



# **OFFICE OF THE ADMINISTRATOR METROPOLITAN CORPORATION SAHIWAL**



## ***NOTIFICATION***

BUILDING AND ZONING BYE-LAWS OF MCS, 2020

No. \_\_\_\_\_ /MO (P)/MC/SWL

Dated: \_\_\_\_\_ / \_\_\_\_\_ /2020

In pursuance of Section-310(2) and in exercise of powers vested under Section- 121 of the Punjab Local Government Act, 2019 and power vested to the undersigned under the Notification of Government of the Punjab, LG & CD Department vide No. SOR (LG)1-11/2019 dated 07-11-2019.

I, Nadir Chattha, Administrator, Metropolitan Corporation Sahiwal do hereby notify the Building and Zoning Bye-Laws for the Metropolitan Corporation Sahiwal, 2020.

**Administrator  
Metropolitan Corporation  
Sahiwal**

# **BUILDING AND ZONING BYE-LAWS FOR METROPOLITAN CORPORATION, SAHIWAL-2020**



## **2020**

**Metropolitan Corporation Sahiwal**

## 4.1 Industrial Estates and Industrial Areas in Approved Schemes

### 4.1.1 Mandatory Open Spaces , Maximum Coverage Area & FAR

| Plot Size                            | Front space       | Rear Space       | Side Space (on both sides) | Max. FAR | Max. Ground Coverage |
|--------------------------------------|-------------------|------------------|----------------------------|----------|----------------------|
| Upto 1 kanal                         | 10ft<br>(3.05 m)  | 5 ft<br>(1.52m)  | 5 ft<br>(1.52m)            | 1:2      | 75%                  |
| Above 1 kanal but less than 4 Kanal  | 20 ft<br>(6.1m)   | 13ft<br>(3.96m)  | 13 ft<br>(3.96m)           | 1:2      | 65%                  |
| 4 Kanal & above but less than 1 acre | 30 ft<br>(9.15m)  | 13 ft<br>(3.96m) | 13 ft<br>(3.96m)           | 1:2      | 60%                  |
| 1 acre & above but less than 5 acre  | 50 ft<br>(15.24m) | 20 ft<br>(6.1m)  | 20 ft<br>(6.1m)            | 1:2      | 55%                  |
| 5 acre and above                     | 70 ft<br>(21.34m) | 20 ft<br>(6.1m)  | 20 ft<br>(6.1m)            | 1:2      | 55%                  |

### 4.1.2 Building Height

The height of any building measured from the crown of the road to the top of parapet wall (except chimney stacks, lift heads and water tower) shall not exceed 90ft (27.43 m) and it shall consist of not more than seven (7) storey.

## 4.2 Industrial Zones in Established Built-up Areas

### 4.2.1 Mandatory Open Spaces, Maximum Coverage Area & FAR

| Plot Size                            | Front space       | Rear Space       | Side Space (on both sides) | Max. FAR | Max. Ground Coverage |
|--------------------------------------|-------------------|------------------|----------------------------|----------|----------------------|
| Less than 10 Marla                   | 5 ft<br>(1.52m)   | 5 ft<br>(1.52m)  | 5 ft<br>(1.52m)            | 1:2.5    | 75%                  |
| 10 Marla & above but upto 1 Kanal    | 10ft<br>(3.05 m)  | 5 ft<br>(1.52m)  | 5 ft<br>(1.52m)            | 1:2.5    | 65%                  |
| Above 1 Kanal but upto 2 Kanal       | 15ft<br>(4.57 m)  | 7ft<br>(2.13 m)  | 7ft<br>(2.13 m)            | 1:2.5    | 60%                  |
| Above 2 Kanal but less than 4 Kanal  | 20 ft<br>(6.1m)   | 13ft<br>(3.96m)  | 13 ft<br>(3.96m)           | 1:2.5    | 60%                  |
| 4 Kanal & above but less than 1 Acre | 30 ft<br>(9.15m)  | 13 ft<br>(3.96m) | 13 ft<br>(3.96m)           | 1:2.5    | 60%                  |
| 1 Acre & above but less than 5 Acre  | 50 ft<br>(15.24m) | 20 ft<br>(6.1m)  | 20 ft<br>(6.1m)            | 1:2.5    | 60%                  |
| 5 Acre and above                     | 70 ft<br>(21.34m) | 20 ft<br>(6.1m)  | 20 ft<br>(6.1m)            | 1:2.5    | 60%                  |

### 4.2.2 Building Height

The height of any building measured from the top of the crown of the road to the top of parapet wall (except chimney stacks, lift heads and water tower) shall not exceed 65-ft (22.86 m) and it shall consist of not more than 06 storey. The height restriction shall not be applicable in case of flour mill.

### 4.3 Water Closets and Urinals

| Plot size     | Front space             | Rear space              |
|---------------|-------------------------|-------------------------|
| Water closets | One for 15 persons      | One for 12 persons      |
|               | 2 for 16 to 35 persons  | 2 for 13 to 25 persons  |
|               | 3 for 36 to 65 persons  | 3 for 26 to 40 persons  |
|               | 4 for 66 to 100 persons | 4 for 41 to 57 persons  |
|               | From 101-200 add @ 3 %  | 5 for 58 to 77 persons  |
|               | Above 200 add @ 2.5 %   | 6 for 78 to 100 persons |
|               |                         | From 101-200 add @ 5 %  |
|               |                         | Above 200 add @ 4 %     |
| Urinals       | One for 20 persons      | Nil                     |
|               | 2 for 21 to 45 persons  |                         |
|               | 3 for 46 to 70 persons  |                         |
|               | 4 for 71 to 100 persons |                         |
|               | From 101-200 add @ 3 %  |                         |
|               | Above 200 add @ 2.5 %   |                         |

### 4.4 Parking for Large Vehicles

| Angle of parking | Width of stall   | Depth of stall perpendicular to Aisle | Width of Aisle   | Unit parking depth       | Width of Stall parallel to Aisle |
|------------------|------------------|---------------------------------------|------------------|--------------------------|----------------------------------|
| 90               | 10 ft<br>(3.05m) | 38 ft<br>(11.58 m)                    | 24 ft<br>(7.32m) | 62 ft<br>(18.9 m)        | 10 ft<br>(3.05 m)                |
| 60               | 9 ft<br>(2.74m)  | 36 ft<br>(10.98m)                     | 18 ft<br>(5.49m) | 54 ft<br>(16.47m )       | 10.5 ft<br>(3.20 m)              |
| 30               | 9 ft<br>(2.74m)  | 35 ft 10 in<br>(10.19m)               | 18 ft<br>(5.49m) | 53 ft-10 in<br>(16.40 m) | 11ft 3 in<br>(3.42m)             |

### 4.5 Industrial Zones in Predominantly Open Areas

#### 4.5.1 Mandatory Open Spaces, Maximum Coverage Area & FAR

As provided under Section- 4.1.1

#### 4.5.2 Building Height

As provided under Section- 4.1.2.

### 4.6 General Conditions

- a. The minimum effective height of each storey shall be 9 ft-6 inches (2.9 m).
- b. Waste treatment plants and disposal works shall be provided in accordance with the design / construction requirements of industries department and Environmental protection Agency. Waste treatment plant and disposal station shall not be constructed in the mandatory open spaces.
- c. All requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies, if applicable to industrial setup, shall be complied with by the builder.

- d. Where ever residences /rest houses are provided, the same shall be governed by the bye laws provided in chapter 2 and these shall not be constructed in the mandatory open spaces. However, the ground coverage and FAR of the industrial plot shall be strictly complied with.
- e. No structure in any shape other than a guard room not exceeding 40 sq ft (12.19m) shall be permitted in mandatory open spaces.
- f. The design and elevation shall conform to the types of design and elevation approved by PIEDMC. The materials used in constructions, its texture, color and finishing shall be chosen in from the themes provided by PIEDMC, with their approval.
- g. The building plans to be submitted as per chapter 10, may preferably be prepare in Auto Cad, and a soft copy of the approved drawings shall be submitted to the PIEDMC for reference and record.
- h. The front boundary wall shall be constructed as per design provided by PIEDMC.
- i. The design of the common boundary walls shall be provided by PIEDMC. The cost of common boundary wall, as per estimates of PIEDMC, shall be shared by the adjoining plot owners.
- j. Antenna Towers / BTS shall be allowed subject to provision of no objection certificate from PIEDMC.

**Note:** *For other than industrial use, the provisions in the Building Bye-Laws from Chapter 2 and 3 shall be applicable. All other provisions in the Building Bye-Laws from Chapter 5 to 10 shall be applicable in addition to the above.*

