

**PROPOSED  
WALTON CANTT BOARD  
LAHORE  
BUILDING BYE LAWS  
OCTOBER 2007**

**DRAFT NOTIFICATION GOVT.OF PAKISTAN MINISTRY OF DEFENCE**  
**GAZETTEE NOTIFICATION NO.                      DATED**

S.R.O                      - The following Bye Laws for regulating the erection re- erection or alteration to or addition buildings in the Walton cantonment, framed by the Walton Cantonment Board , in exercise of the powers conferred by section of 186 of the Cantonment Act 1924 (II of 1924) are hereby published for general information the having been previously published by the said Board , and approved and confirmed by the federal government as required by sub-section (i) of section 284 of the said Act, namely.

## WALTON CANTONMENT BOARD/ BUILDING

### BYE LAWS - 2007

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#### CHAPTER 1

##### DEFINITIONS

1. **ACT**: the Cantonments Act 1924 (II of 1924).
2. **ADDITION**: means the addition of any unit / structure to any building / structure constructed in accordance with these bye-laws.
3. **ALTERATION**: means any change brought about after the approval of building plan without affecting or violating any provision of these bye-laws.
4. **AMALGAMATION**: means the joining of two or more adjoining plots of the same land use into a single plot in accordance with these bye-laws.
5. **AMENITY PLOT**: means a plot allocated exclusively for the purpose of amenity uses, such as Government uses, Health and Welfare uses, Education uses, Assembly uses, Burial grounds, Transportation right-of-way, Parking and Recreational Areas.
6. **APPROVED**: means approved in writing by the Board.
7. **ARCADE**: Covered foot path for pedestrians in the building, facing a road.
8. **ARCHITECT** means a person currently registered as such with PCATP, whose name is listed on the panel of approved architects maintained by the Board have minimum experience of 5 Years.
9. **BALCONY**: A stage or platform projecting from the wall of the building surrounded with a railing or parapet wall.
10. **BASEMENT**: The lowest portion of building partly or wholly below Ground level leaving.
11. **BUILDING LINE**: Means a line upto which any part of a building from its lowest level, including any and all foundations, or other structure, butting on a public street or a road planned future public street, may extend, provided always the such line is within the property line of such building or cut line as provided in these by-laws of such plots.
12. **BOARD**: Means The Cantonment Board, Walton.
13. **BYE-LAWS**: The Bye-Laws and regulations made by the Board.
14. **CARDINAL POINTS**: The Direction of North, South, East and West.

15. **COMMERCIAL BUILDING:** Means a building constructed for commercial use on a commercial plot.
16. **COMPLETION PLAN:** Means an as built plan submitted to the Board for the purpose of obtaining approval and occupancy certificate.
17. **COMPULSORY OPEN SPACE:** Means that part of a plot which is to be left completely open to sky, over which no structure or any integral part of the building shall be permitted except ramp upward / downward, permissible projections, steps, septic tanks, soak pits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc.
18. **DAMP PROOF COURSE:** Layer of material impervious moisture.
19. **EXECUTIVE OFFICER:** The Executive Officer of the Board.
20. **FORM:** Form appended to these Bye-Laws.
21. **FOUNDATION:** Structure entirely below the level of the ground which carries and distributes the load from pillars, beams or walls on to the ground.
22. **FLOOR AREA.** Means horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projection allowed under these bye-laws.
23. **FOOT PRINT.** Means the portion of a plot of land covered, at any level, by a building or part thereof other than basement.
24. **FLOOR AREA RATIO:** Means the total floor area of a building as permissible under these bye-laws divided by the area of the plot.
25. **GALLERY:** An open or a covered walk way or a long passage and under ground passage.
26. **HOUSING UNIT:** A part or whole of a residential building capable of being used independently for human habitation.
27. **HEIGHT OF A BUILDING:** Means the vertical measurement from the mean level of the road adjoining the building to the highest part of the roof.
28. **KANAL:** A size of land equal to 20 Marlas or 500 Sq Yards.
29. **MARLA:** A size of land equal to 25 Sq Yards or 225 Sq feet (20.90 sqm).
30. **MULTI STOREY BUILDING:** Any building above ground plus two stories’.
31. **MASTER PLAN:** Means a Development plan for an area providing short terms and long terms policy guideline for a systematic and controlled growth in future.

32. **OWNER:** Means a person or persons holding title to a piece of plot or land / construction thereupon.
33. **PARAPET:** A wall, whether plain, perforated or paneled, protecting the edge of a Roof, Balcony, Verandah or Terrace.
34. **PERGOLA:** A structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc; of which 50% of roof is open to sky.
35. **PLINTH:** Means the height of the finished floor level of the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the centre of the property line of the plot along the road. In case of more than one road serving the plot, the plinth will be measured from the road providing principal access at the higher level. The height of the plinth shall be limited to 4'-6".
36. **PROOF ENGINEER:** Means registered with Pakistan Engineering Council (PEC) as Consulting Engineer (Structural Design) and with minimum 10 years experience of structural design of building works and whose name is listed on the panel of Proof Engineers maintained by the Board.
37. **PROPERTY LINE:** For the purposes of bye-laws means that part of plot boundary which separates private property from the public property or a private property from another private property.
38. **PUBLIC BUILDING:** Means a building designed for public use such as Dispensary, Post Office, Police Station, Town Hall, Library, Recreational Buildings, etc.
39. **RESIDENTIAL BUILDING:** Building exclusively designed for use for human habitation together with such houses as are ordinarily ancillary to main building and used in connection therewith.
40. **RESIDENTIAL ZONE:** Means a zone earmarked for buildings exclusively designed for human habitation and in no case shall include its use in whole or a part thereof for any other purpose e.g. shops, clinics, offices, schools, workshops, store / godown or any other commercial activity.
41. **REGISTERED GEO-TECHNOLOGY CONSULTANT:** Means a persons holding registration from Pakistan Engineering Council as a Geo-Technologist and also registered by the Board.
42. **REGISTERED STRUCTURAL ENGINEER:** Means a qualified structural engineer registered with Pakistan Engineering Council and also registered with the Board.

43. **REPAIR / RENOVATION:** Means repair work to services, painting, white-washing, plastering, flooring, paving, replacement of roof of corrugated sheets or of T-iron / girders or wooden roof with RCC slab without change in the approved / completion plan.
44. **SEPTIC TANK:** Tank in which sewage is collected and decomposed before the discharge into a public sewer or soakage pit.
45. **SOAKAGE PIT:** A pit filled with aggregate, boulders or broken brick and intended for the reception of waste water or effluent discharged from a septic tank.
46. **SUN SHADE:** An outside projection from a building over a minimum height of 7 feet (2.15 meters) from the plinth level meant to provide protection from weather.
47. **SUB-DIVISION:** Means the division of land held under the same ownership into two or more plot.
48. **SUB-DIVISION PLAN:** Means a layout plan for a proposed sub-division duly approved by the Board as provided in these byelaws.
49. **TEMPORARY STRUCTURE:** Means a structure built / constructed purely on temporary basis, wholly within the plot with the approval of the Board for a specific period of time and which shall be demolished on completion of the project.
50. **TOTAL FLOOR AREA:** Means the sum of the floor areas of all the floors of all the buildings on a plot, less exemption as permitted in these bye-laws.
51. **VERANDAH:** A roofed gallery, terrace or other portion of building with at least one side open to courtyard or a permanent open space.

**CHAPTER 2**  
**SUBMISSION OF APPLICATION AND**  
**PLANS FOR SANCTION**

1. Every person intending to erect, re-erect, or alter a building shall apply for sanction under Section 179 of Cantonments Act, 1924 on Form-A & B alongwith necessary documents specified therein.
2. The building plan shall be signed by a registered Architect/Structural Engineer duly qualified and enlisted with the Cantonment Board.
3. **PLAN AND DOCUMENTS.** Every notice on Form-A shall be accompanied by a site plan drawn to a scale of not less than 40 feet to an inch, or 12.200 meters to 2.54 centimeters. The scale used shall be indicated on the plan which shall clearly show:-
  - a. The direction of north point.
  - b. The boundaries of the site on which it is proposed to erect, re-erect or add to or alter in the building (s).
  - c. The position of all adjacent streets, vacant lands and drains.
  - d. Fixed distance from the centre of road(s).
  - e. The names and width of streets on which the site abuts, together with the numbers, of adjoining houses or premises, if any.
  - f. The alignment of adjoining buildings.
  - g. The alignment of drains showing the manner in which the roof / house / surface-drainage will be disposed off.
  - h. A sketch of the building and premises showing all electric wiring and poles and water pipes within 20 feet or 6.10 meter boundary of the site.
  - j. Building plan to a scale of not less than 8 feet to an inch or 2.44 meters to 2.45 centimeters. The scale used shall be indicated on the plan which shall include the section elevation and shall inter alia show :-
    - (1) The external dimension of the building.
    - (2) The ground floor, first floor and upper floors (if any) and the roof.
    - (3) The thickness and composition of all the beams, and rafter supports.
    - (4) The position and dimensions of all projections beyond the walls of the building.

- (5) The position of all the proposed and existing drains, urinals, privies, fireplaces, kitchens, gutters and down pipes.
  - (6) The dimensions of all rooms and position of doors, windows and ventilators in each room.
  - (7) The materials to be used in the foundations, walls, floors and roofs.
  - (8) The purpose for which it is intended to use the building.
  - (9) The level and width of the foundation and the ground floor with reference to the level of the centre of the street on which the front of the proposed building is to abut.
  - (10) Boundary wall corners on roadside are rounded off properly and there shall be no blind corners.
4. Complete soil investigation report in case of multi-storey building(s).
  5. Any other information or document required by the Board.
  6. New works shall be indicated on the site / building plans in a distinct colour code as under:-
 

Proposed work	-	RED.
Existing work	-	BLUE
Demolished work/proposed to be demolished-		YELLOW
Unauthorized/deviated work	-	GREEN
  7. Title documents relating to the plot showing his right to erect or re-erect a building.
  8. While giving notice on Form A, the applicant shall furnish seven copies of building plan as follows:-
    - a. One copy on tracing cloth.
    - b. Six copies of ammonia print.
  9. Two copies of the sanctioned plan duly signed by the Executive Officer shall be returned to the applicant.
  10. Authenticated / original copies of all documents relied upon by the applicant shall, when required, be produced for inspection.
  11. **RETURN OF DEFECTIVE PLANS.** Where the plans are unintelligible / ambiguous or are in contravention of section 181 of the Act or these bye-laws, the Executive Officer will return such plans to the applicant with reasons in writing. Until



a rectified plan or required documents are re-submitted, the applicant shall be deemed to have given No Notice under Section 179 of the Act.

12. **REFERENCE TO BUILDING EXPERTS.** In case of a building other than an ordinary residential building the Board may refer the plan to a Building Expert for technical scrutiny from architectural, town planning and structural point of view on payment of fee to be paid by the applicant as determined by the Board from time to time. The Cantonment board shall send the plan to building expert with in one month of its receipt. The building expert will return the plan alongwith technical clearance/comments if any, within 15 days after the receipt of the plan from the Board.
13. **NOTICE OF COMPLETION AND OCCUPATION**
  - a. Every person who carries out and completes building works sanctioned under these bye-laws shall give notice thereof under section 74 of the Act, to the Cantonment Executive Officer within thirty days of the completion of such works.
  - b. After receipt of the notice of completion, the Cantonment Executive Officer shall cause such work to be inspected and after such inspection he may approve or disapprove the building for occupancy or may make such further order as he may deem fit, with in 90 days after receipt of application from the owner under section 74 of the Act.
  - c. No person shall occupy any such building or use any part affected by the erection or re-erection of such building until the permission referred to in these bye-laws has been granted.
14. **SUBMISSION OF REVISED PLANS.** When a person intents to make alterations / additions in the sanctioned building plan, he shall submit a revised plan showing all such alterations / additions for consideration by the Board provided he shall not proceed with construction till the approval of the such revised plan.
15. **Compliance of Permission.** Every person who carries out building works shall comply with the direction and conditions specified, in the permission.
16. **Verification of Building at Different Construction Stages / Floor Levels.** Every person who commences any building works, shall give notice to the Board in Form 5 at the important stages of construction i.e the foundation, plinth and pouring of all roof levels.

17. **Cancellation of Permission.** If any time after permission to carry out building work has been accorded, the Board is satisfied that such permission was granted due to any defective title of the applicant, material misrepresentation or fraudulent statement contained in the application therewith in respect of such building, such permission may be cancelled and any work done hereunder shall be deemed to have been done without permission. Any oversight in approved building plans does not entitle the owner to violate the bye-laws.
18. **Inspection of Building.** The Board may, without giving previous notice, cause the premises to be inspected at any time before the sanction of a plan under these bye-laws, at any time during the construction, within 30 days from the receipt of the notice under section 179 of Cantt.Act 1924..
19. **Inspection by the Cantt.Board Staff.** A person appointed on this behalf by the Executive Officer may inspect any building so as to determine whether any action is required to be taken in respect of such building or any thing affixed thereof.
20. **Federal Government Instructions and Policies.** The Board shall follow the instructions and policies on building control issued by the Federal Government from time to time.

**CHAPTER 3**  
**RESIDENTIAL BUILDINGS**

**SPACE REQUIREMENTS, HEIGHTS AND GENERAL CONDITIONS**

1. **CLEAR SPACES**

<b>Plot Size</b>	<b>Front</b>	<b>Rear</b>	<b>Sides</b>
2 Kanals & Above	20 Ft	8 Ft	5 Ft
1 Kanal & Above	15 Ft	5 Ft	5 Ft
10 Marla & Above	8 Ft	3 Ft	5 Ft (one side only)
Less than 10 Marla	-	-	Covered area of G.Floor should not exceed 75 % of total area
Less than 5 Marlas	-	-	-do- 90%

2.

**Covered Area First Floor.** Permissible covered area of 1<sup>st</sup> Floor will be 75% of the permissible covered area of Ground Floor.

3. **Residential Buildings Cubical Capacity Standards**

<b>Description</b>	<b>Area (Min)</b>	<b>Width (Min)</b>	<b>Clear Height (Min)</b>
Habitable Room	100 Sft	9 Ft	9.5 Ft
Kitchen	50 Sqft	6 Ft	9.5 Ft
Bath Room with WC	24 Sft	4.5 Ft	7.5 Ft
WC only	15 Sft	3 Ft	7.5 Ft
Servant Quarter	80 Sft	7 Ft	9.5 Ft
Passages, Corridors, Galleries	-	3.5 Ft	7.5 Ft
Main Stair Case	-	3.5 Ft	-

5. **Residential Buildings Height Standards**

Description	Clear Height	
	Maximum	Minimum
Plinth level subject to contour of plot as defined in these bye-laws	4.5 Ft	2 Ft
Parapet Wall	4 Ft	3 Ft
Ground Floor	12 Ft	9.5 Ft
1 <sup>st</sup> Floor	10.5 Ft	9.5 Ft
Stair Tower above 1st Floor (Mumty)	-	7.5 Ft
Max height of building excluding stair tower/mumty above crown of the road	30 Ft	-
Boundary Wall from Crown of the Road	8 Ft	6 Ft
Clear Height of Basement	-	8 Ft

5. **MAXIMUM HEIGHTS.** The number of storeys shall be restricted to basement plus ground plus one. Maximum permissible height is 30 Ft from crown of the road, however, Mumty or water tank could be constructed beyond 30' feet upto 37'.5".

**EXTENDED AREAS OF CANTT**

6. **Covered Area:** For plots less than 5 Marlas (125 sq yards), the built up area shall not exceed 90 % of the plot & plot more than 5 Marla but less than 10 Marla Built up area should not exceed 75 %.
7. **Open Space Required Depending on Frontage.**
- For plots having frontage less than 30 Ft, no side space is required.
  - For plots having frontage more than 30 Ft but less than 45 Ft, 5 Ft open space is required on one of its sides.
  - Plots having frontage of more than 45 Ft, 5 Ft open space will be kept open on both sides of the plot.

8. **Open Space on Sides Depending on Size of Plot**

<b>Plot Size</b>	<b>Front</b>	<b>Rear</b>	<b>Sides</b>
2 Kanals & Above	20 Ft	8 Ft	5 Ft
1 Kanal & Above	15 Ft	5 Ft	5 Ft
10 Marla & Above	8 Ft	3 Ft	5 Ft (one side only)
Less than 10 Marla	-	-	Covered area of G.Floor should not exceed 75 % of total area
Less than 5 Marlas	-	-	-do- 90%

**GENERAL CONDITIONS**

11. **Servant Quarters.** The size of servant quarter should not be less than 80 Sq Ft.
12. **Frontage.** In case of plots abutting on more than one road, frontage will be with reference to the more important road.
13. **Projections.**
- In public streets, projections will not be allowed. Doors, windows, shutters and ventilators of a building abutting on a street shall not be made to open towards the said street. However windows/ventilators will be allowed in case of small houses less than 5 Marlas.
  - Other than street side, upto 3 Ft wide projections over doors, windows and ventilators are allowed.
14. **Minimum Clear Heights.**
- Ground Floor - 9.5 Ft
  - First Floor - 9.5 Ft
15. **Basement.** The Board may allow a basement in the building on the feasibility of the plot and subject to the following conditions:-
- Maximum depth of basement should be allowed upto 10 Ft from the crown of the road.
  - Maximum height of basement above the crown of the road should be 4.5 Ft.
  - The minimum area of the basement is 100 Sq Ft.

- d. The basement is served with an independent entrance and in addition has an emergency exit.
  - e. Proper disposal of sewerage must be ensured.
  - f. The drainage passing under the basement is gas tight.
  - g. Drive way to basement shall be allowed.
  - h. In construction of basement, it is mandatory to leave 5 Ft off set towards adjoining plots. Off set may not be left, in case the basement is constructed towards Road/Street side.
16. **Sizes of Doors, Windows and Ventilators:** The minimum sizes of doors, windows and ventilators should not be less than the following:-
- a. Doors - 2 Ft – 6 Inches x 6 Ft
  - b. Windows 2 Ft x 3 Ft
  - c. Ventilators 1Ft x 1½ Ft
17. **Foundation Near Drain:** 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 Board that the foundations of buildings are safe.
18. **Damp Proof Course:** It shall be provided for walls and floors according to the standard specifications.
19. **Stair Cases**
- a. The minimum width of all stair cases should be 2 Ft-6 Inches and for spiral stairs minimum radius should be 2 Ft-6 Inches.
  - b. The rise shall not be more than 7 ½ Inches.
  - c. The tread shall not be less than 10 Inches.
  - d. There shall not be more than 15 risers between each landing. A landing shall not be less than 3 ½ Ft (1.0 m) in depth except in case of service stair case where the number of risers may be increased depending upon the situation and design.
20. **Car Porch.**
- a. The maximum height of the car porch should be 9 Ft.
  - b. It can be extended to boundary wall, if allowed by the Board.
  - c. Construction over it will be allowed if 5 Ft open space towards boundary wall has been left throughout porch length and privacy of neighbor's is not disturbed.

- d. The minimum size of car porch should be 8 Ft x 15 Ft.
- e. Maximum number of porches allowed:-
  - (i) 2 Kanals - Two
  - (ii) 1 Kanal - One (corner plot can have two)
  - (iii) 10 Marlas - One

21. **Ramps**

- a. For width of streets more than 15 Ft and upto 25 Ft, a 3 Ft ramp is allowed.
- b. For width of street more than 25 Ft, the ramp will not be more than 5 Ft.
- c. The Board shall have the Authority to demolish ramp, keeping in view of public facility/easement.
- d. Top of ramp will be only 6 inches higher than the connecting point of the road level.

22. **Plinth level**

- a. The top plinth of the building should be less than 2 feet from the adjoining ground level or 1 foot from the crown of the adjoining road whichever is more.
- b. The height of plinth level in case of basement shall not be more than 3 Ft –6inches from road level.

23. **Boundary Walls:** Boundary wall which abut on public streets, footways etc, shall not have fencing consisting of barbed wire of any material likely to cause injury to persons.

24. **Mumty**

- a. Mumty is allowed having height upto 7 Ft.
- b. Maximum area of Mumty should be 100 Sq Ft.

25. **Balcony:** No balcony shall be so constructed as to be wider than 3' feet (0.9m)

26. **Construction of Steps:** No steps shall be constructed so as to project onto a street or beyond the public drain running in a street.

27. **Mechanical Ventilation and Air-Conditioning:** Where permanent Air-Conditioning is intended, the relevant bye-laws dealing with natural ventilation, natural lighting and heights of rooms may be waived at the discretion of the Board.

28. **Drainage:**

- a. Where there is public sewer, all sullage, sewerage water shall be connected thereto.
- b. Where there is no public sewer, all sullage, sewerage water shall be connected to septic tank and then to a soakage well.
- c. Septic tanks shall be provided in all buildings. All the sullage water of the buildings shall be connected to septic tank and then to the public sewer.
- d. The size of a septic tank has been specified in chapter on drainage and sanitation.
- e. The roof of every building and floor of balcony abutting a street or constructed over a street shall be drained by means of down take pipes.



**CHAPTER 4**  
**COMMERCIAL BUILDINGS**  
**SPACE REQUIREMENTS, HEIGHTS AND GENERAL CONDITIONS**

**1. SPACE REQUIREMENTS AND HEIGHTS**

**General Conditions**

- a. **Amenity Buildings Standard.** Amenity plots shall observe the following standards:-

Type of Amenity Plot	Plot Sizes	Foot Print	F.A.R	Minimum COS front	Minimum COS sides	Minimum COS rear
Educational	All sizes	40%	1:1.6	As per the cat of rd	10 Ft	10 Ft
Health Related (Hospitals)	All sizes	70%	1:2.8		10 Ft	10 Ft

- b. **Commercial Building Standards.** All commercial plots shall observe the following standards:-

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

Note: Front will be left / surrendered in favour of Cantt Board as per the cat of rd.

- c. **Basements.** Basement shall be permitted upto allowable foot print of ground floor. Safety of neighboring properties to be ensured while constructing basement. Any damage occurring to neighbouring property shall be made good by the owner to the satisfaction of the board:-

- (1) Basement is not allowed for plot having frontage of less than 25 Ft.
- (2) Site having more than 25 Ft frontage and area less than 2 Kanal, basement is allowed with open space 5 Ft all around.
- (3) For Multistorey building, maximum three basements are allowed, however, more than 3 basements shall be considered/approved on case to case basis – depending upon the soil testing report, structure design and recommendations of expert structural engineers.
- (4) Not more than one Basement is permissible for plots measuring 10 Marlas and upto one Kanal.
- (5) Area of basement shall be exempted from FAR.

d. **Safety of Adjoining Building**

- (1) Plots upto 10 Marlas and height maximum upto Ground Plus Three storey's (Ground + 3), must have 5 Ft off sets from adjoining plots.
- (2) For plots measuring more than 10 Marlas and for multi storey buildings (Ground + 4 and above), the off sets for basements shall be determined by the structural requirement as decided by the Board on the advice of structural experts.

e. **Commercial Building Height Standards**

Description	Clear Height	
	Maximum	Minimum
Parapet Wall	4 Ft	-
Ground Floor	-	9.5 Ft
1 <sup>st</sup> Floor and subsequent floors	-	9.5 Ft
Stair Tower above top floor	7.5 Ft	-
Arcade	-	8 Ft
Arcade from crown of road	1.33 Ft	-
Note. Height of Building shall not exceed 150 ft excluding parapet wall.		

f. **Open Compulsory Space**

- (1) 5 Ft should be kept open all around the building, if the width of plot is more than 50 Ft and the size of plot is more than 1 Kanal.

- (2) 5 Ft should be kept open on one side of building, if width of plot is less than 50 Ft and upto 25 Ft and no rear side open space is required.
- (3) If the width of plot is upto 25 Ft, no open space will be left on any side, however, if the depth of the plot is 40 Ft or more after leaving offset, an open space of 5 Ft will be left on rear side.

g. **Heights**

- (1) Plots having less than 25 Ft frontage, having size of less than 10 Marlas, the maximum permissible height is 35 Ft having Ground Floor plus two floors.
- (2) Plots having frontage of more than 25 Ft and upto 50 Ft with total area not more than 2 Kanals, permissible height will be not more than 60 Ft having ground plus four floors.

h. **Multistory High-rise Buildings**

- (1) Any building proposed having ground plus four floors and above will be considered as multistorey building.
- (2) A commercial site having an area 2 Kanal to 4 Kanal will also be considered as Multistory building.
- (3) **Open Space for Multistory Buildings.** An open space of 15 Ft will be left on three sides. However, usual frontal offset will be provided as per category of road specified by the Board(s).
- (4) **Maximum Height.** Maximum permissible height will be 150 Feet excluding parapet wall.
- (5) **Covered Area of ground floor.** Covered Area of ground floor shall not exceed 80% of the total area.
- (6) **Far For Subsequent Floors.** Shall be 1:5
  - i) In case of difference in permissible covered area / Foot print considering compulsory open spaces & plot size FAR the will be the final.

j. **Parking Commercial Buildings.**

- (1) 1 car space for every 800 Sq ft covered area and 1 Motor Bike for every 400 Sq ft covered area.
- (2) For Multistory buildings, 1 car per every 700 Sq ft covered area and 1 Motor Bike for every 350 Sqft covered area.

k. **Apartment Buildings**

- (1) One car space for every housing unit.
- (2) One motor bike space for every housing unit.

l. **PROVISION OF PARKING:**

- (1) It shall conform to the following standards:-

	<u>M/Car</u>	<u>M/Cycle</u>
Stall width	8 sft. (2.45m)	2'-6"(75 cm)
Stall length	16 sft. (4.88 m)	6' (1.82 m)
Turning Radius	20 ft (6.1 m)	6' (1.82 m)
Approach ramp width driving line		
* One way	9 ft (2.75 m)	3 ft (91 cm)
* Two way	16 ft (4.88 m)	6 ft. (1.82 m)

- (2) Width of approach ramp would increase at the turns allowing for turning radius of 20 ft.
- (3) Gradient of ramp:                      1 : 10                      1 : 10
- (4) The ramp slope may be increased to maximum 1:5 provided that for slopes over 1:10, a transition at least (2.45m) long is provided at each end of the ramp at one half the slope of the ramp itself as shown in figure-1".
- (5) Aisle width (minimum)
  - \* One way
  - \* 90 Degrees stall      16 ft (4.88m)    6 ft (1.28m)
  - \* Less than 90 degrees stall 16 ft (4.88m)    6 ft (1.28m)
  - \* Two way      16 ft (4.88m)                      6ft (1.28m)

m. **Lifts.** Lifts shall be provided in building where the climb is more than 3 storey floor level (including basement, mezzanine floor and car parking).

n. **Ramp For Special Persons.** In all commercial buildings, public buildings and apartments, a ramp of minimum 6 Ft width shall be provided. Those buildings having escalator must have lift for disabled persons.

o. **Fire Resistance and Fire Precautions.** In Commercial buildings upto three storey in height, shall be provided with sufficient means for extinguishing in the shape of :-

- (1) Fire Extinguishers.

- (2) Fire Fighting buckets.
  - (3) An independent water supply system in pipes of steel or cast iron with adequate hydrants, pumps and hose.
  - (4) A separate overhead water tank to be provided for fire fighting
- p. **Structure Stability Certificate**. For Multistorey's buildings, the applicant should provide structure stability certificate and geotechnical report of soil alongwith the reinforcement drawings and designs duly signed by qualified M.Sc Structure Engineer registered with the Pakistan Engineering Council.
- q. All commercial buildings of 5000 sqft and above area including Petrol Pumps / CNG Stations (irrespective of covered area) must have the provision of toilets for the visitors / general public.
- r. Commercial buildings like shopping centers / complex, banks, Petrol Pump / CNG Stations and Hospitals shall install surveillance cameras. When ever the board feels the necessity from security point of view, the owner shall be bound to install the security cameras.
- s. No bill board / communication tower will be installed over roof top of buildings without prior permission of Cantonment Board.

**CHAPTER 5**  
**DRAINAGE AND SANITATION**

**DRAINAGE**

1. All drainage and sanitary installations shall be carried out in accordance with Cantt Board Rules made there under for drainage, plumbing and sanitary fitting.
2. Where there is a public sewer, all sullage, sewerage water shall be connected thereto.
3. Where no public sewer in existence, all sullage water shall be connected to Septic Tank and then to a Soak Pit.
4. Septic Tanks and Soak Pits shall:-
  - a. be so connected as to be impervious to liquid either from the outside area or inside;
  - b. be so sited as not to render pollution to any spring, stream or water-course or any well, the water from which is used for drinking or domestic purpose.
5. Septic tanks shall be provided in all the residential and commercial buildings. All the sullage water of the buildings shall be connected to the septic tank and then to the public sewer. The size of septic tanks for residential plots will be as follows:-
 

	<b>D</b>	<b>L</b>	<b>W</b>
Upto 1-Kanal	4.25	8	4
1-Kanal to 2-Kanal	4.25	9	4.5
Above 2-Kanal	4.25	10	5

Size of septic tanks for other Commercial & Public Buildings will be as per requirements of the Board. However the public sewer does not exist the owner will provide soakage well in his own premises.
6. The roof of every building and floor of balcony abutting a street or constructed over a street shall be drained by means of down tank pipes.

**SANITATION**7. Every dwelling or an independent residential unit shall have at least one water closet and one bath.

8. For houses and apartments with more than 3 bed rooms, the provision of water closets and baths will be appropriately increased.

9. Refuse chutes shall be provided in multistory buildings.

10. All buildings shall be provided with sanitary facilities appropriate to their use and occupancy.

## **CHAPTER 6**

### **FIRE RESISTANCE AND FIRE PRECAUTIONS**

1. A building or any structural part of a building, other than a single storey building shall be deemed to have an adequate standard of fire resistance if it is built of the following components:-
  - a. The external walls, all partition walls and the enclosing walls of stair-cases, a minimum of 9 inches (23 cm) solid brick work or 3 1/2 inches (9 cm) re-inforced concrete or 4 inches (10 cm) solid concrete block;
  - b. The floors and the roof: a minimum of 3 1/2 inches (9 cm) of reinforced concrete.
2. Every garage shall be constructed in fire resisting materials of the standards as given in above para.
3. Special provisions shall apply to places of assembly, stages in Theaters and Cinema Projection Rooms as provided in the relevant laws, bye-laws, rules etc.
4. **Fire Precautions in Air Conditioning Systems**
  - a. All air conditioning or ventilation ducts including framing, except in residential buildings, shall be constructed entirely of non-inflammable materials and shall be adequately supported throughout their length.
  - b. Where three ducts pass through floors or walls, the space around the ducts shall be sealed with rope asbestos, mineral wool, or other non-inflammable material to prevent the passage of flames and smoke.
  - c. The air in take of any air-conditioning apparatus shall be so situated that air shall not be re-circulated from any space in which objectionable quantities of inflammable vapors or dust are given off and shall be so situated as to minimize the drawing of inflammable material or other fire hazards.
  - d. Where the duct system serves two or more floors of a building or pass through walls, approved fire dampers with fusible links and access doors shall be located at the duct opening and such dampers shall be so arranged that the disruption of the duct will not cause failure to protect the opening.
5. **Stand Pipe Equipments.**
  - a. For the purpose of the prevention and fire extinguishments, every building:-



- (1) From 4 storeys upto 8 storeys in height shall be equipped with not less than six cm dia pipes; and
  - (2) Over 8 storeys in height shall be equipped with not less than ten cm dia stand pipes.
- b. The number of standpipes shall be such that all parts of every floor area are at a maximum distance of thirty six meters from the stand point.
  - c. Insofar as practicable, stand pipes shall be located with outlets 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.
  - d. The construction of stand pipes be of galvanized iron.
  - e. Stand pipe risers shall extend from the lowest to the top most storeys of the building or part of building which they serve.
  - f. When more than one stand pipe is required, they shall be interconnected at their bases by pipes equal in size to that of the largest riser.
  - g. Every stand pipe or stand system in case of interconnected stand pipes, shall be equipped with a fire department approved in-let connection of corrosion resistant metal (e.g. gunmetal located on an outer building face nearest to street approximately six meter to nine meter above finished ground and suitably marked "fire Department connection-stand pipe.
  - h. Stand pipes shall be provided in every storey with a four centimeter flexible base not less than 30 m long, with, a 1.24 centimeter nozzle, being in an approved rack or cabinet.
  - j. The stand pipe shall be fed by an overhead water tank reserved solely for this purpose. The minimum capacity of this tank shall be 5000 gallons, with a minimum of 2.1 meter load above the highest discharge point.
6. **Automatic Sprinkler System.** Automatic sprinkler system shall be provided in:-
- a. Every institutional building which serves restrained or handicapped persons;
  - b. Cover car parking areas in building of which upper storeys are designed for other uses when such parking area exceeds 465 m<sup>2</sup>.
  - c. Out garages or terminals for passengers serving more than four buses at a time;
  - d. Each floor of mercantile and industrial buildings which are more than one storey high and which exceed 186m<sup>2</sup> covered area;

- e. No sprinkler provision shall be made in the immediate vicinity of generators or any electrical equipment.

7. **Construction of Sprinkler System.**

- a. sprinkler pipes, hangers and sprinkler heads shall be protected from corrosion.
- b. Every sprinkler system shall be equipped with a fire department approved inlet connection located on an outer building face nearest to street approximately six meter to nine meter above finished ground and suitably marked "Fire department connection-Automatic sprinklers".
- c. Automatic sprinkler system shall be fed by overhead water tank(s) reserved solely for this purpose. The tank shall be capable of supplying 25 percent of the sprinkle heads for twenty minutes but the minimum capacity of any tank shall be five hundred gallons. There shall be minimum head of 1.05 kg-cm above the highest discharge point.
- d. Automatic sprinkler system shall be arranged to set-off automatic fire alarm system simultaneously.
- e. Every sprinkler system shall be provided with a readily accessible outlet valve to control all sources of water supply.

8. **Natural fire extinguishing in public buildings.** There shall be provided:-

- a. One extinguisher in each 230m<sup>2</sup> of area of public assembly buildings, but not less than one on each occupied floor, and not less than one in each lab, workshop or vocational room; and
- b. 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.

9. **Interior Fire Alarm System and Signal Stations.** Interior fire alarm system shall be installed in all:-

- a. Hotels, motels, dormitories, and similar buildings with a capacity of fifty or more occupants above the ground level;'
- b. Hospitals, asylums, nursing houses, and similar institutional buildings accommodating more than twenty occupants above the ground floor;
- c. School buildings, with provision of more than thirty students above the ground floor;
- d. Office buildings more than five storeys in height and with occupancy area of more than 900m<sup>2</sup> above the ground floor; and

- e. At least one signal station shall be located in each storey in accessible location in the natural depth of exit way or escape.
- f. Every signal station shall be so located that no point on any floor or the building is more than fifty meter from such station

**CHAPTER 7**  
**PARKING REQUIREMENT**

1. **Scope**

Parking requirements for motor vehicles specified in these bye-laws shall apply when so ever:-

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

2. **General Conditions**

- a. Adequate car parking to be provided.
- b. The parking space, including ramps, shall be exempted from FAR.
- c. Total parking space requirement of every building shall be determined as a sum of parking requirement for each type of use to which the building is subjected.
- d. Minimum clear height of parking structure without obstruction shall be 7.5 feet.
- e. Detailed plan clearly showing entry, exit, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc, shall be submitted.
- f. Parking can be provided on any floor with the ramp as a mean of access.
- g. Mechanical ventilation to be provided for parking in the basement.
- h. Multiple basements for parking can be permitted.
- j. 16% of the total car parking space will be utilized to provide space for Motorcycle parking @ 6 Motorcycles and 8 bicycles for every one car.
- k. When units of measurement used in computing the number of parking spaces result in the requirement of a fractional space, the nearest whole number to next higher side of parking spaces shall be taken.

3. **Car Lifts**

- a. Where car lifts are provided there shall be a minimum of two car lifts with facilities of standby generators wherever so required.
- b. Minimum one car lift wherever so required with standby generator shall be provided for every 40 cars, if parking level is at more than 40ft (12m) in height from road level.
- c. One car lift with standby generator shall be provided for every 50 cars. If parking level is up to 40 ft in height.

4. **STANDARDS FOR PARKING SPACES**

DESCRIPTION	FOR CAR	FOR MOTORCYCLES
Bay width	8 ft	2.5 ft
Bay length	16 ft	6.0 ft
Gradient of ramp	1:7.5	1:8.5
Straight turning radius (outer)	24 ft	-
Helical ramp turning radius	32 ft	-
Lot turning radius	17.5 ft	-
Minimum ramp & driveway width: Two way traffic	18 ft	
One way traffic	10 ft	
Minimum space for parking one car	8 ft. x 16 ft	

TABLE							
Angle of parking (degrees)	Stall width Ft.	Stall length Ft.	Kerb length per car (Ft.)	Stall depth Ft.	Min one way Driveway Width (Ft.)	Lot width 1 row+1 driveway (Ft.)	Lot width 2 rows+1 Driveway (Ft.)
0=along kerb	8	19	19	-	11.5	19.5	27.5
30	8	16	18	15	12	27	42
45	8	16	17	17	13	30	47
60	8	16	15	18	15	33	51
90	8	16	8	16	18	34	50

5. **PARKING REQUIREMENT**

- a. Parking is compulsory for plot sizes 600 Sq. Yards & above.
- b. Minimum one motor vehicle parking space shall be provided for every 800 Sq. Ft. of floor area of flats, offices and shops.
- c. Minimum one motor vehicle parking space per 500 sft .
- d. Access to parking area above GF will be compulsory through ramps.
- e. Minimum one out of every 50 car parking stalls shall be dedicated for the disabled person's at most convenient location.

## **CHAPTER 8**

### **TEMPORARY WORKS IN CONNECTION WITH BUILDING OPERATIONS**

#### **(SAFETY AND SECURITY MEASURES)**

1. **Site Hoardings**

no person shall start building works on a site abutting on a street without having first provided hoarding or barriers to the satisfaction of the Board along the whole length of such site so as to prevent danger or injury to the public or the persons employed in the work provided however that this bye-laws does not apply in the case of building works in connection with structures situated at least 15ft, away from a public street and being not more than 25ft. in height.

2. **Use of Public Streets**

No part of any street shall be used in connection with the construction; repair or demolition of any building except with the written permission of th Board. Any person holding such permission shall put up and street. Where such separation is not possible he shall make arrangement for the security of public to the satisfaction of the Board.

3. **Obstruction to be lit marked**

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

4. **Utility Services not to be Obstructed**

All materials, hoarding, fences or other obstructions on any street shall be kept clear of any fire hydrants of any and other utility services installation or alternative arrangements shall be made and precautions shall be taken according to the laid down procedure of the utility agencies and to the satisfaction of the Board to divert to keep clear of obstruction of any roadside or other drain during the period of temporary obstruction.

5. **Removal of Obstruction after Completion of Works**

All obstructions shall be removal within seven days of the completion of the work and the street and all drains and public utility installation shall be left in clean, tidy and in serviceable conditions.

6. **Dangerous Obstruction**

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

7. **Stability of Adjacent Building**

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

8. **Filling of Excavated Site**

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

9. **Adequate Safety Measures**

- a. Adequate safety measures shall where necessary be provided and used to protect any persons from falling on earth, rock or other material of or adjacent to any excavation or earth work.
- b. Material shall not be placed or stocked near the edge of any excavation so as to endanger persons working below.
- c. No load shall be placed or moved near the edge or any excavation where it is likely to cause a collapse of the side of the excavation and/or endanger any person.
- d. Where vehicles or machineries are used close to any excavation there shall be measures to prevent the vehicles or machineries from over-running and falling into the excavation or causing collapse of any side of the excavation.
- e. In all buildings of greater than 20 ft (6m) height temporary rails/scaffolding/barriers shall be installed during construction at the edge of slabs and around all openings such as lift, stairwell etc.



10. **Supervision of Demolition Work**

The demolition of a building and the operations incidental thereto shall only be carried out under the direct supervision of a Professional.

11. **Safe Loading**

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

12. **Scaffolds**

- a. Suitable and sufficient scaffolds shall be provided for all work that cannot safely be done from the ground or from part of the building or from a ladder or other available means support and sufficient safe means of access shall be provided to every place at which any person has to work at any time.
- b. every scaffold and means of access and every part thereof shall be adequately fabricated with suitable and sound material and of required strength to ensure stability. All scaffolds, working platforms gangways, runs and stairs shall be maintained to ensure safety and security.
- e. All vertical members of scaffolds on ground level facing road side should be adequately wrapped with spongy material upto a height of at least 7ft (2.13m) and for any horizontal member if used, upto a height of 7ft (2.13m) from ground, should be wrapped all along its length with such material.

13. **Road Side Protection**

- a. To ensure adequate safety of the pedestrian and other road users, all building having a height of over ground+2 floors should have adequate arrangement by way of providing protective covering of suitable material.
- b. Adequate provision of safe passage for pedestrian shall be provided, in case the scaffolding covers part of the road/footpath.

14. **Working Platform**

- a. Every working platform from which a person is liable to fall which is more than 7ft. (2.13m) height shall be at least 2ft. (0.6m) wide provided the platform is used as a working platform only and not for the deposit of any material.
- b. A clear passage-way at least 1.5ft.(0.45m) wide shall be left between one side of any working platform and any fixed obstruction or deposited materials.

15. **Guard Rails.**

Every side of a working platform, gangway and stair shall be provided with a suitable guard-rail of adequate strength, to a height of at least 3'-3" (1m) above the platform, gangway or steps.

16. **Ladders**

- a. Every ladder shall be of good construction, sound material and adequate strength for the purpose for which it is used.
- b. Every ladder shall be securely fixed when in use and shall not have any missing or defective rungs.

17. **Work on Sloping Roofs**

- a. Where work is to be done on the sloping surface of a roof, suitable precaution shall be taken to prevent persons employed from falling off.
- b. Suitable and sufficient ladders or boards, which shall be securely supported, shall be provided and used to avoid concentration of loads leading to unsafe conditions.
- c. Where persons are employed in a position below the edge of sloping roof and where they are in position of being endangered by work done on the roof, suitable precaution shall be taken to prevent tools or materials falling from such roofs so as to endanger such persons or passer-by.

18. **Precautions for Raising and Lowering Loads.**

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

- a. No broken wire rope shall be used.
- b. No chain shall be used which has been shortened or jointed to another chain by means of bolts and nuts.
- c. No chain or wire rope shall be used which has a knot tied in any part which is under direct tension.
- d. Provided with an efficient device to prevent the displacement of the sling or load from the hook; or of such shape as to reduce as far as possible the risk of such displacement.
- e. All debris and waste material during construction shall be disposed off through well designed chutes from each level of under construction building of height over G+2 floors or more.

- f. The vertical hoist platform used shall be enclosed/ protected by proper barrier. Every opening of lift, shaft or other such vertical voids or openings in slab etc. Where a person is likely to fall shall be protected by safety barrier and properly lit. Any area e.g. basement, where natural light is not available or which is dark shall be so illuminated as to eliminate any risk of life or hazard to users.

## **CHAPTER 9**

### **BUILDING STRUCTURE DESIGN AND CONSTRUCTION REQUIREMENTS**

1. **Loads and Design.**

Structure analysis, design, detailing and loading shall be in accordance with the requirements of current Uniform Building Code (UBC) and American Code or British relevant Code or any other Code. Structure shall however be designed by only one approved Code.

2. **Sub Soil Investigation.**

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

3. **Wind Load.**

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

4. **Erection on Reclaimed site.**

- a. No building foundation shall be erected upon a site reclaimed by Town sweepings or other refuse, except on recommendation of Geo-technical and structural Engineer.
- b. No building plans shall be approved on open nullahs public sewers and the like.

5. **Protection of Existing Services.**

During the making of an excavation in connection with a building works or services, adequate precautions shall be taken to Secure the exiting services.

6. **Foundation Near drains.**

Where a building is to erected adjacent to existing building, or near a drain/nullah, or an excavation at a distance less than depth of the said drain/nullah or such as to affect the stability of drains/nullah, the owner through a Structural Engineer, shall satisfy the Board that the foundation of the building have been carried down to a level safe guarding its stability.

7. **Specifications.**

Specifications of Material Quality Control and workmanship will be of high quality and in accordance with the requirements of ACI Building Codes, Uniform Building Code(UBC)and ASTM Standards.

8. **Testing of Materials.**

Regular testing will be carried out of materials such as Aggregates. Cement, Concrete and Reinforcing Steel and all Architectural materials the Quality Control and Quality Assurance Criteria laid down in standards of FIDC, ASTM, OR ACI/UBC and project Specification. The Quality Assurance Program of the Architect/Engineer may also be followed.

9. **Supervision.**

Construction supervision and quality assurance will be carried out by full time/top supervision by the designer/ supervision engineers/ architects/ inspectors etc. as required in these Regulations. Contractor/Builder's/Developers full time supervisory staff for the category of building in these Regulations shall carry out supervision and quality control.

## **CHAPTER 10**

### **STANDARDS FOR PETROL PUMP & CNG STATION**

#### 1. **Standards For Petrol Pump & CNG Station**

- a. Plot size for establishing petrol pump or petrol pump cum CNG station shall be min. 1000 Sq. Yards.
- b. Plot size for establishing CNG station shall be Minimum 750 Sq. Yards.
- c. Right-of-way of road on which petrol pump or CNG Station can be established shall be min. 80 ft.
- d. Distance between two adjacent petrol pumps or CNG stations shall be min.0.5 KM along the road.
- e. Frontage of petrol pump / CNG Stations shall be min 80 feet.
- f. COS on sides & rear of the petrol pump/CNG stations shall be min. 10 feet or according to standards of explosive Department.
- g. Distance between two dispensers shall be min. 24 feet.
- h. Distance between dispenser and road edge shall be min. 18 feet.
- j. Minimum area of offices, bathrooms and tuck shop etc. (single storey only) shall be 5% of plot area.
- k. Both Ladies and gents bathroom are compulsory.

#### 2. **Exemption From FAR**

- a. 2 ½ % of permissible FAR/proposed covered area shall be provided for recreational facility/prayer area which will not be regularize able if converted into any other purpose.
- b. Parking space including ramps and driveways.
- c. Arcade, Mechanical Plants, lift Shafts, Electric sub-station, open balconies over streets.

#### 3. **Amalgamation of Plots**

Amalgamation of Residential, Commercial and Amenity plots shall be allowed subject to a maximum area not exceeding four times the area of the larger plot of the category concerned provided land grant/allotment conditions of the plots are similar and on payment of fees as may from time to time be determined by the Board.

4. **Chamfering for Corner Plots**

The corners of all plots abutting on two intersecting roads shall be chamfered as follows:-

- a. From 30 ft. to 59 ft. width of the road, the distance should be 8 ft.
- b. From 60 ft to 109 ft width of the road, the distance should be 10 ft.
- c. From 110 ft. and above width of the road, the distance should be 12 ft.
- d. In case of plot area upto 120 Sq Yards abutting on two roads of two different width, the required chamfered on both sides shall be governed by width of smaller road.
- e. The length of chamfered portion noted above shall be in accordance with width of the respective road and shall be measured along the length of the road.

**THE CANTONMENT BOARD WALTON,**

**FORM 1**

**APPLICATION FOR SANCTION OF PLANS**

(Bye-laws)

The Executive Officer,  
Walton Cantonment Board Lahore.

1. In pursuance of Section 179 of the Cantonment Act, 1924, (II of 1924), I/We hereby apply for permission to erect/re-erect make additions to and / or alterations in the building on Plot No. \_\_\_\_\_ situated at \_\_\_\_\_ Walton Cantt, in accordance with the Building Plans submitted herewith for sanction.

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

- a. Plot held from \_\_\_\_\_
- b. Reference of title deed. (In case of D.H.A or Approved Housing Society attach 2 copies each of Allotment order / Transfer order issued by the Authority and of lease 'A' or 'C' as the case may be).
- c. Intended use of proposed building works; and
- d. Description of the proposed building works

3. Particulars / Enclosures:

- a. Seven copies of proposed plans (in case of plot held from the Authority, seven copies of the site plan issued by the Authority shall also be attached and the building application shall be forwarded through the Authority).
- c. Copy of power of attorney in case the owner is not submitting the plans

himself.

4. Mr. \_\_\_\_\_, Registered Architect / Engineer, Registration No. PEC / PCATP \_\_\_\_\_ is hereby authorized by me / us to do all things required to be done under these bye-laws on my / our behalf.

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

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

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

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



**THE CANTONMENT BOARD WALTON****FORM 2****REGISTERED ARCHITECT / ENGINEER'S CERTIFICATE**

(Bye-laws)

(To be accompanied with Form 1)

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

Name &amp; Signature of Architect /: \_\_\_\_\_

Civil Engineer / Structural Engineer

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

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

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

**SPECIFICATIONS ATTACHED:**

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

**THE CANTONMENT BOARD WALTON****FORM 3****NOTICE OF DISCONTINUANCE**

(Bye-laws)

The Executive Officer,  
Cantonment Board Walton Cantt. Lahore.

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

Name & Signature of Architect /: \_\_\_\_\_

Civil Engineer / Structural Engineer

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

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

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

**Description of the Work:**

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

Copy to:-

\_\_\_\_\_ Owner

\_\_\_\_\_

\_\_\_\_\_ Walton Cantt

**THE CANTONMENT BOARD WALTON**

**FORM 4**

**CERTIFICATION OF STRUCTURAL SOUNDNESS OF BUILDINGS**

(Bye-laws)

I/we certify that:

1. I/we have been appointed as consulting structural Engineer by Mr./Mrs./M/s \_\_\_\_\_ for the structural design of the building on Plot No \_\_\_\_\_ situated on \_\_\_\_\_ Walton Cantt on which:

- a. Is likely to be constructed from \_\_\_\_\_
- b. Is under construction since \_\_\_\_\_
- c. Has been virtually completed on \_\_\_\_\_
- d. Stage of construction \_\_\_\_\_
- e. No. of story's designed \_\_\_\_\_

2. The structure designed has been based on following codes / Bye-Laws rationally coupled with Engineering knowledge and judgment where necessary:

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

- 3. a. The sub-surface investigation was carried out by M/s \_\_\_\_\_ on \_\_\_\_\_.
- b. A design bearing capacity of \_\_\_\_\_ Tons / Sft was adopted based on \_\_\_\_\_

4. Our / my contractual responsibilities were / are limited to:

- a. Structure analysis and design.
- b. Preparation of working structure drawings.
- c. Preparation of bar bending schedule.
- d. Checking bar bending schedule prepared by the contractors/ constructors/ builders.

5. The following documents are attached:

- a. Set of working structural drawings.
- b. Set of bar bending schedule.
- c. Set of design calculations.
- d. Set of specifications relevant to structural work.

Name of Structural Engineer: \_\_\_\_\_

Signature \_\_\_\_\_

WCB License No: \_\_\_\_\_

PEC Registration No: \_\_\_\_\_

**THE CANTONMENT BOARD WALTON**

**FORM 5**

**VERIFICATION OF BUILDING AT DIFFERENT CONSTRUCTION STAGES**

(Bye-laws)

The Executive Officer,  
Cantonment Board Walton Cantt.Lahore.

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

Name & Signature of Architect /: \_\_\_\_\_

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

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

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

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

**ARCHITECT'S CERTIFICATE**

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

Registered Architect/Engineer \_\_\_\_\_

Signature \_\_\_\_\_

WCB License No: \_\_\_\_\_

PEC/PCATP Registration No \_\_\_\_\_

**THE CANTONMENT BOARD WALTON**

**FORM 6**

**NOTICE OF COMPLETION**

(Bye-laws)

The Executive Officer,  
Cantonment. Board Walton Cantt. Lahore.

Date of delivery at the

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

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

Owner's Signature,

Address & Tel. No. \_\_\_\_\_

\_\_\_\_\_

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

**ARCHITECT'S CERTIFICATE**

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

Registered Architect/Engineer \_\_\_\_\_

Signature \_\_\_\_\_

WCB License No: \_\_\_\_\_

PEC/PCATP Registration No \_\_\_\_\_

**THE CANTONMENT BOARD WALTON**

**FORM 7**

**REGULARIZATION OF WORKS CARRIED OUT WITHOUT PERMISSION**

(Bye-laws)

To

The Executive Officer,  
Walton Cantt Lahore.

Dear Sir,

Whereas I have constructed \_\_\_\_\_ on plot/Khasra/Survey No: \_\_\_\_\_ at shown on the plans attached herewith without your prior permission.

Whereas I have made deviations from the building plans approved under your No. \_\_\_\_\_ dated \_\_\_\_\_ in the course of construction of the building/alterations and additions to the building on Plot No/Khasra No. \_\_\_\_\_ as shown on the plan attached herewith.

It is, therefore, requested that the unauthorized and offensive nature of the said structure may be compounded and the said plans may be approved. I am willing to pay the composition fee that may be levied (delete whatever is inapplicable).

Yours faithfully,

Name: \_\_\_\_\_

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