



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

2.1 Established Built-up Areas

2.1.1 Mandatory Open Spaces:

- a. For a building abutting on roads having up to 25 ft (7.62 m) right of way, the building line shall be as established by the buildings which have been in existence, but as far as side and rear spaces are concerned, the following table shall be applied.
- b. For the buildings abutting on roads having more than 25 ft (7.62 m) right of way, the mandatory open spaces shall be as follows:

Plot Size	Building Line	Rear Space	Side Space
Upto 10 Marla	Not required	Not required	Not required
Above 10 Marla upto 01 Kanal	Min 10 ft (3.05 m)	Min 7 ft (2.13 m)	5 ft (1.52 m) on one side
Above 01 Kanal upto 02 Kanals	Min 10 ft (3.05 m)	Min 07 ft (2.5 m)	5 ft (1.52 m) (on one side)
Above 02 Kanal	Min 20 ft (6.01 m)	Min 10 ft (3.05 m)	10 ft (3.05 m) (on both side)

- * **Notwithstanding** the provision under Section-3.8.1 no mandatory open spaces shall be required in case of mosques.
- * **Notwithstanding** the provisions under 2.1.1 (a & b) above, a guard room measuring not more than 100 Sft (9.3 Sq.m) with 8 feet height is permissible near main gate in case of apartment building.
- * **Notwithstanding** the provisions under 2.1.1 (a & b) above, the construction of drain, sewer, septic tank, cess pool, filter or other structure in connection with disposal of waste liquid or open garden tank or private swimming pool is permissible, provided that no roofed building are attached to any of them.

2.1.2 Building Height

- a. The height of any residential building having plot area upto 2722.5 sft other than Apartment Buildings abutting roads having Right of Way upto 25 feet measured from the crown of the road to the top of the parapet wall shall not exceed 38 feet (11.58 m) as applicable in approved schemes (clause 2.2.3) and the minimum clear height of each storey, other than the basement, shall not be less than 9-ft 6-inches (2.9 m), measured from finished floor level upto underneath of the roof slab above (see Fig 2.1.2(a)i).
- b. The height of any residential building having area above 2722.5 sft and above other than Apartment Buildings abutting roads having right of way more than 25 feet measured from the crown of the road to the top of the parapet wall shall not exceed 45 feet (13.71 m) as applicable in approved scheme (clause 2.2.3) and the minimum clear height of each storey, other than the basement shall not be less than 9-ft 6-inches (2.9 m)), measured from finished floor level upto underneath of the roof slab above (see Fig 2.1.2(a)ii).

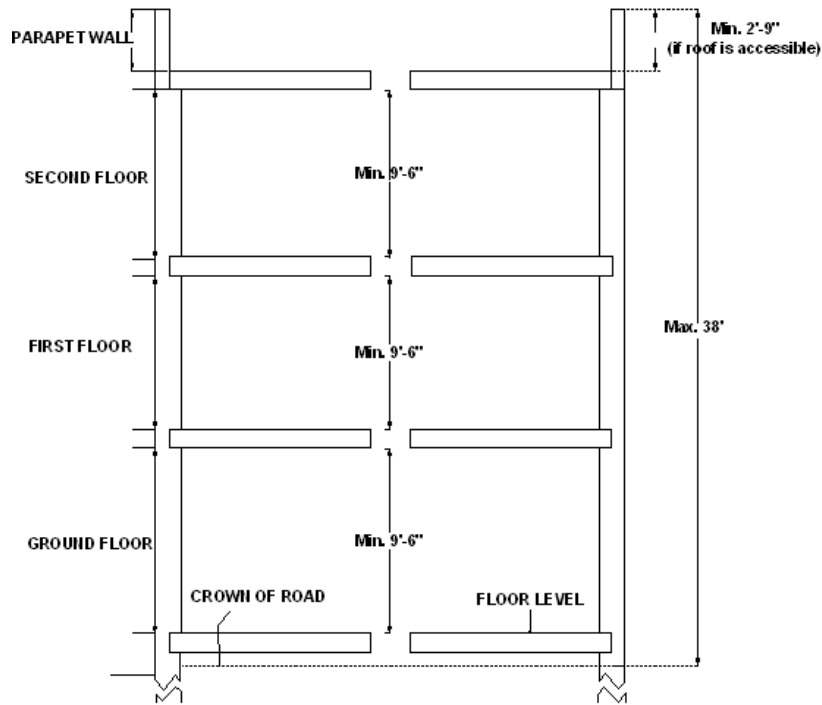


Fig-2.1.2(a)i Height of Residential Building upto 25 ft wide roads

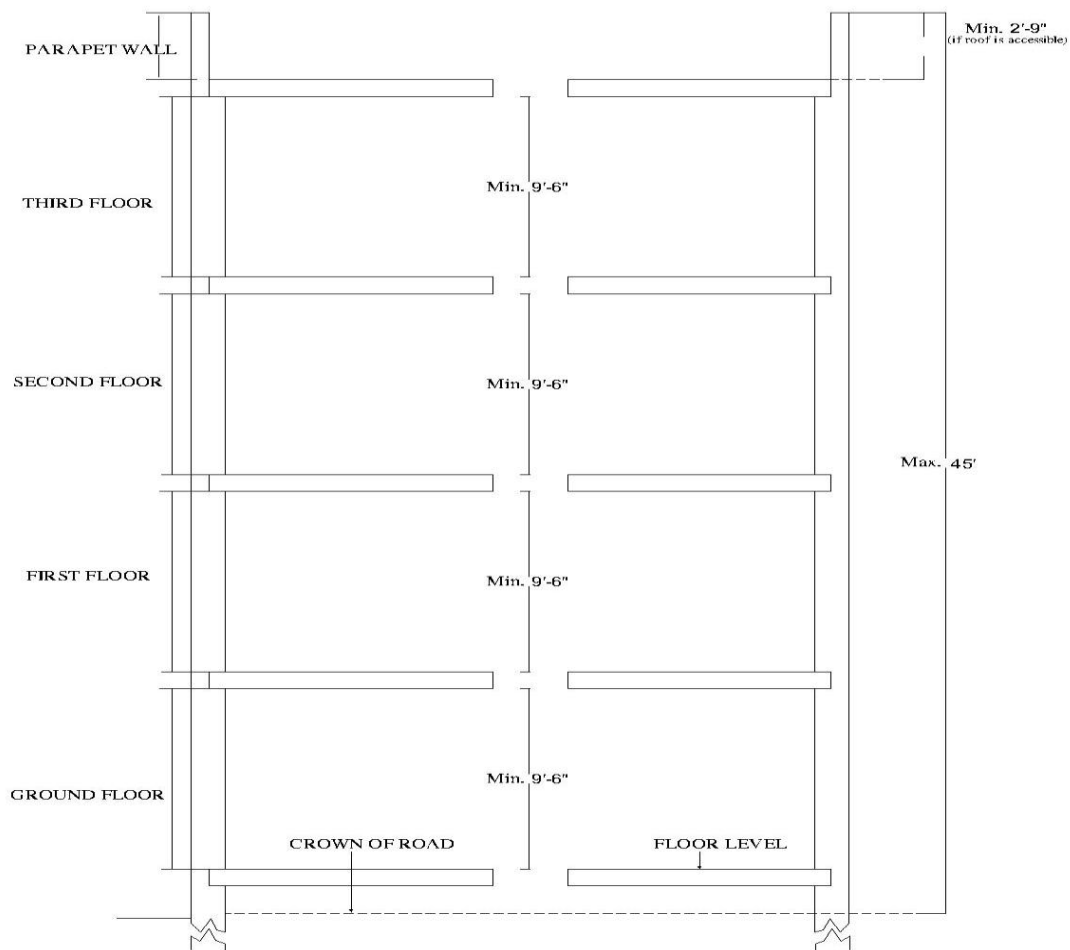


Fig-2.1.2(a)ii Height of Residential Building above 25 ft wide roads

2.1.3 Ground Coverage and Floor Area Ratio (FAR)

For buildings abutting on roads having more than 25 ft (7.62m) right of way, the FAR and ground coverage shall be as applicable in approved schemes. Whereas FAR and ground coverage on roads having right of way upto 25 ft (7.62m) shall be as follows:

Plot Size	Max. Ground Coverage	Max. FAR
Upto 5 Marla	85%	1:3
Above 5 Marla upto 10 Marla	80%	1:2.3
Above 10 Marla upto 30 Marla	70%	1:2.8
Above 30 Marla upto 2 Kanal	65%	1:2.6
Above 2 Kanal	60%	1:2.4

2.1.4 Porch

Car porch not exceeding 20-ft (6.1m) in length shall be permissible in the side space. In case of corner plots car porch shall be permissible along longer side. In case of sites having requirement of minimum 5-ft (1.5m) side space, construction of a room over the car porch equal to its area shall also be permissible.

2.1.5 Toilet / Bathroom

A toilet / bathroom not exceeding 40 sq ft (3.72 sq.m) in area and 8 ft (2.44m) in height can be constructed in the rear corner towards the dead wall as an integral part of main building.

2.2 Approved Housing Schemes / Land Sub-Divisions

2.2.1 Mandatory Open Spaces

Plot Size	Building Line	Rear Space	Side Space
Up to 5-Marla	Not required	Not required	Not required
Above 5-Marla & up to 10-Marla	5-ft (1.52-m)	5-ft (1.52-m)	Not required
Above 10-Marla & upto 1-Kanal	10-ft (3.05-m)	7-ft (2.13-m)	5-ft (1.52-m) (on one side)
Above 1-Kanal but less than 2-Kanal	10-ft (3.05-m)	7-ft (2.13-m)	5-ft (1.52-m) (on both sides)
Above 2-Kanal	20-ft (6.1-m)	10-ft (3.05-m)	10-ft (3.05-m) (on both sides)
Apartment Building	30-ft (9.15-m)	13-ft (3.96-m)	13-ft (3.96-m) (on both sides)

2.2.2 Building Height

- The height of any residential building other than apartment buildings measured from the crown of the road to the top of the parapet wall shall not exceed as described in Section-2.2.3.
- No residential building other than apartment building shall contain more storeys as described in Section-2.2.3 and the minimum clear height of each storey, other than the basement, shall not be less than 9-ft, 6-inches (2.9-m) measured from finished floor level upto underneath of the roof slab above.

2.2.3 Ground Coverage, Floor Area Ratio (FAR), Height, Number of storey and parking requirements.

Maximum Ground Coverage, Floor Area Ratio (FAR), Height, No. of storey and parking requirements shall be as described:

Plot Size	Max. No. of storey (excluding basement)	Max. Ground Coverage	Max. Height	Max. FAR	Minimum Parking Provision
Up to 5 Marla	03	80%	38ft	1:3	Not Mandatory
Above 5 Marla & Up to 10-Marla	03	75%	45ft	1:2.75	Not Mandatory
Above 10 Marla & Up to 1-kanal	04	70%	45ft	1:2.8	1 Car
Above 1 Kanal & Up to 2-Kanals	04	65%	45ft	1:2.8	2 Car
Above 2 Kanals	04	55%	45ft	1:2.6	3 Cars

- a. Basement is included in F.A.R.
- b. Structure stability certificate, structural drawings and calculations are required above 45-ft (4 storey) duly vetted by the Structural Engineer on panel of the MCS.
- c. In case of amalgamation, building bye-laws of the resultant plot size shall be applicable.
- d. Applied only on new proposed and re-build plan.

2.2.4 Porch

As provided in Section- 2.1.4

2.2.5 Toilet / Bathroom

As provided in Section- 2.1.5

2.2.6 Farm House

- a. The number of storey permissible in a Farm House shall not be more than two with a maximum building height of 30ft (9.15m) and one basement may be permitted in Farm House.
- b. The mandatory spaces as provided for 2-Kanal and above in the Section- 2.2.1 shall be applicable.
- c. Maximum ground coverage shall be 30% upto 40 Kanals. If land is above 40 Kanals, the ground coverage will not be more than 30% of 40 Kanals.
- d. In case the Farm House accommodates dairy / poultry farm activities then appropriate standards and protective measures as per Pakistan Environmental Protection Act-1997, or any other applicable regulations / laws shall be complied with by the builder.

2.3 Predominantly Open Areas

2.3.1 Mandatory Open Spaces:

The permissible building line shall be the same as provided in Section- 2.2.1 and the other mandatory spaces shall be as follows:

Frontage of Plot	Rear Space	Side Space
Less than 30ft (9.15m)	5 ft (1.52 m)	Not required
30ft (9.15m) & above but up to 50ft (15.24m)	5 ft (1.52 m)	5 ft (1.52 m) on one side
Above 50ft (15.24m) & up to 70ft (21.34m)	10 ft (3.05 m)	5 ft (1.52 m) on one side
Above 70ft (21.34m)	10 ft (3.05 m)	10 ft (3.05 m) on one side

2.3.2 Building Height

As provided in Section- 2.2.2

2.3.3 Ground Coverage and Floor Area Ratio (FAR)

As provided in Section- 2.2.3.

2.3.4 Porch

As provided in Section- 2.1.4.

2.3.5 Toilet / Bathroom

As provided in Section- 2.1.5.

2.3.6 Farm House

As provided in Section- 2.2.6.

2.4 Professional Activities allowed in a Residential Units

A part, not exceeding 25% of the floor area of a residential building can be used subject to formal permission from the Competent Authority as office associated with the resident's profession e.g. a doctor's clinic or office, a lawyer's office, engineer's office, town planner's office, architect's office, accountant's office or other technical consultant's office etc. This facility shall be available only to a resident holding both a professional degree from a recognized University and registration with a Council or statutory body duly constituted under a Federal or Provincial Enactment. If the resident of a Housing Unit happens to be a tenant, he will also be required to submit a no objection certificate from the owner in this regard.

2.5 Apartment Buildings

The apartment building can be allowed in earmarked apartment site(s) in approved schemes, residential plot(s) in approved schemes and areas other than approved schemes.

Plot Size	ROW of Road	Max Ground Coverage	F.A.R	Storey	Height (Including parapet wall)
Min 10 Marla upto less than 1	Min 30 feet	75%	N.A	G+3	Upto 48 feet

Kanal					
Min 1 Kanal and less than 2 Kanal	Min 40 feet	70%	N.A	G+6	Upto 90 feet
Min 2 Kanal and less than 4 Kana	Min 40 feet	70%	1:6	G+9	Upto 120 feet
Min 4 Kanal and less than 8 Kanal	Min 60 feet	65%	1:8	G+14+Service Floor	Upto 200 feet
Min 8 Kanal and less than 12 Kana	Min 80 feet	65%	1:12	G+23+Service Floor	Upto 300 feet
Min 12 Kanal and above	Min 80 feet	60%	Above 300 feet increase in F.A.R @ 4% Proportionate to height (e.g if height is 400 ft then F.A.R will be 400x0.04=16)	(No Restriction), NOC from CAA	Above 300 feet

Note:

- (1) The parking in the setback areas and mandatory spaces will not be allowed and will be used for pedestrian walkways or green spaces. However, in case of addition, alteration or revise plan if the parking already approved in the plan will remain intact.
- (2) The apartment building in approved private housing scheme shall be constructed at designated site, however, if someone intends to raise apartments on residential plot(s) of approved private housing scheme, the permissible height, coverage and FAR as defined for plot size upto 1 Kanal will be applicable.
- (3) In case of less ROW of road as prescribed for plots upto 4 Kanals, the permitted height may be allowed subject to the provision of setback.

(a) Mandatory Open Space for Apartment Building shall be as follows:

Plot Size/zone	Building Line	Rear Space	Side Space
10 Marlas to 30 Marlas	10 ft (3.05)	7 ft (2.13 m)	5 ft (1.52 m) (on one side)
Above 30 Marlas but less than 2-kanals	10 ft (3.05)	7 ft (2.13 m)	5 ft (1.52 m) (on both sides)
2-kanals & above	30-ft. (9.15 m)	13 ft (3.96 m)	13 ft (3.96 m) (on both sides)

*Notwithstanding the provisions of above, a guardroom measuring not more than 100 sq ft (9.29 sq m) in area with 8 feet height is permissible near the gate in case of apartment building.

- i. Structure Stability Drawings / Calculations are required above 04 Story.
- ii. Two or more adjoining (side by side and/or back to back) plots can be amalgamated by considering the plot size category. Amalgamation is though applicable in neighborhood plots but height will not be allowed for the resultant plot.
- iii. Multiple Ownership for amalgamation is allowed.
- iv. Extra height charges above 45 feet (Rs. 60/- per sft of covered area)

- v. Convenience shop at neighborhood level will be allowed on ground floor for grocery, barbour and daily needs items in Apartment Building subject to the following conditions:
 - a. Optional provision of a single Mohallah shop (max. area 450 sft.) on ground floor in a 10-Marla apartment building.
 - b. Optional provision of two Mohallah shops (max. area 450 sft. each) on ground floor in a 1-Kanal apartment building.
 - c. In addition to convenience shops, the community use on ground floor will not be permissible in apartment building having a plot area of less than 2 Kanal
 - d. Optional provision of Mohallah /community use as per need units (max. 4 shops on ground floor) in an apartment building of 2-Kanals and above.

(b) Violation in mandatory spaces are non-compoundable

Further, in case of removal of partition wall(s) at any stage without approval from the competent authority, the MCS will revoke the approval and necessary action will be initiated as per law.

2.6 Additional Requirements

- i. Pillars construction is allowed in residential 3 storey buildings and compulsory for buildings having 04 storeys and above.
- ii. Lift may be provided in residential buildings.
- iii. No billboard and hoardings shall be allowed on residential plots.
- iv. Plots abutting 60-ft and above right of way, separate plans for basement shall be submitted and sanction will be released in the first phase in residential buildings.
- v. For determination of building completion date for issuance of completion certificate of residential building, the utility bills of electricity and sui gas installation may be considered by the competent authority.
- vi. Rain water invert wells for houses having area of more than 5-Marla shall be provided to increase water aquifer level and less disposal activity (less consumption of electricity / diesel at Disposal Station)
- vii. Overhead water tank shall be provided in all types of residential buildings
- viii. In residential building insulation of outer walls, roofs and windows shall be provided for energy efficiency.
- ix. Walls facing sun shall be insulated in residential buildings.
- x. At least two light points for each residential and commercial building shall be provided for security purpose.
- xi. There shall not be more than two light points in the room having covered area 125 sft or less
- xii. Debris / building material shall not be allowed to keep on the road. The owner will be responsible to keep clear the facing road. In case of violation the Enforcement Inspector shall be responsible to take action under the relevant provisions of Punjab Local Government Act, 2019.

2.6.1 (a) No Building Plan shall be approved without frame structure for more than 03 storey buildings.

(b) Building plan sanction of multi-storey building will be released in following stages in such way that grey structure including all partition walls must be completed in all aspects i.e. (partition wall for rooms, kitchen, bathrooms, etc) before release of next stage:

- i. Pilling / Excavation Plan for basement including design of retraining structure, Basement upto plinth level / foundation plan for ground floor including design of foundations for pillars when no basement is proposed etc. (Stage-I).
- ii. Upto Second Floor i.e. 38-ft height (Stage-II).
- iii. Above 38-ft height upto permitted building height (Stage-III).