplastered	100	100	100	100	150	100	100	75	50	
(b) 12.5 mm cement-sand plaster	100	100	100	100	150	100	100	75	50	
(c) 12.5 mm gypsum sand plaster.	100	100	100	100	150	100	100	75	50	
<b>6. Hollow concrete blocks, one cell in wall thickness, of class 1 aggregate:</b>										
(a) unplastered.....	100	100	100	100	150	100	100	100	75	
(b) 12.5 mm cement sand plaster	100	100	100	100	150	100	75	75	75	
(c) 12.5mm gypsum sand plaster.	100	100	100	100	150	100	75	75	75	

PART I WALLS— Continued

A. R.C.C and Masonry Construction

Construction and materials	Minimum thickness excluding plaster (in mm) for period of fire resistance of									
	4 hrs	2 hrs	1½ hrs	1½ hr	4 hr	2 hrs	1 hrs	1½ hrs	1 hr	1½ hr.
7. Hollow concrete blocks, one cell in wall the thickness, of Class 2 aggregate:										
(a) unplastered . . . . .					150	150	125	125	125	
(b) 12.5 mm cement-sand plaster					150	150	125	125	100	
(c) 12.5 mm gypsum sand plaster					150	150	125	125	100	
8. Cellular clay blocks 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, concrete or sand-lime, not less than 100 mm thick and;										
(a) inner leaf of bricks or blocks of clay, composition concrete or sand lime . . . . .	100	100	100	100	100	100	75	75	75	75
(b) inner leaf of solid or hollow concrete bricks or blocks of Class I aggregate.	100	100	100	100	100	100	75	75	75	75

\* Perlite gypsum plaster to clay bricks only.

Construction and materials	Period of fire resistance in hours
1. Steel frame with external cladding of 100 mm concrete blocks and internal lining of 16 mm gypsum plaster on metal lathing . . . . .	4
2. Steel frame with external cladding of bricks of clay, concrete or sand-lime 100mm thick and internal lining of asbestos insulating board of thickness of 5mm	3

## PART I: WALLS -continued

## B. Framed and composite construction (non-loadbearing)— continued

Construction and materials	Period of fire resistance in hours.
3. Steel frame with external cladding of 16 mm rendering on metal lathing and internal lining of	
9 mm asbestos insulating board	$\frac{1}{2}$
16 mm gypsum plaster on metal lathing	1
4. Steel or timber frame with facing on each side of-	
(a) metal lathing with cement-sand or gypsum plaster of thickness of—	
19 mm .. .. .	1
12.5 mm .. .. .	$\frac{1}{2}$
(b) metal lathing with vermiculite gypsum or perlite-gypsum plaster of thickness of—	
25 mm .. .. .	2
19 mm .. .. .	$1\frac{1}{2}$
12.5 mm .. .. .	1
(c) 9.5 mm plasterboard with gypsum plaster of thickness of 5 mm .. .. .	$\frac{1}{2}$
(d) 9.5 mm plasterboard with vermiculite gypsum plaster of thickness of—	
25 mm .. .. .	2
16 mm .. .. .	$1\frac{1}{2}$
10 mm .. .. .	1
5 mm .. .. .	$\frac{1}{2}$
(e) 12.5 mm plasterboard unplastered. .. .. .	$\frac{1}{2}$
with gypsum plaster of thickness of 12.5 mm .. .. .	1
(f) 19 mm plasterboard (or two layers of 9.5 mm fixed to break joint) without finish .. .. .	1
(g) 12.5 mm fibre insulating board with gypsum plaster of thickness of 12.5 mm .. .. .	$\frac{1}{2}$
(h) asbestos insulating board not less than 9 mm thick with 9 mm fillets to face of studs .. .. .	$\frac{1}{2}$
(i) asbestos insulating board not less than 12 mm thick. .. .. .	$\frac{1}{2}$
(j) 25 mm wool wool slabs with gypsum plaster of thickness of 12.5 .. .. .	

## PART I: WALLS-Continued

	Period of fire in hours.
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 ..	1
6. Plasterboard 12.5 mm cellular core portion —	
(a) unplastered. ....	1½
(b) 12.5 mm gypsum plaster ..	1
(c) 6 mm vermiculite-gypsum plaster ...	2
7. Plasterboard 19 mm finished on both faces with 16 mm gypsum plaster.	1
8. Compressed straw slabs, with 75 mm by 12.5 mm wood cover strips to joints, of thickness of 50 mm ..	1½
C. External walls more than 1 m from the relevant boundary (non-load-bearing)	
1. Steel frame with external cladding of non-combustible sheets and internal lining of —	
(a) 9 mm 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 9.5 mm plasterboard ....	1½
(e) 9.5 mm plasterboard finished with gypsum plaster of thickness of 12.5 mm	1½
(f) 12.5 mm plasterboard finished with 5 mm gypsum plaster....	1½
(g) 50 mm compressed straw slabs ....	1½
(h) 50 mm compressed straw slabs finished with 5 mm gypsum plaster....	1

## PART II; REINFORCED CONCRETE COLUMNS

Construction and materials.	Minimum dimension of concrete column* without finish (in mm) for a fire resistance of —				
	4 hrs.	2 hrs.	1½ hrs.	1 hrs.	1½ hour
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

(c) with limestones or lightweight aggregate as coarse aggregate . . . .	300	225	200	200	150
<b>2. Built into + any separating wall fire wall or external wall +</b>					
(a) without plaster . . . .	180	100	100	75	75
(b) finished with 12.5 mm of cement or gypsum sand plaster	150	100	75	70	70

- \* The minimum dimension of a circular column is the diameter.  
 + No part of column projecting beyond either face of wall.  
 + Having not less fire resistance than that of the column and extending to the full height of, and not less than 600 mm on each side of, the column.

## PART III REINFORCED CONCRETE BEAMS

Construction and material	Minimum concrete cover without finish to main reinforcement (in mm) for a fire resistance of —				
	4 hrs	2 hrs	1½ hrs	1 hrs	½ hrs
(a) without plaster . . . . .	63	45	35	25	12.5
(b) with 12.5 mm cement-sand or gypsum-sand plaster on mesh reinforcement fixed around beam	50	30	20	12.5	12.5

## PART IV: PRESTRESSED CONCRETE BEAMS WITH POST TENSIONED STEEL.

Cover reinforcement	Additional protection	Minimum concrete cover to tendons (in mm) for a fire resistance of —			
		4 hrs	2 hrs	1½ hrs	1 hrs
None	(a) none . . . . .				38
	(b) plaster 12.5 mm thick on mesh reinforcement fixed around beam		50	38	25
	(c) sprayed asbestos 10 mm thick		38	25	25
Light mesh reinforcement (having a minimum concrete cover of 25 mm) to retain the concrete in position around the tendons	(a) none . . . . .	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			

## SCHEDULE 'G' P.7

## PART V: STRUCTURAL STEEL

## A. Encased steel stanchions (Mass per meter not less than 45 kg)

Construction and materials	Minimum thickness (in mm) of protection for a fire resistance.				
	4 Hrs	2 hrs	1½ hrs	1 hr	1½ 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: 1939 . . . . .	75	50	50	50	50
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 plaster board with 1.6 mm wire binding at 100 mm pitch—					
(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

Construction and materials.	Minimum thickness (in mm) of protection for a fire resistance of				
	4 hrs	2 hrs	1½ hrs	1 hr	1½ hrs
Asbestos insulating boards of density 510-820 Kg/m (screed to 25 mm thick asbestos battens for a hour and 1 hour periods)		25	19	12	9

**B. Encased steel beams (Mass per Meter not less than 30 Kg).**

Construction and materials.	Minimum thickness (in mm) of protection for a fire resistance of				
	4 hrs	2 hrs	1½ hrs	1 hr	½ hr
<b>(A) Solid protection + (unplastered)</b>					
1. Concrets not assumed than 1: 2: 4 mix with natural aggregates:-					
(a) Concrete not assumed to be Load-bearing, reinforced+					
+ .....	63	25	25	25	25
(b) Concrete assumed to be load bearing, reinforced in accordance with HS 449: Part 2: 1969	75	50	50	50	50
<b>(B) Hollow Protection"</b>					
1. Metal lathing . . .					
(a) with cement-lime of thickness of . . .		38	25	19	12.5
(b) with gypsum plaster of thickness of . . .		22	19	15	12.5

• 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.

+ 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 a steel mesh weight not less than 0.48 Kg/m<sup>2</sup> in concrete protection the spacing of that reinforcement shall not exceed 150 mm in any direction.

Construction and materials	Minimum thickness (in mm) of protection for a fire resistance of				
	4 hrs	2 hrs	1½ hrs	1 hr	½ hr
<b>(B) Hollow Protection *-c. ntinued</b>					
2. Gypsum plasterboard with 1.6 mm wire binding at 400 mm pitch-					
(a) 9.5 mm plasterboard with gypsum plaster of thickness of				12.5	12.5



(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 12.5mm 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 12.5 to 19 mm below surface unless

+ special corner beads are used.

#### PART VIII CONCRETE FLOORS

Construction and materials	Minimum thickness of solid substance including screed (in mm)	Ceiling finish for a fire residence of				
		4 hrs	2 hrs	1/2 hrs	1 hr	1/2 hr
solid flat slab or filler joint floor Units of channel or T Section	90	25 mm 25 mm A	10 mm 12.5 mm A	10 mm 12.5 mm A	7 mm 7 mm A	nil
	100	19 mm 19 mm A	7 mm	7 mm	nil	nil
	125	10 mm 12.5 mm A	nil	nil	nil	nil
	150		nil	nil	nil	nil
Solid flat slab or filler joint floor with 25 mm wood wool slab ceiling base	90			12.5 mm G	nil	nil
	100		nil	nil	nil	nil
	125	12.5 mm G	nil	nil	nil	nil
	150	nil	nil	nil		
Hollow block construction or units of box or I section.	63					nil
	75				nil	nil
	90	nil	nil	nil	nil	nil
	125		nil	nil	nil	nil

"A"— Sprayed asbestos in accordance with BS 3590: 1970. "G"— gypsum 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.

CONVERSION TABLES

Inches	Centimeters
1.	2.54
2.	4.08
3.	7.62
4.	10.16
5.	12.70
6.	15.24
7.	17.78
8.	20.32
9.	22.86

Feet	Meters
1.	0.304
2.	0.609
3.	0.914
4.	1.219
5.	1.524
6.	1.828
7.	2.133
8.	2.438
9.	2.743

Yards	Meters
1.	0.914
2.	1.828
3.	2.743
4.	3.657
5.	4.572
6.	5.486
7.	6.400
8.	7.315
9.	8.229

Pounds	Kilograms
1.	0.453
2.	0.907
3.	1.360
4.	1.814
5.	2.267
6.	2.721
7.	3.175
8.	3.628
9.	4.032

## CONVERSION FACTORS

Acre = 4047 hectare  
 Centimeter = 0.393 inch  
 Cubic centimeter = 0.061 cubic inch  
 Cubic foot = 0.0283 cubic meter  
 Cubic meter = 35.314 cubic feet  
 Foot = 3048 meter  
 Gallon = .00378 cubic meter; 3.785 liters  
 Hectare = 2.471 acres  
 Inch = 2.54 centimeter  
 Kilogram = 2.204 pounds  
 Kilometer = 0.621 mile  
 Kilohecton (KN) = 224.8 lbf  
 Liter = .264 gallon  
 Meter = 1.093 yards  
 Mile = 1.609 kilometer  
 Newton (N) = 0.225 lbf  
 Pounds = .453 kilogram  
 Radian = 57.29 degree  
 Square Centimeter = 0.155 square inch  
 Square feet = 0.093 square meter  
 Square inch = 645.16 square/milimeter  
 Square meter = 10.764 square feet  
 Square Yard = 0.836 square meter  
 Ton (Short) = 907.18 kilograms  
 Ton (Long) = 10.14.72 kilograms  
 Yard = 0.914 meter.

**SCRUTINY AND ATTESTATION FEES TO BE REALISED BY LG/RD DEPARTMENT.**

(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:

- |  |   |
|--|---|
| <b>(1) Use Change of Land</b>  |   |
| (i) Upto an area of not more than 5000 m <sup>2</sup>  | Rs: = 00 per sq. meter.   |
| (ii) More than 500 m <sup>2</sup> but not more than 4 hectares.  | The above rate for first 5000 m <sup>2</sup> plus 50 paisa per sq. meter for the remaining area.  |
| (iii) More than 4 hectares.  | The above rate for first 4 hectares plus 25 paisa per sq. meter for the remaining area.   |
| <b>2. General Development permits not falling under jurisdiction of concerned authority.</b>   | 75 paisa per sq. meter  |
| <b>3. Amalgamation of land not falling under the jurisdiction of concerned Authority.</b>  | 50 paisa per sq. meter  |
| <b>4. Approval of layout plans and issuance of General - Special Development permit.</b>   |   |
| (a) For new layout plans:  |   |
| (i) Upto an area of not more than 5000 m <sup>2</sup>  | Rs: 1.000 per 20 sq. meter  |
| (ii) More than 5000 m <sup>2</sup> but not more than 4 hectares.   | The above rate for first 5000 m <sup>2</sup> plus Rs: = 1.00 per 40 sq. meter or part thereof of the remaining area.  |
| (iii) 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.  |
| <b>5. Cases relating to special Development permit.</b>  | One and half time the rate of General Development permit.   |
| <b>6. For amended layout plans</b>   | Half the charges prescribed for General or Special Development permit, as the case may be.  |
| <b>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.</b> | 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. |

**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 500 m <sup>2</sup>           | Rs. 1. 00 per sq. meter  |
| b) More than 5000 m <sup>2</sup> but not more than 2 hectare. | The above rate for first 5000 m <sup>2</sup> 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 5000 sq. meters            | Rs. 1.00 per 25 sq. meter  |
| ii) More than 5000 sq meters not more than 2 hectarex.   | The above rate for first 5000 sq. meters plus Rs 1.00 per 40 sq. meters or part thereof. |
| b) For amended layout plans/General Development permits. | Half the charges prescribes for new layout plans.  |

**4) Town Planning Scrutiny of Building proposal. Half the Charges prescribes under the Karachi Building and Town Planning Regulations, Part I, subject to a minimum of Rs. 10.00****5) Issuance of Development permits for installation of cinema and petrol pump.**

Petrol Pump  
i) Rs. 300.00 for each case

Cinema  
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.

SCHEDULE - J

(Sec: 217)

Sub-Division and  
Amalgamation of  
Plots.

1. i) No sub-division of any residential and commercial plot shall be allowed without the prior approval of the Authority.
- ii) Seven blu print copies duly signed by owner and Licenced Architect shall be submitted alongwith 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 ;

Amalgamation of  
plots.

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 plot, except compulsory open space which shall be decided by the Authority and no separate building or banglows will be permitted category of plots, the terms and conditions of the latter plot shall prevail.
  - ii) Maximum area of the amalgamated residential plot shall not exceed 80 sq. m

\*(Authority under Baluchistan Building Control Ordinance 1979)

Change of  
Land Use of  
Amenity, Utility  
Plots etc.

3. No change of land use or conversion of Amenity, Utility and other plots earmarked in the layout plans 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:-

## Schedule 'J' (P.2)

- (a) 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.
- (b) 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 on the notice, which should also be mentioned in the notice.
- (c) The applicant shall bear all the expenses of advertisement etc. and deposit the money with the Collector.
- (d) 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 for time to time.
- (e) The Collector shall after considering the objections received under sub-section (b) and hearing such persons as he may consider necessary, shall forward his recommendations along with the application and other connected papers to Government for orders.
- (f) The Collector, shall also consult the Concerned Authority before submitting his recommendations to the Government under sub-section (e).

## Authority constituted under B.B.C.O Ordinance, 1979)

- Change of land use of residential plots.
4. (a) No residential plot shall be converted into any other use except with the approval of the Authority after the recommendations of the Concerned Authority.
- (b) 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, commercial facilities in the vicinity, road width, traffic flow and other relevant factors.
- (c) The Concerned Authority shall also issue a public notice for the change of land use of the plot/plots in accordance with the provisions of these regulations and the expenses shall be borne by the applicant.
- (d) The Concerned Authority shall also convey the objections from the public to the Authority under B.B.C.O 1979 for its determination.
- (e) The applicant shall pay the prescribed scrutiny and other charges to the Authority or his nominee.
- (f) Final No objection Certificate shall be issued by the Authority under B.B.C.O 1979.

NAME OF THE CONTROLLING AGENCY

Place.....

DATE OF DELIVERY.

APPLICATION FOR APPROVAL OF PLANS.

( See Section No. 7 )

The Authority.....  
\_\_\_\_\_  
\_\_\_\_\_

1. I/We hereby apply for permission to erect/re-erect/make additions to and/or alterations in a building on plot No. .... Hub Tehsil in accordance with the Building Plans submitted herewith for approval.

Necessary particulars are given below and certified to be true.

1. Plot held from
2. Reference of title deed
3. Intended use of proposed building
4. Description of the proposed building works.

2. Mr. .... Licensed Architect/Engineer holding licence No. .... Category ..... is hereby authorised by me/us to do all things required to be done under the Baluchistan building and Town Planning Regulations, 1979 on my/our behalf.

3. I/We undertake that I/We shall be personally held responsible for any violation of the Baluchistan Building and Town Planning rules 1979./conditions if any, accompanying the approval of the Plan/Plans.

Place.....

Sig. Owner/Attorney.

Address:-----

Dated.

Particulars/Enclosures  
\_\_\_\_\_

1. Five copies of proposed plan ( in case of plot held from any society please get the plans forwarded and stamped by the Society).
2. Receipt of payment of Scrutiny fee.
3. Copies of allotment order/transfer letter.
4. Receipt of payment of last instalment.
5. Copy of lease deed/sale deed/Sanad, if any.
6. Copy of Site plan.
7. F.T.O and sub-division plan from Settlement Deptt: if any.
8. Copy of power of Attorney in case 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.



LICENSED ARCHITECT/CIVIL ENGINEER'S CERTIFICATE

(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 I/we  
undertake to supervise the proposed construction as per specifications submitted herewith  
in triplicate as required under Regulation No. 10 & 11 of Baluchistan Building and Town  
Planning rules 1979. I/We further undertake that if I/We discontinue supervision of the  
work, I/We shall give immediate intimation thereof, as required under the above rules.

Place .....

LICENCED/ARCHITECT/CIVIL ENGINEER/  
STRUCTURAL ENGINEER/BUILDING TECHNOLOGIST.

DATED:

LICENCE NO. \_\_\_\_\_  
WITH CATEGORY \_\_\_\_\_SPECIFICATIONS

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

C E R T I F I C A T E

(See Section 8 (3))

The..... Authority

-----  
-----

It is certified that the following building work on plot No.-----

Situated at -----has been carried out under my supervision and to my entire satisfaction.

Description of the work. Name & Signature.

-----

- 1. Licence No.
- 2.
- 3.

Copy to:—

.....Owner

-----

NOTICE OF DISCONTINUANCE

(See Section No. 8 (4))

To,

The Authority

-----  
-----

I hereby give notice of my discontinuance from the building works as the Licensed Architect/ Civil Engineer/ Town Planner/Building Technolcgist from the date mentioned above from plot No .-----situated at -----

Name and signature

Licence No.

NAME OF THE CONCERNED AUTHORITY

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 Technologist \_\_\_\_\_

Licence No. \_\_\_\_\_

NAME OF CONTROLLING AGENCY

NOTICE OF COMPLETION

(See Section No.22)

BALUCHISTAN BUILDING AND TOWN PLANNING RULES .1979.

To

The Authority

Place.....

Date of delivery at

I/ We hereby give notice of completion of building/ additions and alterations in the building on plot No. and of drainage and water arrangement 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.

O W N E R / s

Address..

Place the 1979

ARCHITECT'S CERTIFICATE

I hereby certify that the building/ Additions & Alterations in the buildings on plot No.

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 Category.

Address

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. \_\_\_\_\_  
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 \_\_\_\_\_  
in the course of construction of the Building / alterations and additions to the Building on

Plot No \_\_\_\_\_  
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 \_\_\_\_\_

Place \_\_\_\_\_

ARCHITECT CERTIFICATE.

I/We hereby certify that the existing structure on Plot No. \_\_\_\_\_ 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 herewith .

Place \_\_\_\_\_

Dated \_\_\_\_\_

LICENSED ARCHITECT / CIVIL ENGINEER/  
BUILDING TECHNOLOGIST.

OFFICE OF THE AUTHORITY

No. .... Dated ..... 1979

Notice under Section 158 (3) of Baluchistan Building and Town Planning Rules 1979

To. \_\_\_\_\_

Mr. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

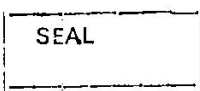
Ref: Building on Plot No. \_\_\_\_\_ situated at \_\_\_\_\_

WHEREAS in the considered opinion of \_\_\_\_\_ the building or part thereof situated on the plot noted above and described and detailed here under is in a ruinous state and is dangerous for neighbouring 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 said structure shall be demolished by the \_\_\_\_\_ through its own agency at your risk and costs.

Authority



Copy pasted on site for information of all concerned and copy forwarded to occupants

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

NOTE: Action as above would be without prejudice to prosecution under any relevant statute.

PROFORMA FOR DECLARING A BUILDING AS DANGEROUS/RUINOUS/UNSAFE

1. NO. OF PLOT \_\_\_\_\_
2. NAME OF PROPERTY BUILDING \_\_\_\_\_
3. LOCATION \_\_\_\_\_

- 4. APPROXIMATE YEAR OF CONSTRUCTION \_\_\_\_\_
- 5. DESIGN INFORMATION, IF ANY \_\_\_\_\_
- 6. NATURE OF CONSTRUCTION \_\_\_\_\_
- 7. VISIBLE DEFECTS \_\_\_\_\_
- 8. REPAIR WORKS, IF ANY, CARRIED OUT  
FOR THE SAFETY OF THE BUILDING  
AND APPROXIMATE DATE \_\_\_\_\_
- 9. CONDITION OF EXISTING SANITARY \_\_\_\_\_  
AND WATER SUPPLY SYSTEM \_\_\_\_\_
- 10. CONDITION OF EXISTING SANITATION \_\_\_\_\_
- 11. TECHNICAL REPORT AFTER SITE INSPECTION \_\_\_\_\_
- 12. REASONS WITH DETAILS OF STRUCTURAL \_\_\_\_\_  
MEMBERS WHICH ARE NOT REPLACEABLE \_\_\_\_\_  
OF REPAIRABLE \_\_\_\_\_
- 13. ANY OTHER DETAIL / INFORMATION \_\_\_\_\_  
CONSIDERED NECESSARY \_\_\_\_\_
- 14. NAME OF OWNER / TENANTS TO BE AFFECTED \_\_\_\_\_  
\_\_\_\_\_
- 15. DETAILS OF THE PORTIONS CONSIDERED \_\_\_\_\_  
AS DANGEROUS \_\_\_\_\_

Reporting Officer.

- 16. REMARKS OF THE AUTHORITY \_\_\_\_\_  
\_\_\_\_\_

AUTHORITY

OFFICE OF THE SECRETARY AND "AUTHORITY"

No.....

Dated.....

24 HOURS NOTICE.

(See Section No.1E9 (2) )

REGARDING: BUILDING ON PLOT NO.-----

REF: This office notice even No dated-----

Every one occupying, using or living in the structure described below stand on

the above cited plot is hereby given NOTICE that the -----  
has to remove and demolish the said structure within 24 hours, as such is directed to remove  
himself and his property from the said structure within the aforesaid time failing which the

-----shall not be responsible for any loss of life,  
property or injury to persons caused by the forcible removal.

DESCRIPTION OF STRUCTURE

Authority

Copy affixed at a conspicuous place on the above said plot FOR NOTICE OF  
ALL CONCERNED in presence of two witnesses.

Copy forwarded for Notice.



To,  
The Authority\_\_\_\_\_

APPLICATION FOR PERMISSION TO DEMOLISH A BUILDING

(See 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) Otherservices. |        |          |

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 1979 and any other statute 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.

No. \_\_\_\_\_

Baluchistan \_\_\_\_\_

(NAME OF THE CONCERNED AUTHORITY)

PERMISSION FOR DEMOLITION.

(See Section No. 178 (2) )

To

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

Permission is hereby granted for the demolition of building.

No. \_\_\_\_\_ on Plot No. \_\_\_\_\_ Hub/Quetta

The permission is valid from \_\_\_\_\_ to \_\_\_\_\_ during which period the demolition of the building and digging and filling of plot, if any shall be completed/filled in again 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.

From No. 12. P.1.

Local Government Rural Development  
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-----

----- hereby apply for the grant of licence for practicing as-----

----- in----- under the Baluchistan Building and

Town Planning Rules 1979. My Particular are given below.

1. Date of birth -----
2. Residential Address. -----
3. Office Address. -----
4. Telephone No. -----
5. Name of the Firm if applicable-----
6. Nationality. -----
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) -----
9. Membership of any other -----  
PROFESSIONAL INSTITUTIONS/s
10. Status: practising independently-----  
or serving in any Architectural/Town-----  
Planning firm with any other orga-----  
nization etc.
11. Practicul experience ( please attach attested copies of certificates etc).  
(a) Preparation of Architictural/Structural Design/Layout Supervision of construction  
buildings/s

(b) Supervision work.-----

(c) Other experience in matter relating to building/Town Planning.-----

12. Date and No. of previous Licence, if any.-----

13. If licence in a higher category is required:-

1. Date of Original licence and category.-----

2. Reasons for promotion of higher category.-----

14. Sample of the Seal & Signature to be used on all plans.-----

15. Challan No. and Date of the payment made towards scrutiny fee.-----

Dated-----

Signature of the applicant.

**CERTIFICATE OF THE EMPLOYER IN CASE THE APPLICANT IS  
SERVING IN ANY GOVERNMENT ORGANIZATION OR PRIVATE FIRM.**

This organization has no objection if a licence to practice as-----  
-----is granted to Mr.-----son of-----  
who is employed as-----in our organization:

1. only act as licenced-----for cur project.
2. act as cur-----and also he is permitted 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. Submitted on
3. Approved on.

LG/RD AND AGROVILLES DEPARTMENT  
GOVERNMENT OF BALUCHISTAN, QUETTA

No.....

Dated the

ARCHITECT'S LICENCE

LICENCE NO. \_\_\_\_\_

Mr. \_\_\_\_\_

S/O \_\_\_\_\_ in hereby

licensed to act as :

ARCHITECT

in category \_\_\_\_\_ under the Baluchistan Building Control Ordinance 1976

and rules framed thereunder from time to time, in the \_\_\_\_\_

Hub Tehsil/ Quetta District

This licence is subject to terms and conditions annexed hereto and will remain valid for the period ending 30th June, 1979/1980

\_\_\_\_\_ 198

Authority

SEAL

.....

LG/RD AND AGROVILLES DEPARTMENT

No. ....

Dated the

CIVIL ENGINEER LICENCE

LICENCE NO. ....

Mr. \_\_\_\_\_ S/o

\_\_\_\_\_ is hereby licensed to act as

CIVILENGINEER

In category \_\_\_\_\_ under the Baulchistan Building Control Ordinance 1979 and rules framed thereunder from time to time, \_\_\_\_\_ Hub Tehsil/Quetta District

This licence is subject to terms and conditions annexed hereto and will remain valid for the period ending 30th June 1981.

Authority

SEAL

.....

LG/RD & AGROVILLES DEPARTMENT

No.....

Date:.....

STRUCTURAL ENGINEER LICENCE

LICENCE NO. \_\_\_\_\_

Mr. \_\_\_\_\_ S/o \_\_\_\_\_

\_\_\_\_\_ is hereby  
licensed to act as:

STRUCTURAL ENGINEER

in category \_\_\_\_\_ under the Baluchistan Building Control Ordinance  
1979 and rules framed thereunder from time to time in the \_\_\_\_\_ Hub  
Tehsil/Quetta District.

This licence is subject to terms and conditions annexed hereto and will  
remain valid for the period ending 30th June 1981.

SEAL

Authority

.....

LG/BD AND AGROVILLES DEPARTMENT

NO.....

Dated.....

BUILDING TECHNOLOGIST LICENCE

LICENCE NO. \_\_\_\_\_

Mr. \_\_\_\_\_ S/O

\_\_\_\_\_ is hereby licensed to act as:

**BUILDING TECHNOLOGIST**

in category \_\_\_\_\_ under the Baluchistan Building Control Ordinance 1979 and rules framed thereunder from time to time in the \_\_\_\_\_ Hub Tehsil/Quetta District.

This licence is subject to terms and conditions annexed hereto and will remain valid for the period during 1st July, 1980-30th June 1981.

SEAL

Authority

.....



LG/RD & AGROVILLES DEPARTMENT

No. . . . .

Dated . . . . .

BUILDING SUPERVISOR LICENCE

LICENCE No. \_\_\_\_\_

Mr. \_\_\_\_\_ S/o

\_\_\_\_\_ 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  
valid for the period ending \_\_\_\_\_ 198 .

Authority

| SEAL |

.....

LG/RD & AGROVILLES DEPARTMENT

No. ....

Dated.....

TOWN PLANNING LICENCE

(LICENCE No.-----)

Mr.-----S/O

is hereby licensed to act as:-

TOWN PLANNER

in category ----- under the Baluchistan Building Control Ordinance 1979 and rules framed thereunder from time to time in the ----- Hub Tehsil/Quetta District.

This licence is subject to terms and conditions annexed hereto and will remain valid for the period ending-----198 .

| SEAL |

Authority

.....

## LG/RD &amp; 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

I. \_\_\_\_\_ S/O \_\_\_\_\_

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 \_\_\_\_\_
2. Office Address \_\_\_\_\_
3. Date and Number of Previous Licence \_\_\_\_\_
4. Challan No. and date of payment lastly made for renewal of licence \_\_\_\_\_
5. Changes in professional background since the date on which the previous licence was granted, if any;
  - a) Technical Education \_\_\_\_\_
  - b) Membership of Professional Institutions \_\_\_\_\_
6. Practical experience since the previous licence \_\_\_\_\_
7. Has any adverse notice been issued by any Concerned Authority. If so, please attach a copy alongwith the decision/status.

Dated \_\_\_\_\_ Signature of the applicant \_\_\_\_\_

Notes: 1) Strike out whichever is not applicable

2) Separate paper may be used if necessary.

LG /RD AND AGROVILLES DEPARTMENT  
RENEWAL OF LICENCE

No.....

Dated.....

LICENSED ARCHITECT  
LICENSED CIVIL ENGINEER  
LICENSED STRUCTURAL ENGINEER  
LICENSED TOWN PLANNER  
LICENSED BUILDING TECHNOLOGIST  
LICENSED BUILDING SUPERVISOR

The \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Ref: your application for renewal of licence date

Licence No. \_\_\_\_\_ issued in your name is hereby re-  
newed 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

SEAL

.....

LOCAL GOVERNMENT/RURAL DEVELOPMENT AND AGROVILLES DEPARTMENT.

## TERMS AND CONDITIONS.

(To be annexed with all licences)

TERMS AND CONDITIONS OF LICENCE.

1. The Licensing Authority may suspend or cancel any Licence granted under the Baluchistan Building and Town planning Rules 1979 to any licencee who:

- (1) 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;
- (2) executes or supervises carelessly or negligently any work for which he has been employed.
- (3) executes or supervises any un-authorized work or any work which is not in accordance with the plans under Baluchistan Building and Town Planning Rules 1979.
- (4) 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.
- (5) Disturbs, defies or breaks the discipline of any office of the concerned Authority.
- (6) 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.
- (7) The licencee shall always exhibit his name and licensed, on the site under construction under his supervision.
- (8) The licencee shall give immediate notice to the Concerned Authority of the termination/discontinuance of the supervisory work, or of undertaking of the same assignment discontinued by a licencee engaged previously.
- (9) The licencee shall be personally and severally responsible for the safety of building.
- (10) The licencee shall also abide by all rules and regulations framed by the Concerned Authority from time to time.
- (11) The licencee 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.
- (12) The licencee shall be displayed in the Licencee's Office.

(Name of the Authority)

FORM No. 21

PRELIMINARY ENQUIRY REGARDING LANDUSE  
STATUS, UNDER S. 210 (1)

---

To

-----  
-----  
-----

I hereby submit an application alongwith 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 whose particulars are given below before submission of a detail plan for approval.

Signature of the Appli:

Partucykats/documents

Address.

1. Name of the owner or owners
2. Name of the developer with address if different from the owner.
3. Area (in squ. meters)
4. Location and survey No.
  - (a) Survey No.
  - (b) Deh
  - (c) Tappo
  - (d) Moza
  - (e) District.
5. Details of present use.
6. Details of proposed subduvsion of use, if any
7. Particulars of rightful ownership.
  - (a) Certified skethch and extract of property, registration from D.C. office.
  - (b) Form VII and Revenue Skethe from CDC/Mukhtiarkar.

167

(Name of the Authority)

FORM No. 22

No.

To

M/s. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Subject: PRELIMINARY ENQUIRY REGARDING LAND USE STATUS.

Reference Your letter No.

Dated

With reference to your letter 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 the Authority in any way as under 21(2) of the Baluchistan Building and Town Planning Rules (Part II) 1979.

( Name of the Authority )

FORM No. 23

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 land/plot situated \_\_\_\_\_ Measuring \_\_\_\_\_ acres/Yards.

Signature of the applicant.

Particulars/documents

1. Name of the applicant.
2. Name of the owner.
3. Adress & Telephone No. if any.
4. Location of the land.
5. Particulars of land.
  - a) Government;
  - b) Private;
  - c) By developing agency,
6. Present land use and area of the land.
7. Nature of the proposed landduse.
8. Details of proposed sub—division plan.
9. Reasons for sub—division.

Maps and Plans and Documents

10. a) Certified copy of original layout site plan.  
b) Key map of land, if outside of approved development scheme with width of roads.
11. 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.



( Name of the Authority )

FORM No. 24

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)
- 7)

Encl:

**AUTHORITY**

APPLICATION FOR SPECIAL DEVELOPMENT PERMIT FOR MAJOR SUB-DIVISIONUNDER s. 216— A

To

-----  
 -----  
 -----

I hereby submit an application for special development permit for major sub-division plan, along with necessary particulars/documents in respect of the land situated at ----- measuring ----- acres.

(a) Signature of the applicant.

(b) Signature of the Licensed Town Planner and No.

Particulars/enclosures.

1. Name of the owner or owners of the land.
2. Name of the developer with address.
3. Name of address of the Licensed Town Planner who prepared the Plan.
4. Detailed location of the area.
5. Certified copy of the documentary evidence of rightful ownership or lease.
6. Deputy Commissioner's approval of the proposed development, if required.
7. Approval of Defence authorities and other concerned agencies like T & T Fire Protection and other departments, if required.
8. Compliance report by the Registrar, Co-operative Societies with any provision of rules or regulations of Co-operative Societies Act, 1925, if the applicant is Co-operative Housing Society.
9. Details of socio-economic data such as the availability to existing employment in the area, or accessibility to existing employment.
10. Maps and Plan.
  - (a) Physical survey map, prepared by a qualified 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 courses, wood areas, streets, roads and other significant physical features and other adjacent land within 200 meters of the site.

- (e) A topographical survey, with contours at intervals including the site and adjacent land within 200 meters of the site.
- (f)
  - (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.
- 4. (g) Appropriate locations and sizes of proposed water lines, hydrants, sewerlines, storm drainages, and information regarding their connections with existing or new system.
- (h) Financial estimates of the project, method of financing and its phasing.
  - (i) Time schedule and phasing of development works.
  - (j) Types of sub-leases to individuals.
- (k) 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.
- (l) Official receipt of payment of scrutiny fee.

FORM No. 26

To

Mr. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Submission of Final Plans

Ref: your letter ..... 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 as approved and enclosed herewith, on form No.P.7. for issue of Final approval/N.O.C.

AUTHORITY

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 , I/We hereby submit fair copies of the final plans containing all modifications/amendments etc. as conveyed.

I/We undertake to abide by all the terms, conditions, requirement and modifications imposed by the Authority on the sub-division plan and conditions attached with the Development permit.

Signature of Licensed  
Town Planner

Signature of Applicant/  
Developer

**ENCLOSURES**

- 1) Five copies of final layout plan containing revision and modification suggested by the Authority.
- 2) Revised proposed construction and disposal Schedule.
- 3) Revised proposed terms and conditions for the sale or lease of plots or structures.
- 4) Details of arrangements for protecting the right of purchasers or lessees from defaults by the developer or contractor.

SPECIAL DEVELOPMENT PERMIT REGARDING  
APPROVAL OF SUB-DIVISION PLAN

UNDER SECTION. 216-A

No.

Dated,

To,

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

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 II, 1979/

- (1) This permit shall be valid upto \_\_\_\_\_
- (2) The development shall be completed by and under the supervision of a licence Town Planner.
- (3) The development shall be undertaken into \_\_\_\_\_ stages
- (4) The first stage shall be completed by \_\_\_\_\_
- (5) A new application shall be submitted by \_\_\_\_\_ for the next stage of development to be undertaken
- (6) 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.