



# **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**

### 3.1 Different categories of plots falling in Central Business District, Other Commercial Areas / roads specified in the Master Plan / Any other Local Area Plan / Action Area Plan and Converted Plots:

3.1.1 Allowed coverage, FAR, No. of storey, height, plot size and minimum ROW of road are as under:

Plot Size	ROW of Road	Max Ground Coverage	F.A.R	Storey	Height (Including parapet wall)
Upto 10 Marla and less than 1 Kanal	Upto 30 feet	87%	N.A	G+3	Upto 50 feet
Min 1 Kanal and less than 2 Kanal	Min 30 feet	87%	N.A	G+6	Upto 90 feet
Min 2 Kanal and less than 4 Kana	Min 40 feet	75%	1:5.5	G+9	Upto 120 feet
Min 4 Kanal and less than 6 Kanal	Min 60 feet	65%	1:8	G+14+Service Floor	Upto 200 feet
Min 6 Kanal and less than 12 Kanal	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 $400 \times 0.04 = 16$ )	(No Restriction), NOC from CAA	Above 300 feet

**NOTE:**

- The increase in FAR above 300 feet in Skyscraper Zone shall be proportionate to the actual proposed height.
- Determination of FAR within Skyscraper shall be made on the basis of formula given in above table.

#### 3.1.2 Setback on Upper Floors

Instead of constructing boxes Architect may provide offsets at upper floors after appropriate height intervals for beautification.

#### 3.1.3 Chamfer

Chamfer at ground floor at both rear corners shall be provided in case of multi storey buildings.

### 3.2 Central Business District

As mentioned under clause 3.1

3.2.1 Mandatory Open Spaces

No mandatory open spaces are required in plots reserved for commercial / office use in the Central Area.

3.3 Main Civic and Commercial Centers & Neighborhood Commercial Areas

3.3.1 Mandatory Open Spaces

No mandatory open spaces are required in commercial / office buildings use in the Main Civic and Commercial Centers including Divisional and District Centers & Neighborhood Commercial Areas. In case of basement, the level of arcade shall not be more than 6 inches from the adjoining road level.

3.3.2 Building Height, Ground Coverage, Storey, Parking and Floor Area Ratio (FAR) are as under:

Plot Size	Ground Floor Coverage including Arcade & subsequent floor	F.A.R	Storey	Height (Including parapet wall)	Parking Requirement
Less than 4 Marla	7/8th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	N.A	G+3	Upto 38 feet	Not Required
Above 4 Marla Up To 10 Marla	7/8th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	N.A	G+5	Upto 72 feet	One car space for 1500 sft useable Area
Above 10 Marla upto 1 Kanal	7/8th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	N.A	G+6	Upto 90 feet	One car space for 1500 sft useable Area
Above 1 Kanal Up TO 4 kanal	7/8th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	1:5.5	G+9	Upto 120 feet	One car space for 1500 sft useable Area
Above 4 Kanal Up To 8 Kanal	7/8th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	1:8	G+14+Service Floor	Upto 200 feet	One car space for 1500 sft useable Area
Above 8 Kanal Up To 12 Kanal	7/8th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	1:12	G+23+Service Floor	Upto 300 feet	One car space for 1500 sft useable Area
Above 12 Kanal	7/8th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	Above 300 feet increase in F.A.R @ 4%Proportion ate 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	One car space for 1500 sft useable area

- a. Only one basement is allowed with a maximum depth of 12ft (3.66m) from the road level for plot area upto 1-Kanal. However, plots having area more than 1-Kanal may have more than one basement.
- b. Amalgamation of plots is allowed, whereas sub division of plot in Civic Center is strictly prohibited.

3.4   **Converted Plots under the applicable Land-Use Rules as notified from time to time**

The following building bye-laws shall be applicable to all the converted plots under 3.1:

3.4.1   **Mandatory Open Spaces**

The building lines for all categories of converted plots shall be as specified by the Commercialization Committee except the roads defined under section 7.1.2 of these bye-laws. The other mandatory open spaces shall be as follows:

Plot Size	Rear Space	Side Space
Up to 5 Marla	Not required	Not required
Above 5 Marla & up to 10 Marla	5 ft (1.52 m)	Not required
Above 10 Marla & up to 1.5 Kanal	7 ft (2.13 m)	Not required
Above 1.5-Kanal up to 2-Kanal	7 ft (2.13 m)	Not required
Above 2-Kana	13 ft (3.96 m)	13 ft (3.96 m) (on one side)

3.5 **Predominantly Open Areas**

The Building Bye-Laws for commercial buildings in predominantly open areas (specified in the Master Plan) excluding the areas under 3.1, shall be the same as specified for the converted plots.

3.6   **Areas Approved As General Commercial and Special Commercial**

The detail of commercial land uses as permitted and permissible provided in Punjab Land Use Classification Re-Classification and Re-Development Rules, 2009.

3.6.1   **Ground coverage, FAR, No. of storey and height**

As provided in clause 3.1.1.

3.7   **Bye-Laws for sites reserved for Public Buildings in Approved Housing Schemes**

3.7.1   **Mandatory Open Spaces, FAR and maximum Ground Coverage**

Plot Size	Building line	Rear Space	Side Space (on both sides)	Max. FAR	Max. Ground Coverage
Up to 1 kanal	10 ft (3.05 m)	5 ft (1.52 m)	5 ft (1.52 m)	1:3	65%

Above 1 kanal & up to 2-Kanal	20 ft (6.1m)	10 ft (3.05 m)	10 ft (3.05 m)	1:3	60%
2-Kanal and above	30 ft (9.15m)	15 ft (4.57 m)	15 ft (4.57 m)	1:3	55%

- Note:**
- a. Notwithstanding the provision under Section-3.8.1 no mandatory open spaces shall be required in case of Mosques / Masjid except front building line / setback according to plot category / zone. However, proper parking space for major religious buildings should be provided.
  - b. In case of educational institutions, a separate lane for pick and drop purposes shall be provided within the plot area but outside the boundary wall by providing 15ft wide space within the setback area.

**3.7.2 Building Height.**

Plot Size	F.A.R	Storey	Height (Including parapet wall)	ROW of Road (For converted Building Site)	Parking Requirement
Upto 10 Marla and less than 1 Kanal	N.A	G+3	Upto 48 feet	Min 30 feet	As mentioned at 3.1.1
Min 1 Kanal and less than 2 Kanal	N.A	G+6	Upto 90 feet	Min 30 feet	-do-
Min 2 Kanal and less than 4 Kanal	1:5.5	G+9	Upto 120 feet	Min 40 feet	-do-
Min 4 Kanal and less than 8 Kanal	1:8	G+14+Service Floor	Upto 200 feet	Min 60 feet	-do-
Min 8 Kanal and less than 12 Kanal	1:12	G+23+Service Floor	Upto 300 feet	Min 80 feet	-do-
Min 12 Kanal and above	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 400x 0.04=16)	(No Restriction), NOC from CAA	Above 300 feet	Min 80 feet	-do-

**3.8 Construction of minarets of religious Building in built up area as well as in approved scheme**

Mosque minarets will be allowed irrespective of the height limit of the area subject to structure stability and certificate from the resident engineer that he will supervise the construction.

**3.9 Theatres, Concert Halls, Marriage Halls, Clubs, Exhibition Halls and Banquet Halls.**

Notwithstanding the provisions under chapter 2 and 3, the above uses shall be permitted at a minimum plot size of 4 Kanal with a building line of 30ft and 13ft at the rear and both sides of the plot.

**3.10.1 Temporary Marquee.**

Temporary Marquee of steel structure with fire ratted material sheet can be allowed on commercial/converted plots of area measuring 4 Kanal and above subject to provision of NOC/certification from Civil Defense/Rescue-1122 and structure stability certificates. However, the building line of 30ft and 13ft mandatory spaces shall be kept clear on both sides and rear of the plot and parking shall be provided as prescribed for marriage halls.

**3.10.2 Permanent Marquee on commercial area or converted land subject to fulfillment of requirements of land-use rules.**

Minimum Area of the Land	:	04-Kanals
Parking Area	:	1- car space for every 500 sft of covered area
Front House Line	:	30 feet
Side Spaces	:	13 feet (on both sides)
Rear Space	:	13 feet

**3.10.3Requirement for marquee site in light of order of Supreme Court of Pakistan**

- i. Marquee of steel structure with fire rated material sheet based upon single storey structure abutting on road having minimum right of way of 60 feet may be installed on land temporarily commercialized, except in prohibited area, subject to following:

Minimum Area of the Land	:	04-Kanals
Parking Area	:	1 car space for every 500 sft of covered area
Front House Line	:	30 feet
Side Spaces	:	13 feet (on both sides)
Rear Space	:	13 feet

- ii. **Establishment of banquet hall in Civic Centre/Commercial Centre**
  - a. Plot size minimum 1 Kanal
  - b. Parking Requirement: One car space for every 500 sft of covered area in the building or nearby not beyond 100 meter approx.
- iii. **Restriction and Regularization of existing marriage hall/ banquet hall/ marquee**

No property located on road (List-A) shall be used for marriage hall/ banquette Hall/ Marquee unless the following conditions are fulfilled:

- a. The main size of plot /category is 2-Kanals
- b. Parking requirement for One car space for every 500 sft of covered area
- c. The owner /occupant shall adherer to other provisions of building and Building and Zoning Bye-Laws in force and subject to the payment of fee.

- iv. Existing marriage hall/ banquette hall/ marquee falling on frozen road (List-B), or areas not permitted for shall be removed /dismantled by the owner /occupant with immediate effect
  - a. In case of non-compliance the MCS will remove /dismantle the structure at the risk and cost of the owner /occupant
  - b. In case the owner /occupant intends to continue the existing marriage hall/banquette hall/ marquee , he may do so subject to fulfillment of the following conditions not later than 30 days:
    - i. Parking Requirement : One car space for every 500 sft of covered area
    - ii. The owner occupant shall adhere to the other provisions of building and Building and Zoning Bye-Laws in force and subject to the payment of fee.
    - iii. In case the conditions defined are fulfilled, the owner /occupants can continue the existing marriage hall/ banquette hall/ marquee upto 5 years and not beyond that

### 3.11 Bye-Laws for Bus Stands and Filling Stations

#### 3.11.1 Bus / Mini Bus / Truck Terminal

- a. The minimum plot area shall be as per requirements of the Government.
- b. Maximum building height of any structure at the Bus Stand shall not exceed 30ft (9.15m) or 2 floors.
- c. Covered area excluding parking sheds shall not exceed 20% of the plot area.
- d. Minimum building line shall be 20ft (6.1m) and a minimum of 10ft (3.05m) space shall be left on remaining three sides.
- e. Access shall be limited to only one exit and one entry.

**Note:** All requirements of motor vehicle laws shall be complied with.

#### 3.11.2 CNG / Petrol Filling Stations

- a. A minimum of 20 ft (6.1m) building line shall be provided.
- b. All structures shall be single storey.
- c. A clear space of 5ft (1.52m) shall be provided on both sides and at the rear.
- d. Turning angle for Entry / Exit points from the adjoining road shall be less than 45 degree.
- e. Access shall be limited to only one exit and one entry.
- f. The minimum requirements as per policy issued by the Government of the Punjab, Industries, Mines and Minerals Department are as under:

Category	Min. Area	Min. Row	Min. Front
Petrol Pump	1-1/2 kanal	60ft	70ft
CNG Station	1 kanal	60ft	60ft

**Note:**

- a. All requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies shall be complied with by the builder.



### 3.12 Additional Regulations

Following additional Regulations shall also be applicable:

- a. The floor level of mandatory open spaces for all buildings shall not be more than 6 inches higher or lower than the adjoining road level.
- b. No boundary wall between two adjoining commercial buildings to improve access of utility vehicles.
- c. Vehicular entry and exist shall be provided.
- d. Except emergency exits, window and other openings on the upper floors shall not be allowed, which may adversely affect the privacy of adjoining properties.
- e. Parking shall be provided as laid down in these Building Bye-Laws.
- f. No structural changes shall be allowed in the buildings after grant of temporary / annual commercialization.
- g. The side spaces between two commercial buildings shall be kept at the same level for common use.
- h. Parking basements can be constructed according to the soil conditions / water table in the particular area.
- i. For mega projects, FAR, Ground Coverage, Height and similar architectural / planning aspect shall be decided by the MCS on the request of owner(s) in case of any difficulty, hardship pertaining to planning / building standers and maximum building plan period.
- j. For energy efficiency, all new commercial buildings shall provide LED lights for lighting.
- k. In all new commercial buildings shall provide solar energy systems at least for corridors lights.
- l. For plots abutting on 60ft and above right of way, separate plans for basement shall be submitted and sanctioned released in the first phase in residential buildings.
- m. Requirement of NOC from the Civil Aviation Authority shall mandatory as per relevant Rules of Civil Aviation Authority and directions received from time to time in multi-storey building above 300-ft.
- n. For determination of building completion date for issuance of completion certificate of residential buildings the utility bills of electricity & sui gas installation may be considered by the Authority.
- o. For determination of building completion date for issuance of completion certificate of commercial and industrial buildings less than 5-Marla the utility bills of electricity & sui gas installation may be considered by the Authority. For plots of more than 5-Marla the property tax certificate issued by the Excise and Taxation shall be considered by the Authority.
- p. Underground water tank and overhead water tank shall be provided in all types of buildings.
- q. In commercial building insulation of outer walls, roofs and windows shall be provided for emergency efficiency.
- r. In multi-storey buildings, the outer window glass shall be double glazed / heat resistant and tinted in order to control air leakage.
- s. Walls facing sun shall be insulated in residential and commercial buildings.
- t. The roofs and sun facing buildings sides shall be insulated.
- u. Heat / Light repellent paints shall be used on outer walls of buildings.
- v. The lighting system of buildings shall comply with the provisions of Building Code of Pakistan (energy provisions-2011) and LED lights shall be installed in commercial buildings in place of conventional incandescent bulbs.
- w. For false ceiling and wooden paneling fire ratted building material shall be used with proper fire safety measures.

### 3.13. Areas Subjected To Special Control

1. Government House Precincts.

2. Special Heritage Area
3. Special Premises.
4. Government House Area Scheme (GHAS).

### 3.13.1 Special Heritage Area

- a. Not be physically sub-divided.
- b. Have minimum building line of 50 feet (15.24 m).
- c. Have a maximum height of 38 feet (11.58) extra height to be allowed as per prevalent policy but shall not be beyond 70 feet subject to payment of extra height charges.
- d. Comply (for side and rear spaces) with all other regulations applicable to residential plots of the size of 2-Kanal (840 sq.m) and above.

### 3.13.2 Special Premises

In case of Special Premises declared under Punjab Special Premises (Preservations) Ordinance, 1985, the owner / builder shall acquire NOC from the Archeology Department for the following purposes:

- a. No alteration or renovation, demolition or erection of such portion of a Special Premises as is visible from out site or any part of such portion, shall be effected without the prior permission in writing of the Government or a Committee.
- b. No person shall, except for carrying out the purposes of this ordinance destroy, break, damage, injure, deface or mutate or scribble, right or engrave any inscription or sign on such portion of a Special Building.
- c. No development plan or scheme or new construction on, within a distance of 200 feet of, Special Premises shall be undertaken or executed except with the approval of the Government or Committee.

### 3.13.3 Government House Area Scheme (GHAS)

1. **Use of land:** The land comprised in the area shall not be used for a purpose of though not involving the erection of buildings inconsistent with the plan.
2. **Number of buildings on each site:** No plot shall be of a size less than that prescribed in clause IV of the schedule and not more than one building shall be erected on any one plot or two or more plots may be combined for the purpose of creation of one building.
3. **Number of Housing units in a residential building:** Except as otherwise provided a building on residential plots shall have housing units in the ration of one housing unit to 10 Marla as specified below:

- |              |                   |
|--------------|-------------------|
| a) 10 Marla  | One Housing unit  |
| b) One Kanal | Two Housing unit  |
| c) Two Kanal | Four Housing unit |

4. **Building Lines-**(a) The requirements of building line in each residential zone will as follows:
  - i. In the case of plots in 2-Kanal zone a minimum building line shall be 15ft.
  - ii. In the case of plots in one kanal zone and up to 2-Kanal the building line shall be 10 feet.
  - iii. In the case of plots in less than one kanal zone there may be no building line.

- iv. Where a building line has been prescribed, no building other than boundary wall not exceeding 7ft in height measured from the centre of the adjoining street shall be erected along the boundary line of the plot provided that nothing contained in the clause shall prevent the construction of drain, sewer, septic tank, cuss pool, filter or other structures in connection with the disposal of waste liquid of open garden tank or private swimming pool provided that no roofed building are attached to any of them.

## **5. Space at the rear buildings**

- (a) The space requirement at the rear of buildings in each residential zone will be as follows:-
  - i. In the case of plots in two Kanal zone a space of distance of not less than 15 feet extending throughout the width of the plot within the limits on the plot shall be kept clear at the rear of building except boundary wall not exceeding 7 feet in height measured from the plinth level.
  - ii. In the case of plots in less than two kanal zone, a space of a distance of not less than 10 feet extending throughout the width of the plot within the limits of the plot shall be kept clear at the rear of the building except boundary wall not exceeding 7 feet in height measured from the plinth level.
- (b) In the case of plots reserved for business use a space to be kept clear at the rear of building shall be in the form of a central court yard which shall be arranged in such a manner that minimum dimension on any one side shall not be less than 15 feet.

## **6. Space at the side of buildings.**

- a. The space requirement at the side of building in each residential zone will be as follows:
  - i. In the case of plots in two kanal zone a space of distance of not less than 10 feet extending throughout the depth of the site within the limits of the site shall be kept clear on both sides of the building such space being unobstructed by buildings except boundary walls not exceeding 7 feet in height and a car porch.
  - ii. In the case of plots in less than 2 Kanal zone each plot shall have a clear space of 5 feet at one of its sides within the limits of the site such space being unobstructed by building except boundary wall not exceeding 7 feet in height.
- b. In case of business zone no open space on either side of the buildings may be required.

## **7. Proportion of site which will be covered by buildings:**

- a. Residential zones.
  - i. In the case of plots in two Kanal zone not more than 66% of each plot shall be covered by buildings including area under car porch if built in the site space as permissible under clause 6(a)(i)
  - ii. In the case of plots in less than two Kanal zone not more than 60% percent of each plot shall be covered by buildings.

- b. In the case of plots reserved for business use not more than  $\frac{7}{8}$ <sup>th</sup> of the area of each plot shall be covered on the ground floor including arcade and not more than  $\frac{3}{4}$ <sup>th</sup> on the subsequent floors.

## **8. Plot Floor Area Ratio:**

In the case of plots meant for residential buildings plot / floor area ratio shall not exceed 1: 1 .25.

## **9. Height of buildings:**

### **a. Residential:**

- i. The top of the plinth of the building shall not be less than 1 feet above the highest finished level of the adjoining ground level.
- ii. The height of any residential building measured from the top of the plinth of the top of the parapet wall (except chimney stacks stair heads and water tower) shall not exceed 38 feet.
- iii. No building shall contain more than three stories and that a minimum effective height of each story shall not be less than 9 feet 6 inch.

### **b. Business Zone:**

- i. In the case of buildings in business zone the level between the arcade and shopping floor, shall not exceed 6 inches whereas the level of arcade from the centre of the road crest shall not exceed 9 inches.
- ii. Total permissible height of buildings in this zone shall not exceed 90 feet or  $1\frac{1}{2}$  times the front road width plus set back whichever is less.
- iii. Minimum effective height of arcade shall not be less than 10 feet.

## **10. Projections from the face of buildings:**

- a. No bay window, porch or any other projection shall be constructed beyond the face of the plinth.
- b. Nothing contain in clause 10(i) shall prevent the projection of:-
  - i. a window will at a distance of not more than  $2\frac{1}{2}$  inches at a height of not less than 2 feet 6 inches above the plinth and
  - ii. a sun-shade not projecting more than 3 feet in a building having a minimum of 10 feet open space all round the building within its compound and not more than 1 feet 6 inches in a building having less than 10 feet open space or with no building line at a height of not less than 7 feet clear above the plinth.

## **11. Size of Rooms:**

The minimum floor area of a room to be used for human habitation shall be 100 sq.ft.

## **12. Applicability of other Laws:**

The requirement of this scheme shall be in addition to the requirements of any Bye-Laws and Local Acts and for the purpose of building and development control within area of this scheme.

