



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

5.1 Crop, Orchard, Pasture Land, Forest, Nursery or Green House, Horticulture

- a. Minimum area for these usages shall not be less than 10-Kanal.
- b. Single storey structure in any shape not exceeding 2750 sq. ft with maximum height of 15-ft shall be permitted.
- c. No mandatory spaces are required for usages defined above.

5.2 Live Stock such as Dairy Farm, Poultry Farm, Cattle Farm, Sheep Farm or Fish Farm

- a. The minimum area for these usages shall not be less than 4-Kanal.
- b. The number of storey permissible shall not be more than two with a maximum building height of 30ft (9.15m) for construction of building.
- c. The mandatory spaces as provided for 2-Kanal and above in the Section-2.2.1 shall be applicable.
- d. Maximum ground coverage shall not be more than 50%.
- e. In case of dairy / poultry farm activities, the 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.
- f. Appropriate measures shall be provided for ultimate disposal system of the solid and liquid wastes from the premises.
- g. Distance between Poultry Farms shall be followed as under:
 - i. For Broiler / Commercial Layer Farm 1-Km.
 - ii. For Parent Stock Farms 2-Km.
 - iii. For Grand Parent Farms 3-Km.

5.3 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 not be more than 30%.
- 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.

5.4 Public or Private Recreational Park, Zoo or Wild Life Park

- a. Minimum area shall not be less than 20 Kanal;
- b. Commercial use of any portion shall not be allowed except for the purpose of gift shops, toy shops, snack bars, food stalls and booking offices;

- c. A maximum building height equivalent to a two storey building may be permitted for any of the commercial purpose mentioned in clause (2); and
- d. Total covered area being used for commercial purpose mentioned in clause (2) shall not exceed five percent of the total area of the Recreational Park.

NOTE: *In case of installation of mechanical rides, regulations of mechanical rides, Bye-Laws-2016 notified by the Government shall also be applicable in addition to the requirement of these Bye-Laws.*

5.5 Agricultural Machinery Workshop, Brick Kiln, Milk Chilling and Pasteurization, Basic Health Unit, Animal Husbandry Clinic, Education and Health Institution

- a. The minimum area for these usages shall not be less than 2-Kanal.
- b. The number of storey permissible shall not be more than two with a maximum building height of 30ft (9.15m) for construction of building excluding chimneys.
- c. Mandatory Open Spaces, Maximum Coverage Area & FAR shall be as follows:

Plot Size	Front space	Rear Space	Side Space (on both sides)	Max. FAR	Max. Ground Coverage
2-Kanal & above	20 ft (6.1m)	10 ft (3.05m)	10 ft (3.05m)	1:2	50%

- d. In case of brick kiln 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.

5.6 Country Club, Community Facility or Public Utility

- a. The minimum area for these usages shall not be less than 8-Kanal.
- b. The number of storey permissible shall not be more than two with a maximum building height of 30ft (9.15m) for construction of building excluding chimneys.
- c. Mandatory Open Spaces, Maximum Coverage Area & FAR shall be as follows:

Plot Size	Front space	Rear Space	Side Space (on both sides)	Max. FAR	Max. Ground Coverage
8-Kanal & above	50 ft (15.24m)	20 ft (6.1m)	20 ft (6.1m)	1:3	65%

5.7 Fruit, Vegetable, Grain and Cattle Market

The time to time directions issued by the government or standards of market committee or any other departments shall be applicable.