

Builder's Guide

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I. Introduction.


The object of this booklet is to provide ready and practical information to the public regarding the Law, procedure and ~~problems of building control in KARACHI~~. It is hoped that many misunderstandings will be cleared and also the inconvenience to the public in running about inquiring one thing or the other will be eliminated. It is now well recognised that without active cooperation and enlightened support of the public, no public organisation can achieve its ends. In a democratic society it is all the more necessary to keep the public well informed about the activities of the public bodies, so that a general understanding and appreciation of their objects may be obtained to strengthen their hands. This booklet not only gives a general idea of the law governing the subject of building control and the procedure of the Architect Department of the Karachi Development Authority for the guidance of the public and new members of the architectural profession but also makes a brief note of the problems, policies and objects of the Department.

The control of building operation has long come to be universally recognised as a public function of essential importance to orderly growth of cities. Even in under-developed countries like Nigeria, Ghana and Malaya, the local bodies have framed their own sets of building regulations and the public is required to build all sorts of buildings in strict conformity with such regulations. This helps to maintain a certain uniformity of standards in the building activity and housing conditions, promotes the Architectural beauty of the cities and checks the cancerous growth of slums and haphazard below standard construction.

It may be emphatically stated that no regulation or control is effective unless the owners of buildings as well as the Licenced Architects fully cooperate with the Authorities. This document is, therefore, dedicated to them as the future of the City is basically in their hands.

September 1963.

M. Ahmed Ali
Chief Town Planner and Architect.



2. Legal Sanction.

Under the KDA Order of 1957 (Chapter VI) the KDA is entrusted with the functions of building control in the territory known as the Federal Capital of KARACHI and has been given necessary powers for this purpose. The duties and powers of the KDA in this field are performed and exercised by the Architect (Control) Department.

Apart from statutory provision, the KDA has, in exercise of its rule making powers, and after extensive research and under the guidance of foreign experts, framed a set of Building Regulations (Document No. KDA-4-Price Rs. 3.00). These Regulations have been duly published in the Gazette and are now in force. These Regulations have been made after a careful study of the building rules of a number of big cities of Europe, Asia and Africa and specially the Building Regulations of tropical metropolis. A few authorities and foreign institutes devoted to research in tropical architecture were also consulted on a number of questions arising from climatic conditions of KARACHI.

3. Territorial Jurisdiction of KDA.

The KDA Order and the Building Regulations apply to the entire area formerly known as Federal Capital. Recently, however, the building control within the Municipal limits, excluding certain areas comprising the KDA's Improvement Schemes, has been handed over to the KMC. The territorial jurisdiction of the KDA for the purpose of building control is given below:

Scheme No. 1	—	Drigh Road	* SCHEME NO. 3, 4 (Lambert's Industrial Estate)
⊖ Scheme No. 2	—	North Nazimabad	⊖ SCHEME NO. 2, 5, 6
Scheme No. 5	—	Clifton	SCHEME NO. 11
⊖ Scheme No. 7	—	Jail-Drigh Road, including Dawood, Kutchi Memon, Al Hikal Linquat	SCHEME NO. 12
⊖ " " 8	—	Town Coop. Housing Societies Area	
Scheme No. 10	—	Housing Societies Area developed by P. E. C. H. S., K.C.H.S.U. and M.A.M. Societies.	
Scheme No. 10A	—	Karachi Administration Housing Society Area, South of Railway Line.	
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The transfer of administration to the KMC does not, however, derogate the statutory powers of the KDA throughout the Federal Capital Area and the Town Planning permit is still required to be obtained from the KDA in respect of buildings intended to be erected even in the Municipal Limits. Any building erected without a town planning permit of the KDA would be unauthorised in law and liable to all actions under the KDA Order, including demolition.

4. Prior Permission To Build.

Under Article 67 of the KDA Order, no building work can be started without prior permission of the KDA. A construction raised without such permission runs the risk of demolition and the person responsible for such construction can be prosecuted and fined. Prior permission is necessary not only in public interest but also in the interest of the individual builders because once an irregular structure has been completed, it may be extremely costly and often impossible to bring it in

consonance with regulations and the KDA may be forced to direct its total demolition. Naturally the demolition or regularization of irregular construction involves not only the loss of the individual builder but a national loss as well. It is for this reason that the KDA invariably takes a very serious view of commencement of building work before grant of permission and approval of building plans.

5. Licenced Architects.

The building regulations are rules of considerable technical complexity and it is not possible for a layman to understand, apply and comply with these rules. Moreover, the modern techniques of building are not as simple as practised in the good old days of our forefathers, when houses were usually built with bricks, mortar and wooden planks and beams. R. C. C. construction involves complicated engineering calculations and important technicalities.

For these reasons, the KDA Regulations compulsorily require the builders to engage a qualified architect having a practising Licence of the KDA to prepare building plans in conformity with the rules and to supervise the work when it is in progress. Most of the difficulties of which the public complains result from the fact that in order to save the standard fee of a Licenced Architect, the builders engage some unqualified person who prepares their plans in utter disregard of regulations and submits the same to the KDA under the signature of one or the other of the Licenced Architects. Naturally, these plans usually consist of a number of objectionable proposals and in consequence the grant of building permission is sometimes inordinately delayed in the absence of a qualified architect to rectify these plans.

Let it be emphasized that under the regulations, it is necessary not only that the building plans are made and submitted by a Licenced Architect but it is further incumbent upon the builders to carry out the work under the supervision of a Licenced Architect. The KDA can stop any construction progressing without the supervision of a Licenced Architect and can refuse permission to occupy a building constructed without such supervision.

The first thing which a person, intending to erect a building, should do is to consult and engage a Licenced Architect who alone can guide him properly and in detail in all matters relating to the building proposal.

6. Responsibilities of Licensed Architects :

The Licensed Architect who prepares the plans and obtains approval of the KDA to such plans also owes a duty to the KDA in as much as he is required under the rules to give immediate intimation to the KDA that he has ceased to supervise the work due to some or the other reason. For day-to-day supervision of the work, the KDA has to depend upon the Licensed Architects and without their cooperation the KDA can never detect the construction carried out without qualified guidance.

In our city there is an unfortunate tendency to contravene the restrictions on the permissible extent of covered area and permissible number of storeys. This reflects upon lack of civic sense, since these restrictions are imposed in the general interest according to the principles of Architecture and Town Planning. Violations of these restrictions are ultimately bound to create unhealthy conditions. The Architects should resist the desire of their clients to exceed the prescribed limits and should try to impress upon their clients the legal consequences of such violations as well as their effect upon the standard of the building.

7. Procedure For Approval of Building Plans.

Architects are required to submit four sets of building plans, each set consisting of :

(ii) section.

(iii) elevation and

(iv) all floor plans showing drainage lines, details of built-up area and R.C.C. calculations.

Building plans must be prepared in accordance with the Building Regulations as well as the Zoning Regulations applicable in different Societies and the Schemes of the KDA.

Building plans for plots in Societies should be submitted through the Executive Officer or Secretary of the Society concerned who normally certifies the dimensions and ownership of the plot.

Building plans for plots vested in the K.E.B. or the Government may be entertained directly but they are approved subject to the sanction of the Secretary, K.E.B. and the C.D.C. respectively.

The following documents are required to be submitted along with the building plans:

- (1) An application in the prescribed form A-1 duly signed by the owner or his duly constituted attorney. Printed forms of application are supplied by the Architect Department to all Licensed Architects free of cost.
- (2) A certificate of Licensed Architect in form A-2, printed forms of certificate are supplied to all Licensed Architects.
- (3) Attested copy or photostat copy of Sale Deed, Allotment Order, P. T. O. or any other deed of title to the land.
- (4) Power of Attorney or attested copy thereof in case building plans and application for building permit are signed by attorney.
- (5) Certified extract from the Register of Rights of the City Deputy Collector and a certified sketch of the land, in case of land being situated in the city.
- (6) An affidavit stating the dimensions and area of the land and indemnifying the KDA against all liability, in case of lands obtained against evictee claims. The form of affidavit can be had from the Architect (Control) Department.
- (7) Receipt of scrutiny fee paid in respect of the building plans together with the estimate of the scrutiny fee prepared by the Licensed Architect and bearing his signatures.

The architect as well as the builders should see that the building plans are submitted in the proper manner together with the required documents, since noncompliance with formalities frequently results in unnecessary delay in the approval of plans.

8. Internal Procedure of the Department.

After submission, the plans are referred to the Building Inspector Incharge of the area concerned for scrutiny.

A set of the plans is referred by the Architect Control to the Town Planner for scrutiny from the Town Planning point of view.

All objections raised by the Town Planner and the Building Inspectors are further checked by the Assistant Architects and then communicated at one time to the Licensed Architect. It is

In the interest of their clients that the Architects should comply with the requirements and remove the objections communicated to them immediately and carefully. Frequently, the building plans are re-submitted without compliance with one or more of the requirements conveyed to the Architects, so that the proposal keeps hanging on for months without sanction.

When all objections have been removed, the building plans are submitted to Architect (Control) who as delegatee of the powers of the KDA approves the plans and issues the letter of permission.

The letter of permission contains very important conditions as well as instructions for guidance of the public. It is, therefore, necessary that the builders should carefully read and abide by these conditions and instructions.

9. Scrutiny Fee.

The builders are required under the rules to pay a scrutiny fee on the building proposal calculated on the estimated cost of construction according to the following scale:

ESTIMATED COST OF BUILDING		RATES OF FEE PER Rs. 1000.00
from	Upto	
	Rs. 5000.00	Nil
5001.00	10,000.00	00.50 Paise
10,001.00	20,000.00	01.75 Paise
20,001.00	50,000.00	Re. 1.00
50,001.00	1 lac	Re. 1.50
1,00,001.00	any amount	Rs. 2.00

The cost of construction for the purpose of scrutiny fee is estimated @ Rs. 10.00 per square foot of the covered area on ground floor and Rs. 9.00 per square foot of the covered area on upper floors.

The cost of basement, Cellar, mazzanine floor and compound wall will be calculated @ Rs. 10.00 per sq. ft. of the covered area, Rs. 10.00 per sq. ft. of the covered area, Rs. 5.00 per sq. ft. of the covered area and Rs. 8.00 per Rft. respectively.

The scrutiny fee statement is to be prepared in the following form:

Built-up area	Rate per sq. ft.	Cost
1. Covered area on Ground floor. ——— sq. ft.	@ Rs. 10.00	Rs. _____
2. Covered area on First floor. ——— sq. ft.	@ Rs. 9.00	Rs. _____
3. Covered area on Second floor. ——— sq. ft.	@ Rs. 9.00	Rs. _____
4. Covered area on Third floor. ——— sq. ft.	@ Rs. 9.00	Rs. _____
5.
6.
TOTAL :		Rs. _____

Availability fee on the total cost of Rs. _____

(Rs. : _____) (Rupees _____)

only)

Signature of
Licensed Architect

Building proposals for religious, educational or charitable purposes may be exempted from levy of scrutiny fee.

10. Standard Plans :

For the facility of the builders the Authority has prepared some standard plans for Federal 'B' Area, D. P. Colonies and Liaquatabad; addition and alterations plans for D.P. Colonies and Federal 'B' Area Quarters; and the standard Elevation plans for commercial plots in Scheme Nos. 2 and 7. These plans can be had from the Cash Branch of the Head Office on payment of fee. In case of the standard Elevation plans for commercial plots in Scheme Nos. 2, 7 and 17 (Mauripur Road,) only the elevation has to conform with the standard design.

11. Town Planning Regulations :

The Town Planning Regulations of the K.D.A. specify definite rules for the control of height of buildings, car parking requirements, bulk of buildings by plot ratio, external light angles, compulsory open space, set backs for widening of roads, set building lines and site lines etc., for the purpose of controlling and guiding the development of the city. These have to be complied with when building plans are prepared.

12. Zoning Regulations :

There are in KARACHI various Schemes, Colonies and Housing Societies. Each area has its characteristics and its own special regulations for various categories of plots in its jurisdiction. These regulations specify the control of use, sub-division of plots, number of storeys, covered area, set back etc. A complete set of zoning regulations of various area in KARACHI is given in the appendix for the guidance of all concerned.

Architects are advised to get their preliminary proposals approved by the Town Planning Control Department before preparing detailed plans for submission to Architect Control.

13. Renewal of Building Permits :

The permission for building is valid only for one year from the date on which it is granted and in case the construction is not started within one year of the approval of building plans, the permission to build and the sanction accorded to plans lapses and must be got renewed before starting construction.

14. Completion Certificate :

Under Article 68 of the KDA Order 1957, the builders are required to give a notice of complete in of the building to the KDA and comply with any requirements and to remove any objections that the KDA may make in this behalf. It may be pointed out that it is an offence punishable with fine to occupy a new building without giving notice of completion to the KDA and any person who occupies a new building without notice may be evicted therefrom by the K.D.A.

The notice of completion is required to be given in the prescribed form B-1 or C-1 (whichever applies) and should be accompanied by a certificate from the Architect in form B-2 or C-2 (whichever applies.)

The purpose of requiring such notice is to assure that the building has been constructed according to the approved plans. In case no deviation has been made from the approved plan the notice is to be given in form B-1 accompanied with Architect's certificate in form B-2.

But in the majority of cases the builders, in the course of actual construction, depart from the approved building plans. In such cases, it becomes necessary that a plan showing the building as actually erected should be submitted in quadruplicate along with notice in form C-1. This plan, which is commonly called the completion plan, has to be scrutinized again by the Architect Department in order to ensure that the deviations from the approved building plan are not inconsistent with the Building or Zoning Regulations. The KDA may require demolition or alteration of any portion of the building which involves contravention of Regulations.

In case the completion plan does not violate the Building Regulations the same is approved and an "Occupancy Certificate" is granted by the Authority which permits the applicant to occupy the building.

15. Composition fee :

During the past year, innumerable buildings have been constructed without prior permission and without sanction of the competent authority. A number of these buildings violate basic provisions of the Zoning and Building Regulations viz., construction of more than permissible number of storeys or transgression of the limits prescribed for covered area. In view of the great loss that was likely to be caused in case of demolition of such buildings, it was decided by the KDA as a matter of policy to condone the offence of unauthorised construction and/or the violations of Rules on payment of a composition fee unless the irregularity seriously affects the neighbouring properties.

16. Unauthorised buildings :

However, the KDA takes serious view of new unauthorised constructions and not only proposes to prosecute the builders responsible for such constructions but usually resorts to the drastic action of demolition. The Architect who involves himself in the construction of unauthorised structures renders himself liable to forfeiture of his Licence.

Sometime the drastic action taken by the KDA in respect of the unauthorised constructions is not favourably viewed. But the KDA has shown great reasonableness and gives much latitude in this matter. In the past years the pace of construction was very fast and shortage of accommodation provided the excuse of necessity. Perhaps the public was also not well informed about the provisions of law.

The KDA has taken into consideration these factors very liberally and that is why the KDA avoids drastic action against old unauthorised structures unless they are intolerably objectionable or create serious difficulties for the residents of neighbouring buildings. But there can no longer be any justification for raising new unauthorised constructions and the persons responsible for flouting the law with impunity cannot justly complain of the severity of action taken against them. Even now the KDA avoids outright demolition wherever it is possible to bring the structures in conformity with the rules and it is only when there is no alternative to total demolition that the KDA is forced to take drastic action.

One of the important functions of the KDA's Architect Department is to keep a check on the condition of buildings. Every rainy season we see in the press reports of collapse of buildings causing loss of precious lives and property. The buildings in the old areas of the city are usually in a deplorable condition, as most of them were evanescent property and have miserably suffered from prolonged neglect. But due to the shortage of housing accommodation in the city, the persons inhabiting a dangerous or ruinous building desperately resist any attempt to demolish the same. They would rather give their lives than let themselves be thrown on the street. In spite of full consciousness of its duty, the KDA always takes this human factor into consideration. Wherever possible the KDA has arranged for alternate accommodation for the occupants of dangerous buildings in the houses built by the KDA in the suburbs. But naturally it is beyond the means of the KDA to provide alternate accommodations and more often than not the people living in a dangerous building in the city would prefer death to shifting from the city to a KDA Colony in the suburbs.

The KDA always tries, as far as just and proper under the law, to force the owners of the building under the threat of prosecution to repair the building. However, frequently there are cases in which the condition of the building is so hopelessly ruinous that neither it would be just to the landlord nor it is lawful for the KDA to require the landlord to waste his money on its repairs. But while the tenants in all cases insist on repairs, the landlords in all cases insist on demolition.

18. Litigations.

The dangerous buildings and unauthorised structures are very frequently the subject matter of litigation in which the KDA is involved. Whenever the KDA after thorough examination of the case from all angles, decides to demolish a dangerous building or an unauthorised structure, the persons aggrieved by the proposed action rush to the Courts and obtain temporary injunctions restraining the KDA from proceeding with the action. Although in most of the cases, the injunctions are ultimately vacated, yet the KDA action is unduly delayed and the officers and staff of the Architect Department have to waste a lot of time in pursuing the litigation.

19. Interviews :

The hours for visiting the Officers of the Architect Department are fixed between 12 noon and 1 p.m for public and 11 a.m to 1 p.m for Architects, and the public as well as Architects will save a lot of their own time and also the time of public servants to avoid interviews at any other hours. Moreover, it is always better that instead of builders, their Architects should call on the officers of the Department since the requirements of the KDA, specially the technical requirements, can be quickly and fully understood and complied with by the Architects.

20. Conclusion.

The foregoing account would perhaps suggest the importance of the KDA's functions of building control, the policies and the objects which the KDA pursues in this field and the problems and difficulties which it has to meet in the discharge of its duties. Building control is a thankless job and the Architect Control Department of the KDA which is responsible for this job is often exposed to criticism for the strictness of action. But a certain measure of strictness is inevitable to maintain law and order in our city where lack of civic sense and shortage of accommodation and space frequently tempt the builders to ignore and break even the most essential regulations.

Without the cooperation of the public, the efforts of the KDA to direct the growth of the city toward amelioration of living standard and beauty of architecture are not likely to achieve complete success in foreseeable future.

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NOTE

Wherever any reference is made to "the K. M. C. Building Rules" in the forthcoming pages the K.D.A. Building Regulations 1961 must be read in its place.

The sizes and height of Kitchen, W.C., bath and rooms etc. as laid down in the K.D.A. Building Regulations 1961 should be adhered to :

Whenever the rounding off of corners is required in these appendices, the following specific requirements regarding chamfering of corners should be followed.

Width of Road	Radii to be Chamfered
From 19' to 50'	6'
From 51' to 119'	10'
From 120' to onwards	15'

Zoning Regulations for KDA Scheme No. 1, Drigh Road.

(1) General:

- (a) Sub-division of the plots shall not be permitted.
- (b) Shops or godowns shall not be allowed.
- (c) Customary home occupation shall be allowed, provided there is an external evidence of the same except a small sign not exceeding 2 sq. ft. in size.

(2) All 'A' & 'B' type plots (with areas of about 1600 sq. yards and above)

- (a) Not more than 1/4th of the plot area shall be allowed to be covered, including ancillary structures.
- (b) Height of the building (including parapet) shall not exceed 30 ft. or two storeys, whichever is less. A maximum height of 36 ft. shall be allowed for barsati and/or staircase tower provided their area shall not exceed 1/20th of the plot area.
- (c) A minimum open space of 20 ft. shall be left on all sides of the plot, and no structure shall be permitted within such minimum open space, except a garage of a height not more than 8 ft. in the rear portion of the plot.

(3) All 'C' & 'D' type plots (with areas ranging from about 600 sq. yards to about 1500 sq. yards.)

- (a) Not more than 1/3rd of the plot area shall be allowed to be covered including ancillary structures.
- (b) Height of the building (including parapet) shall not exceed 30 ft. or two storeys, whichever is less. A maximum height of 36 ft. shall be allowed for barsatis and/or staircase tower, provided their area shall not exceed 1/20th of the plot area.
- (c) A minimum open space of 15 ft. in the front 10 ft. in the sides and 20 ft. in the rear (except when the rear boundary wall abuts on a public road or on an open space in which case the minimum rear open space shall be 10 ft.) shall be left out of the plot, except a garage of a height not more than 8 ft. in there or portion of the plot.

(4) All 'F' Type plots for flats (with area of about 2,700 sq. yds.)

- (a) Not more than 1/4th of the plot area shall be allowed to be covered by the Main building, and not more than another 1/8th by ancillary structures.
- (b) Height of the building (including parapet) shall not exceed 45 ft. or three storeys, whichever is less. A maximum height of 50 ft. shall be allowed for barsati and/or staircase tower, provided their area shall not exceed 1/30th of the plot area.

(c) Minimum widths of open spaces that shall be left in the plot are as follows:—

In the front 15 ft.

In the sides and in the rear 30 ft.

except when any boundary line abuts on a side road or lane or a public open space then the minimum space on that side shall be 15 ft.

- (d) A minimum of one family or tenement shall be allowed for each 100 sq. yds of the plot area.

(RESIDENTIAL)

Zoning Regulations for K.D.A.'S Scheme No. 2 & 7 North Nazimabad,
Jail Drigh Road Karachi, respectively.

1. General :

- (a) Sub-Division of the plots shall not be permitted.
- (b) Shops or godowns shall not be allowed.
- (c) Customary home occupation shall be allowed, provided there is no external evidence of the same except a small sign, not exceeding 2 sq. ft. in size.
- (d) Unless otherwise specified, corners of all plots abutting on two intersecting roads shall be chamfered off by 6' or more.
- (e) Ancillary structures such as garage shall be allowed in the rear open space of the plot provided the height shall not exceed 8', plinth level shall not exceed 1 ft. and no parapet shall be built.

2. All 'A' & 'B' Type plots (with areas of about 200 & 400 sq. yards, respectively).

- (a) Not more than $\frac{1}{2}$ of the plot area shall be covered, including ancillary structures.
- (b) Height of the building (including the parapet) shall not exceed 16 ft. or one storey, whichever is less.

In the front

7 ft.

In the sides

5 ft. (5 ft. on one side only in case of 'A' type plots).

In the rear

10 ft.

3. All 'C' & 'D' type plots (with areas of about 600 & 1000 sq. yd. respectively.)

- (a) Not more than $\frac{1}{3}$ rd of the plot area shall be covered including ancillary structures.
- (b) Height of the building (including the parapet) shall not exceed 30 ft. or two storeys, whichever is less. A maximum height of 36 ft. shall be allowed for barsati and/or staircase tower, provided their area shall not exceed $\frac{1}{20}$ th of the plot area.
- (c) A minimum open space of 15 ft. in the front 10 ft. in the sides and 20 ft. in the rear (except when the rear boundary wall abuts on a public road or on an open space in which case the minimum rear open space shall be 10 ft.) shall be left out of the plot.

4. All 'E' & 'F', 'G' type plots (with areas of about 1500 sq. yard., respectively)

- (a) Not more than $\frac{1}{4}$ th of the plot area shall be covered including ancillary structures.
- (b) Height of the building (including the parapet) shall not exceed 30 ft. or two storeys whichever is less. A maximum height of 36 ft. shall be allowed for barsati and/or staircase tower, provided their area shall not exceed $\frac{1}{20}$ th of the plot area.
- (c) A minimum open space of 20 ft. shall be left on all sides of the plot, (except when the rear boundary wall abuts on a public road or an open space in which case the minimum rear open space shall be 10 ft.

5. All 'FL' & 'FL-A' plots (with areas of about 3000 sq. yds. and above.)

(a) Not more than $\frac{1}{4}$ th of the plot area shall be allowed to be covered by the main building and not more than another $\frac{1}{8}$ th by ancillary structures.

(b) Height of the building (including the parapet) shall not exceed 50' or four storeys whichever is less. A maximum height of 56 ft. shall be allowed for baysi and/or staircase tower, provided their area shall not exceed $\frac{1}{30}$ th of the plot area.

(c) Minimum width of open spaces that shall be left in the plot are as follows:

In the front 20 ft.

In the sides and in the rear 20 ft. except when any such boundary line abuts on a side road or lane or a public open space then the minimum open space on that side will be 10 ft.

(d) A maximum of one family or tenement shall be allowed for each 100 sq. yd. of the plot area.

(COMMERCIAL)

Zoning Regulations for Commercial Plots for KDA'S Scheme No. 2 (North Nazimabad) & 7.

1. General :

(a) Sub-Division of plots shall not be permitted.

(b) The facade of the building shall be strictly according to the sanctioned type design.

(c) The premises may be used for the following purposes :

(i) Stores and shops for conducting retail business.

(ii) Banks, Offices, Hotels.

(iii) Restaurants and similar undertakings serving food. Cottage type industries having no objectionable character subject to the following conditions.

(a) All products shall be sold at retail on premises.

(b) Not more than 25 persons shall be employed.

(c) No unpleasant noise, odour, or smoke shall be produced.

(d) No advertisement or signboards shall be fixed except as specified in the type design.

2. All S/B & 'S/C' type plots, (having areas ranging from about 400 sq. yd. to about 800 sq. yd.)

(a) Not more than $\frac{3}{4}$ th of the plot area shall be allowed to be covered.

(b) The height of the building shall be two storeys and shall neither be more or less than that prescribed in the type design.

(c) Residential flats and/or offices may be allowed on the 1st floor.

3. All SA, SD & SF type plots (having areas ranging from about 600 sq. yd., to about 2000 sq. yd.)

(a) Not more than $\frac{2}{3}$ rd of the plot area shall be covered.

- (b) The height of the building shall be three storeys and shall neither be more nor less than that prescribed in the type design.
- (c) Residential flats and/or offices may be built on the upper floors.
- (d) Off street loading and parking space for shop owners and residents its must be provided in the interior of the plot.

SCHEME No. 3 & 4

(LIGHT INDUSTRIES)

Zoning Regulations as Approved by the Board of Trustees at their
40th Meeting held on 19.4.53

- (1) OPEN SPACES : The following minimum open spaces shall be left in the plot areas :—

In the front	20 ft.	}
In the sides	20 ft.	
In the rear	20 ft.	

- (2) HEIGHT : The height of the building shall not exceed 65 ft. (chimneys, water towers excluded).

- (3) USES PROHIBITED : The following trades, industries or uses are specifically prohibited in any industrial site within the zone :

Any residential use (except as specifically permitted for essential staff).

Any commercial use except such canteens or stores which are meant as amenities for the workers of the particular factory provided that such stores shall not front on the road nor have any direct access from the public road.

Acetylene gas manufacture.

Asphalt manufacture or refining.

Boiler Works.

Bricks, pottery, tile or terra cotta manufacture.

Coke ovens.

Crematory.

Gas (illuminating or heating) storage, in excess of 20,000 cubic feet.

(HEAVY INDUSTRIES)

Zoning Regulations as Approved by the Board of Trustees at their
40th Meeting Held on 19.4.53

(1) OPEN SPACES:

The following open spaces shall be left in the plot areas:

In the front	20 ft.
In the sides	20 ft.
In the rear	20 ft.

(2) HEIGHT:

Height of the building shall not exceed 65 ft. (Chimneys, water tower excluded).

(3) USES PROHIBITED:

The following trades, industries, and uses are specifically prohibited in any industrial site in this zone.

Any residential use (except as specifically permitted for essential staff.)

Any commercial use except such canteens or stores which are meant as amenities for the workers of the particular factory provided that such stores shall not front on the road nor have any direct access from the public road.

Ammonia, chlorine or bleaching powder manufacture.

Animal black, lamp black or bone black manufacture.

Blast furnaces except cupolas or converters used in foundries.

Distillation of coal, petroleum, refuse grain, or bones.

Glue, size or gelating manufacture where the processes include the refining or recovery of products from fish, animal refuse or offal.

Grease, Lard, fat or tallow rendering or refining.

Lime, cement manufacture.

Storage of, petroleum, in excess of 20,000 Gals.

Power forging, rivetting, hammering, punching chipping, rolling or tumbling of iron, steel, brass or copper except as a necessary incident of manufacture of which these processes form a minor part, and which are carried on without objectionable noise outside the plant.

Rubber or gutta parcha manufacture or treatment shoe blacking or stove polish manufacture.

Slaughtering of animals

Wool pulling or scouring

Yeast plant

Any other trade or use that is noxious or offensive by reason of the omission of odour, dust, smoke, gas or noise."

SCHEME NO. 5

Zoning Regulations For K.D.A. Scheme No. 5 Clifton Karachi.

I. General.

- (a) Sub-division of plots shall not be allowed. (*less than 500 sq yd*)
- (b) Shops or godowns shall not be permitted. (*Residential*)
- (c) Unless otherwise specified corners of all plots abutting on two intersecting roads shall be rounded off by a radius of 10 ft.
- (d) Ancillary structures, such as gasses may be allowed within the rear open space of the plot, provided the height shall not exceed 8', (plinth level shall not exceed 1 ft) and no parapet shall be built.

II. All D&F type plots with areas of approximately 1000 Sq. yd. and 2000sq. yd. respectively.

- (a) Not more than 1/3rd of the plot area shall be allowed to be covered including ancillary structures.
- (b) Height of the building (including parapet) shall not exceed 30 ft. or two storeys, whichever is less. A maximum height of 36' shall be allowed for barsati and for staircase tower provided their area shall not exceed 1/20th of the plot area.
- (c) A minimum open space of 15 ft. in the front 10 ft., in the sides and 20 ft., in the rear (except when the rear boundary wall abuts on a public road or on an open space in which case the minimum rear open space shall be 10 ft.) shall be left out of the rear portion, of the plot.

III. All "G" type plots having areas of (3750 to 4250 sq. yard.)

- (a) Not more than 1/3rd of the plot area shall be allowed to be covered by the main building and not more than other 1/8th by ancillary structures.
- (b) Height of the building shall not exceed 42' or three storeys whichever is less. A maximum height of 50 ft., shall be allowed for barsati and or staircase tower, provided their area shall not exceed 1/30th of the plot area.
- (c) Minimum width of open spaces that shall be left in the plot are as follows:

In the front and sides	20 ft.
In the rear	30 ft.
- (d) The maximum number of flats excluding servants quarters that can be provided in a plot shall be governed by the following rules:

"Not more than one flat shall be allowed on each 200 sq. yds. of the area."

IV. All "IP" type plots with areas of 4500 sq. yd.

- (a) Not more than 1/4th of the plot area shall be allowed to be covered by the main building and not more than another 1/8th by ancillary structures.

... shall be allowed for balcony and for staircase tower, provided their area shall not exceed 1/30th of the plot area.

(c) Minimum widths of open spaces that shall be left in the plot area are as follows:

In the front and the sides	35 ft.
In the front and the sides	35 ft.
In the rear	50 ft.

(d) Not more than one flat (excluding servants quarters) will be allowed for each 150 sq. yd. of the plot area.

V. All "K" type plots with areas ranging from 1.5 Acres to 5 Acres.

These are special plots designed for accommodating embassies etc., Not more than three storeys shall be allowed in these plots. 3/4th of the plot area shall be left open. Individual site plans shall be submitted by the allottee to the K.D.A. for scrutiny and approval.

Commercial Plots.

- (a) Sub division of the plot shall not be allowed.
(b) Unless otherwise specified, corners of all plots abutting on two intersecting roads shall be rounded off by a radius of 10 ft.

2. All C/C type plots (having areas of about 600 sq. yd. each).

(a) Minimum width of open spaces that shall be left in the plot are as follows:

In the front	Not necessary.
In the sides	5' in any one side only.
In the rear	10 ft.

(b) The maximum height of the building shall be 2 storeys or 30 ft., whichever is less.

3. All D/C and F/C type plots (having areas of about 1000, 2000 sq. yd., each respectively)

(a) Minimum width of open spaces that shall be left open in the plot are as follows:

In the front	Not necessary.
In the sides	5' in any one side only.
In the rear	10 ft.

(b) The Maximum height of the building shall be 3 storeys or 45 ft. whichever is less.

4. All G/C and H/C type plots (having areas of about 3750 sq. yd. & 4,500 sq. yd. each respectively).

(a) Minimum width of open space that shall be left in the plot are as follows:

10-0' wide Area →	In the front	Not necessary.
	In the sides	10 ft. on both sides
	In the rear	20 ft.

(b) The maximum height of the building shall be 6 storeys or 72 ft. whichever is less.

~~Plc standard design.~~
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SCHEME NO. 16

Zoning Regulations for K.D.A. Scheme No. 16 Federal 'B' Area.

(In addition to the KDA Building Regulations for the Greater Karachi Area.)

PART I

(RESIDENTIAL PLOTS)

*400 sq. yds. - 1/2 covered area in 1/2
2) Can put canopy after
5'-0" from street
10'-0" from front*

1. General.

- (a) Sub-division of the plots shall not be permitted.
- (b) Shops or godowns shall not be allowed.
- (c) Customary home occupation shall be allowed, provided there is no external evidence of the same except a small sign, not exceeding 2 sq. ft. in size.
- (d) Unless specified, corners of all plots abutting on two intersecting roads shall be chamfered by 6' x .
- (e) Ancillary structures, such as garage shall be allowed in the rear open space of the plot, provided the height shall not exceed 8 ft., plinth level shall not exceed 1 ft. and no parapet shall be built.

2. All 'R' type plots (with areas of 120 sq. yd.)

- (a) Not more than 2/3rd of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 16 ft., or one storey, whichever is less.
- (c) Minimum width of open space that shall be left in the front portion of the plot shall be 7 ft.

3. All 'A' & 'B' type plots (with areas of about 200 & 400 sq. yd., respectively.)

- (a) Not more than 1/2 of the plot area shall be covered, including ancillary structures.
- (b) Height of the building (including the parapet) shall not exceed 16 ft. or one storey, whichever is less.
- (c) Minimum widths of open spaces that shall be left in the plot are as follows:

In the front	7 ft.
In the sides	5 ft. (5 ft. on one side only in case of 'A' type plots)
In the rear	10 ft.

4. All 'C' & 'D' type plots (with areas of about 600 & 1000 sq. yd. respectively.)

- (a) Not more than 1/3rd of the plot area shall be covered including ancillary structures.
- (b) Height of the building (including the parapet) shall not exceed 30 ft. or two storeys, whichever is less. A maximum height of 36 ft., shall be allowed for barsati and/or staircase tower, provided their area shall not exceed 1/20th of the plot area.
- (c) A minimum open space of 15 ft. in the front 10 ft., in the sides and 20 ft., in the rear (except when the rear boundary wall abuts on a public road or open space in which case the minimum rear open space shall be 10 ft.) shall be left out of the plot.

- (a) Not more than 1/4th of the site area shall be allowed to be covered by the main building and not more than another 1/8th by auxiliary structures.
- (b) Height of the building (including the parapet) shall not exceed 50 ft. or four storeys, whichever is less. A maximum height of 56 ft. shall be allowed for barsati and/or staircase tower, provided their area shall not exceed 1/30th of the plot area.
- (c) Same as (c) of Scheme 2.
- (d) A maximum of one family or tenement shall be allowed for each 100 sq. yard., of the gross plot area.

PART II

(COMMERCIAL PLOTS)

1. General.

- (a) The facade of the Building, including the Design of doors, jali and windows shall be strictly according to the sanctioned Type Design.
- (b) Sub-division of plots shall not be permitted.
- (c) The premises may be used for the following purposes:
 - (i) Stores and shops for conducting retail business.
 - (ii) Banks, Offices & Hotels.
 - (iii) Restaurants and similar undertakings serving food, cottage type industries having no objectionable character, subject to the following conditions:
 - (a) All products shall be sold at retail on premises.
 - (b) Not more than 25 persons shall be employed.
 - (c) No unpleasant noise, odour, or smoke shall be produced.
- (d) No advertisement or sign boards shall be fixed except as specified in the type design.

2. All L/S type plots, having an area of about 36 sq. yd.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) The height of the building shall be ground floor only and shall neither be more or less than that prescribed in the type design.

3. All B/S type plots, having an area ranging from about 480 sq. yd. to 600 sq. yd.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) The height of the building shall be two storeys and shall neither be more or less than that prescribed in the type design.
- (c) Residential flats and/or office may be allowed on the first floor.

4. All C/S type plots (having areas ranging from about 480 sq. yd. to 600 sq. yd.)

- (a) Not more than 2/3rd of the plot area shall be covered.
- (b) The height of the building shall be three storeys and shall neither be more or less than that prescribed in the type design.
- (c) Residential flats and/or offices may be allowed on the upper floors.

Part III

PLOTS FOR COTTAGE INDUSTRIES, WORKSHOP & GODOWNS.

1. General.

- (a) Sub-division of the plots shall not be permitted.
- (b) No commercial use in the frontage shall be permitted, except a show room office of the industry itself.
- (c) Not more than one residential unit for the custodian or the incharge for the industry and one quarter for the chowkidar shall be permitted in the plot.
- (d) Unless otherwise specified, corners of all plots abutting on two intersecting roads shall be chamfered by 6' x 6'.

2. Covered Area.

Not more than 2/3rd of the plot area shall be covered.

3. Set-backs.

A minimum width of 7½ ft. shall be left in the rear of the plot as open space, provided the rear boundary does not abut on a public road or open space.

4. Height.

Not more than ground and one upper floor shall be permitted.

PART IV

PUBLIC BUILDING SITES.

1. General.

- (a) Sub-division of the plots shall not be permitted.
- (b) Shops or godowns shall not be allowed.
- (c) Unless otherwise specified, corners of all plots abutting on two intersecting road shall be chamfered by 6' x 6'.
- (d) Ancillary structures such as garages, shall be allowed in the rear open space of the plot, provided the height shall not exceed 8 ft. and plinth level shall not exceed 1 ft., and no parapet shall be built.

Only such buildings shall be permitted as are essential and ancillary to the purposes for which the plot has been earmarked.

2. Plot Ratio.

The maximum permissible plot ratio shall be 2.

3. Compulsory Open Spaces.

The minimum widths of open spaces that shall be left in the plot shall be the same as the set-backs required for the corresponding residential plot sizes. The setbacks shall provided as follows:

In the sides	5 ft. (Or only one side in the case of plots of 200 sq. yd. and below).
In the rear	10 ft.
For plots of 501 sq. yd. upto 2000 sq. yd.	
In the front	15 ft.
In the sides	10 ft.
In the rear	20 ft. (Except when the rear boundary abuts on a public road or open space, in which case the open space in the rear shall be only 10 ft.)
For Plots above 2000 sq. yd.	
20 ft. all round.	

PART V

LIGHT INDUSTRIES.

A—For plots with an area of 3 acres and above, designated as 'LA' type plots.

1. General.

- (a) Sub-division of the plots shall not be permitted.
 (b) Shops or godowns shall not be allowed.
 (c) Unless otherwise specified, corners of all plots, abutting on two intersecting roads shall be chamfered by 6' x 6'.
 (d) Ancillary structures, such as garages shall be allowed in the rear open space of the plot, provided the height shall not exceed 8 ft. and plinth level shall not exceed 1 ft., and no parapet shall be built.

2. Plot Ratio.

The maximum permissible plot ratio shall be 2.

3. Compulsory Open Spaces.

The minimum widths of open spaces that shall be left in the plot shall be given below:

On the road sides	Nil
On all other sides	20 ft.

4. Residential Accommodation.

Not more than two residential units for the custodian or the in-charge of the industry and three quarters for the chowkidars shall be permitted in the plot.

5. Uses Prohibited.

Any commercial use, except canteens or stores, which are meant as amenities for the workers of the particular factory, provided that such stores shall not front on the road, no have any direct access from the public road.

Acetylene gas manufacture.
Asphalt manufacture or refining.
Boiler Works.
Brick, pottery, tile or terra-cotta manufacture.
Coke ovens.
Crematory.
Gas (illuminating or heating) storage, in excess of 20,000 cubic feet.
Grease, lard, fat or tallow rendering or refining.
Lime or cement manufacture.
Petroleum-storage of, in excess of 20,000 gallons.
Power forging, rivetting, hammering, punching, chipping, rolling or tumbling of iron steel, brass or copper, except as a necessary incident of manufacture of which these processes form a minor part, and which are carried on without objectionable noise outside the plant.
Rubber or gutta percha manufacture or treatment.
Ghee blacking or stove polish manufacture.
Slaughtering of animals.
Wool pulling or scouring.
Yeast plant.
Any other trade or use that is noxious or offensive by reason of the emission of odour, dust, smoke, gas or noise.

B—For plots with an area of less than 3 acres, designated as 'L' type plots.

1. General.

(Same as for 'LA' type plots).

2. Plot Ratio.

(Same as for 'LA' type plots).

3. Compulsory Open Spaces.

The minimum width of open spaces that shall be left in the plot shall be 10 ft., on all sides, except on the roadsides.

4. Residential Accommodation.

(Same as for 'LA' type plots).

5. Uses Prohibited.

(Same as for 'LA' type plots).

SCHEME NO. 19

Zoning Regulations for K.D.A.'s Scheme No. 19 Khudabad Colony,
Fatma Jinnah & Hyderabad Colony,

ART—I—RESIDENTIAL PLOTS

1. General.

- (a) Sub-division of the plots shall not be permitted.
- (b) Shops or godowns shall not be allowed.
- (c) Unless otherwise specified, corners of all plots abutting on two intersecting roads shall be chamfered by 6' or more, as required in Town Planning standards.
- (d) Building Regulations of K.D.A. shall be strictly enforced in addition to the following building conditions regarding covered area, height, etc.

2. Building on plot sizes of 399 sq. yd. and below.

- (a) No construction shall be allowed within 15'-0" from the centre line of existing road in the front.
- (b) Not more than 2/3rd plot area shall be covered, including ancillary structures with a maximum limit of 200 sq. yd. covered area.
- (c) Height of the building (including parapet) shall not exceed 28 ft. or two storeys (ground and one upper), whichever is less. A maximum height of 34 ft. shall be allowed for staircase tower only.
- (d) 5 ft. compulsory open space shall be left on one side and $7\frac{1}{2}$ ft. in the rear.

3. Building on plot from 400 sq. yd. and above.

- (a) No construction shall be allowed within 15'-0" from the centre line of existing road in the front.
- (b) Not more than 1/2 of the plot area shall be covered including ancillary structures.
- (c) Height of the building (including parapet) shall not exceed 28 ft. or two storey (ground and one upper) whichever is less. A maximum height of 34 ft. shall be allowed for staircase tower only.
- (d) 5'-0" open space shall be left on both sides and $7\frac{1}{2}$ ft. in the rear.

PART—II—COMMERCIAL PLOTS

1. General.

- (a) Sub-division of plots not to be permitted.
- (b) The facade of the building shall be strictly according to the sanctioned type design.
- (c) Building Regulations of the K.D.A. shall be strictly enforced in addition to the following building conditions regarding concerned area, height, etc.
- (d) The premises may be used for the following purposes:
 - (i) Stores and shops for conducting retail business.
 - (ii) Banks, offices, Hotels.
 - (iii) Restaurants and similar undertakings serving food, cottage type industries having no objectionable character subject to the following conditions:
 - (a) All products shall be sold at retail on the premises.
 - (b) Not more than 25 persons shall be employed.
 - (c) No unpleasant noise, odour, or smoke shall be produced.

2. Whole of the commercial area shall be allowed to be covered.
3. The height of the building shall be two storeys and shall neither be more nor less than that prescribed in the type design.
4. Residential flats and/or offices may be allowed on the first floor.

MINISTRY OF HEALTH & WORKS (HEALTH DIVISION)

Conditions of Buildings to be Erected in Nazimabad & D. P. Colonies, Drigh Village Colony, and Raifah-e-Am Cooperative Housing Society.

A. Plots of the sizes of 1200, 800 & 400 sq. yd.

1. The building to be constructed on the plots shall be of masonry construction of approved design suitable for residential purposes only. No shop or godown will be permitted to be constructed.

2. The building shall not exceed two storeys in height including the ground floor.

3. In 1200 & 800 sq. yd. plots no structure except platform, parapet walls, steps, underground water tanks and the dividing walls separating servants quarters and garages from the main building (the height of the parapet and the dividing walls not exceeding the height of the compound wall) will be allowed 10 ft. from the compound wall of the plot.

4. In 400 sq. yd. plots no structure except platform, parapet walls, steps, underground watertanks will be allowed on the space of 10 ft.

5. The height of the plinth shall be at least two ft. above the ground level of the road on which the plot abuts.

6. The building shall be of such architectural appearance as will harmonise with those in its surroundings and will suitably maintain the general appearance of the particular area. The facade of the building to be constructed shall be of the type and design to be approved by appropriate authorities. Necessary servants quarters, outhouse and garages will be allowed to be built on the plot.

7. Not less than the following shall be left as open space:

1200 & 800 sq. yd. plots	}	2/3 of the area.	✓
400 sq. yd. ..	}	half of the area.	✓

Such open space shall be free from any erection or obstruction subject to the following:

- (a) Steps on ground floor and platform will be excluded from the built-up area.
 - (b) Open balconies which do not exceed 4 ft. in width abutting on the outer wall of the house will be excluded from the built-up area.
 - (c) Open staircases will be excluded from the built-up area.
 - (d) Covered staircases and open or covered balcony inside the courtyard will be included in the built-up area.
 - (e) Continuous or more than 20 ft. gallery will not be allowed as free open area but will be included in the built-up area.
 - (f) Covered passages on the ground floor and covered or open passages on the upper floor will be included in the built-up area.
 - (g) Porches, bay windows and similar projections will be included in the built-up area.
8. Out-houses, stables and outside latrines shall not be laid throughout the plinth area.

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- 9. Out-houses, stables and outside latrines shall not be erected in the front portion of the plot.
- 10. Storing or exhibiting for sale timber materials or merchandises or packing cases in the premises is prohibited.
- 11. The plots will not be allowed to be sub-divided.
- 12. Rooms mentioned below shall not measure less than areas noted against each:
 - (a) Living room (including servants quarters).....140 sq. ft.
 - (b) Kitchen room (including servants quarters).....48 sq. ft.
 - (c) Bath-room (including servants quarters).....35 sq. ft.
 - (d) Water closet (including servants quarters).....16 sq. ft.
- 13. The height of the compound wall should not exceed 7 ft.
- 14. Ceiling of living rooms should not be less than 12 ft.
- 15. Corners of end plots will be rounded off by a diameter of 12 ft. and those on main roads by 15 ft. diameter to avoid blind road turnings.

B. Plots of the sizes of 216 & 133 sq. yd. 1944-1200 sq. ft.

- 1. The building to be constructed on the plots shall be masonry construction of approved design suitable for residential purposes only. No shop or godown will be permitted to be constructed.
- 2. The building to be constructed may be of one flat type tenement on each floor and should be erected so that it may abut on the street and should not be beyond the building line prescribed by the appropriate authorities.
- 3. The building shall not exceed two storeys in height including the ground floor.
- 4. The height of the plinth shall be at least two ft. above the ground level of the road on which the plot abuts.
- 5. Building shall be of such an architectural appearance as will harmonise with those in its surroundings. The facade of the buildings to be approved by the appropriate authorities.
- 6. Not less than 1/3rd of the area of the plot shall be left as open space.
- 7. Damp proof course of approved materials should be laid through the plinth area.
- 8. Rooms mentioned below shall not measure less than the area noted against each:

Living room	100 sq. ft. 10 x 10
Kitchen	35 sq. ft. 5 x 7
Bathroom	16 sq. ft. 4 x 4
Water Closet	15 sq. ft. 3 x 5

- 9. Plots will not be allowed to be subdivided.
- 10. Ceiling of living rooms should not be less than 10 ft.
- 11. Corners of end plots will be rounded off by the diameter of 12 ft. and those on main road by 15 ft. diameter to avoid blind road turnings.

Compulsory open space.

Area 400 sq. yd. from Main road 10' and from one boundary 7 1/2'
 Area 800 sq. yd. from Main road 15' and other one boundaries 10.'

Built up quarters of open plots allotted for construction of quarters in D.P. Colonies :

- 1. Not more than 3/4th of the area of the plot will be allowed to be covered.
- 2. The building will not exceed by one storey with a maximum height of 14 feet.

GOVERNMENT OF PAKISTAN, MINISTRY OF HEALTH & WORKS
(HEALTH DIVISION)

FOR CONVERSION OF RULES AND REGULATIONS FOR COMMERCIAL BUILDINGS AND TRADES,
THROUGH MINISTRY OF WORKS PLANNING AND CONTROL, KARACHI, THROUGH MINISTRY OF WORKS PLANNING AND CONTROL, KARACHI, THROUGH MINISTRY OF WORKS PLANNING AND CONTROL, KARACHI,
Nazimabad and D. P. Colonies, Landhi Colony, Malir Colony, Firdous, Usmania Colony & PADO SH NAGER.

GENERAL RULES

1. Unless otherwise stipulated in these rules, Karachi Municipal Corporation building rules and specific provisions of City of Karachi Municipal Act 1933 shall be adhered to depending on the nature of the building.

2. On plots of land in commercial area, no construction shall be allowed unless it conforms to the following general rules :

- (a) The building to be constructed on the plot shall be of masonry or R. C. C. construction or a combination thereof approved design and pattern.
- (b) The height of the plinth shall be at least two feet above the crown of the road on which the plot abuts.
- (c) Sub-division of a plot shall not be permitted.
- (d) Printed markets, cinema or show houses shall not be constructed without obtaining prior permission of the Government.
- (e) Ware-houses, godowns, if built in the plot shall not abut on the main road.
- (f) Industrial undertaking or factories employing more than 25 persons shall not be allowed to be constructed.

3. Building intended to carry out dangerous and offensive trades detailed below shall be allowed :

I. Dangerous Trades of Inflammable Materials.

- (a) Timber.
- (b) Firewood in excess of 500 maunds, charcoal in excess of 300 bags, and coal in excess of 100 bags.
- (c) Hay and straw.
- (d) Matches in excess of 150 gross.
- (e) Match manufacturing.
- (f) Ghee making.
- (g) Paper making.
- (h) Sugar making.
- (i) Brush making.

II. Offensive Trades Emanating Obnoxious Smell.

- (a) Clearing, preparing, or manufacturing, by any process, of clothes in indigo, or other colours, except dyeing and cleaning.
- (b) Processing or trading in bones, tallow, oil, fat, blood, hides, skins, manure, catgut, oil, cloth fish, fine bone and hoofs.
- (c) Manufacture of Oil.
- (d) Processing of wool.

- (f) Casting of more than two moulds at a time or individually of iron, brass, copper and the like ores.
- (g) Manufacturing of chemicals, liquids and non-liquids
- (h) Strong tobacco in excess of 100 lbs, manufacturing of cigarettes, cigars and other tobacco products, other than bidi making.

4. Such of the factories and mills which produce noise, smell, smoke or other nuisance shall not be allowed to be constructed but workshops for repairing cars may be permitted.

Rule For Measuring 10' x 10' and 10' x 20'

1. The building to be erected on a plot shall be single storey, construction of masonry, bricks or RCC or a combination thereof, suitable for shops. No godown for manufacturing or processing trades shall be allowed.

- (e) Match manufacturing.
- (f) Ghee making.
- (g) Paper making.
- (h) Sugar refining.
- (i) Brush making.

2. The whole area of plots may be covered.

3. Every shop will be at least 75 sq. ft. in superficial area and shall in every part be not less than 10' high from the plinth to ceiling.

4. The gallery or loft, if any, shall be governed by specific provision in Karachi Municipal Corporation building rules.

5. Ventilating shafts, skylight or roof vents shall be provided in the building abutting on the road or street provided its depth is greater than 7'-6" from the edge of that road or street.

6. No shop shall be used as living room or be allowed to be sub-divided.

7. Damp proof course of 1 1/4" thickness of approved material shall be provided.

Rules of Plots Measuring 20' x 30', 40' x 60' & 1 Acre.

1. The building to be erected on a plot may be of ^{two} storey masonry, RCC construction, suitable for shops offices, etc. including ground floor.

2. No more than two third of the whole area of plot from 3/4th to 1 acre and whole of the area on ground floor or plots measuring 20' x 30' and 40' x 60' shall be allowed.

3. Each shop or the like construction shall have at least 100 sq. ft. as clear superficial area and shall in every part be not less than 11 ft. high from floor to ceiling.

4. Ventilating shafts, skylight or roof vents shall be provided in the buildings abutting on road and street, provided its depth is greater than 10' from the edge of that road or street.

5. The gallery or loft, if any shall be governed by the specific provisions in the K.M.C. building rules.

6. No shop or the like shall be used as living room on ground floor if it does not comply with building rules governing thereof.

7. The residential quarters if any constructed on the 1st floor shall be constructed in such a manner that :

- (a) No room shall be less than 100 sq. in superficial area and not less than 11 ft. in the height from the floor to the ceiling.
 - (b) Each room shall be properly ventilated.
 - (c) No corridors and stairs shall be less than 4'-6" wide if floor is used proportionately increased with the increase in persons using them.
 - (d) Sufficient baths, urinals and W. C.'s shall be provided.
 - (e) No rooms shall be covered for or used as living rooms unless it is 144 sq. ft. in area.
8. Damp proof course of 1½" thickness of the approved material shall be provided.

Zoning Regulations for residential plots in Pir Elahi Bux Colony.

1. Covered area shall not exceed 2/3rd of the plot area.
2. Front 3 ft. space shall be used as compulsory open space and only steps, platform and hedge shall be permitted, provided their height does not exceed 3 ft. from the road level.
3. Except for those plots which are shown as commercial in the approved layout plan, shops and godown shall not be permitted within the plot.
4. Normally only ground floor shall be permitted.
Construction of the first floor and additional floors, may be permitted on the following conditions:—
 - (a) Foundation and superstructure will be made strong enough to take the additional load.
 - (b) Upper storey shall be set back 8' from the building line of the ground floor, in case of all narrow streets, i.e. between 19' to 25'.
 - (c) Upper floors on plots abutting on wide roads, i. e. 40' and above shall be permitted with the same building line as that of the ground floor. However, no projection of balconier will be allowed.
 - (d) A set back of 8' shall also be compulsory for the upper floor, from 10' wide back lane also.

Zoning Regulation for Residential plots in Rizvia Cooperative Housing Society.

House building rules and regulations of the Karachi Municipal Corporation will be enforced strictly and the following building conditions regarding covered area etc., will apply:—

Bungalow Type Constructions on Plots of the sizes Ranging from 600 to 2600 sq. yard.

- (a) The covered area including out-houses etc., should not be more than one third.
- (b) Ground floor and one storey will be allowed.
- (c) 15 ft. from the main road and 10 ft. from other boundaries should be left open
- (d) Ceiling of living rooms should not be less than 12 ft.

- (f) the height of the outer boundary wall should not exceed 6½ ft.
- (g) shops and godowns will not be allowed.
- (h) corners of end plots will be rounded off by a diameter of 12 ft., to avoid blind road turnings.

Building on Plots Ranging from 300 to 600 sq. yard.

- (a) one half of the area should be left open.
- (b) ground floor and one storey will be allowed.
- (c) building will be allowed to abut on street line but at least 7½ ft. from other boundaries should be left open.
- (d) ceiling of living rooms should not be less than 12 ft.
- (e) no roofs other than RCC will be allowed.
- (f) shops and godowns will not be allowed.

Houses on Plots ranging from 151 to 300 sq. yard.

- (a) one third of the area should be left open.
- (b) ground floor and one storey will be allowed.
- (c) building will be allowed to abut on street line.
- (d) clear ceiling of living rooms should be 12 ft. on ground and 15 ft. on 1st floor.
- (e) no roofs other than RCC will be allowed.
- (f) Shops etc., will not be allowed.

Houses on plots 80 to 150 sq. yard.

- (a) one fourth of the area should be left open.
- (b) building will abut on street line and only ground floor will be allowed.
- (c) clear ceiling of living rooms should be 12 ft.
- (d) no roofs other than RCC will be allowed.
- (e) shops etc., will not be allowed.

RESIDENTIAL

P. E. C. H

P. E. C. H. S. Ltd.

Extract from Minutes of a meeting held on the 25th September 1950 Mr. A. R. Khan,
Joint Secretary, Ministry of Health and Works, was in the Chair.

1954, Registered.

4. House building rules and regulations of the Karachi Municipal Corporation will be enforced strictly and the following building conditions regarding covered area etc., will apply to BUNGALOW TYPE CONSTRUCTIONS ON PLOTS OF THE SIZES OF 2000, 1500, 1000 and 600 sq. yard.

- (a) the covered area including out-houses etc., should not be more than one third.
- (b) ground floor and one-storey will be allowed.
- (c) 15 ft. from the main road and 10 ft. from other boundaries should be left open.
- (c) ceiling of living rooms should not be less than 12 feet.
- (e) no construction other than R. C. C. will be allowed.
- (f) the height of the outer-boundary wall should not exceed of 6½ ft.
- ~~(g) shops and godowns will not be allowed.~~
- (h) corners of end plots will be rounded off by a diameter of 12 ft. to avoid blind road turnings.

Building on Plots of 400 Square Yards.

- (a) one half of the area should be left open.
- (b) ground floor and one storey will be allowed.
- (c) building will be allowed to abut on street line but at least 7½ feet other boundaries be left open.
- (d) ceiling of living rooms should not be less than 12 ft.
- (e) no roofs other than R.C. C. will be allowed.
- (f) shops and godowns will not be allowed.

Houses on Plots of 200 and 300 Sq. Yards.

- (a) one third of the area should be left.
- (b) ground floor and one storey will be allowed.
- (c) building will be allowed to abut on street line.
- (d) ceiling of living room should be 12 ft.
- (e) no roofs other than R.C.C. will be allowed.
- (f) shops etc. will not be allowed.

Houses on Plots of 100 Sq. Yards.

- (a) one-fourth of the area should be left open.
- (b) building will abut on street line and only ground floor will be allowed.
- (c) ceiling of living rooms should be 12 ft.
- (d) no roofs other than R.C.C. will be allowed.
- (e) shops etc., will not be allowed.

Rules and Regulations for buildings and trades in the Commercial areas in the P.E.C.H.S. Society as approved by the Government of Pakistan.

GENERAL RULES

1. Unless otherwise stipulated in these rules, Karachi Municipal Corporation Building Rules and specific provisions of City of Karachi Municipal Act, 1975, shall be adhered to, depending on the nature of the building.

On plots of land in commercial areas no construction shall be allowed unless it conforms to the following general rules:

- (a) The building to be constructed on the plot shall be masonry or R. C. C. construction or a combination thereof.
 - (i) Front shall be of the standard design sanctioned by the Society for each area.
 - (ii) Continuous verandas of 10' x 7½' should be left in front of each shop as per standard designs approved by the Society in front of shops on the plots measuring more than 50 sq. yards.
- (b) The height of the plinth and that of the arcade i. e. the footpath in front of the main building shall be at least 2' respectively above the crown of the road on which the plot abuts.
- (c) Sub-division of plot shall not be permitted.
- (d) Private markets, cinemas or show-houses shall not be constructed without obtaining prior permission of the Government.
- (e) Ware-houses, godowns if built on the plot shall not abut on the main road.
- (f) Industrial undertaking or factories employing more than 25 persons shall not be allowed to be constructed.

3. Building intended to carry out dangerous and offensive trades detailed below shall not be allowed to be constructed :

I. Dangerous Trades of Inflammable materials.

- (a) Timber.
 - (b) Fire-wood in excess of 500 maunds, charcoal in excess of 300 bags, and coal in excess of 100 bags.
 - (c) Hay and straw.
 - (d) Matches in excess of 150 gross.
 - (e) Match manufacturing.
 - (f) Ghee making.
 - (g) Paper making.
 - (h) Sugar refining.
- and (i) Brush making.

II. Offensive trades Emanating Obnoxious smells.

- (a) Cleaning, preparing or manufacturing by any process of cloths in indigo or other colour except dyeing and cleansing.

- (b) Processing or Trading in bones, Tallow, offal, fat, blood, hides, skins, manure, catgut, oil cloth, fish, fine bone and hoofs.
- (c) Manufacture of oil.
- (d) Processing of wool.
- (e) Burning of lime, manufacturing of cement, bricks, earthenware and pottery.
- (f) Casting of more than two moulds at a time or individually of iron, brass, copper and the like ores.
- (g) Manufacturing of chemicals, liquid and nonliquid.
- (h) Strong tobacco in excess of 160 lbs., manufacturing of cigarettes, cigars and other tobacco products, other than bidi making.

4. Such of the factories and mills which produce noise, smell, smoke and other nuisance shall not be allowed to be constructed but small workshops for repairing cars may be permitted.

Rules for cabins measuring 4' x 5' & 6' x 5'

1. The building to be erected on a plot shall be of ground floor only. The construction shall be of masonry, bricks or R. C. C. or a combination thereof suitable for trading shops only. No godown for manufacturing or processing trades shall be allowed.
2. The whole area may be covered.
3. Clerestory windows shall be provided for ventilation on the back walls.
4. The height shall be 9' from the shop floor to ceiling.
5. The roof of R. C. C. slab shall be 4" thick.
6. No shop shall be used as living room.
7. Damp proof course 1½" thick of approved material shall be provided.

Rules for plots measuring 36 Sq. Yard, 47 Sq. Yard, 50 sq. yard and thereabout.

1. The building to be constructed on such plots shall be of ground floor only. Masonry shall be C.C. bricks or R. C. C. or a combination thereof suitable for trading shops or office only. No godown for manufacturing or processing trades shall be allowed.
2. The whole area may be covered.
3. Each shop shall have at least 75 ft. as clear superficial area and shall in every part be not less than 11 feet high from floor to ceiling.
4. Air-duct, Tobins tube, Archimedian screw, ships ventilator, clerestory windows, skylights shall be provided in such rooms in which additional ventilation besides the natural one is necessary.
5. Construction of Galleries or lofts shall not be allowed.
6. No shop shall be used as living room.
7. Damp proof course of 1½" thickness of approved material shall be provided.

Rules for plots measuring 63 Sq. Yard, 83 sq. yard and 100 sq. yard.

1. The building to be constructed on such plots shall be of ground floor and first storey. Masonry shall be of C. C. Brick or R. C. C. or a combination thereof suitable for trading shops or office only. No godown for manufacturing or processing trades shall be allowed.
2. The whole area may be covered.

part be not less than 11 feet high from floor to ceiling.

4. Air duct, Tobin's tube, archi-medium screw, ships ventilator, windows, skylights shall be provided in such rooms in which additional ventilation besides the natural one is necessary.

5. Construction of galleries of lifts shall not be allowed.

6. No shops shall be used as living room.

7. On the first floor the flat shall be constructed in such a manner that:—

(a) No room shall be less than 100 sq. ft. in superficial area.

(b) Each room shall be properly ventilated.

(c) No corridors and stairs shall be less than 3 ft. 6" wide if floor is used for less than 16 people.

(d) Sufficient baths, urinals and W. C's shall be provided.

(e) No room shall be converted for or used as living room unless it is 100 sq. ft. in area.

8. Damp proof course of 1½" thickness of approved material shall be provided.

Rules for plots measuring 105 to 144 sq. yard, and 147 to 176 sq. yard

Same as for plot measuring 63 sq. yard, and 83 sq. yard, to 100 sq. yard with the exception that in item 3 each shop shall have at least 140 sq. ft. as clear superficial area and shall in every part be not less than 11 feet high from floor to ceiling.

Zoning Regulations for residential plots in Karachi Co-operative Housing Society Union Ltd.

Housing building rules and regulations of the Karachi Municipal Corporation will be enforced strictly and the following building conditions regarding covered area etc., will apply.

Bungalow type constructions on plot or the sizes ranging from 600 to 2600 sq. yard

(a) the covered area including out-houses etc., should not be more than one-third.

(b) ground floor and one storey will be allowed.

(c) 15 ft. from the main road and 10 ft. from other boundaries should be left open.

(d) ceiling or living rooms should not be less than 12 ft.

(e) no roof other than RCC will be allowed.

(f) the height of the outer boundary wall should not exceed 6½ ft.

(g) shops and godowns will not be allowed.

(h) corners of end plots will be rounded off by a diameter of 12 ft. to avoid blind road turnings.

Building on plots ranging from 301 to 500 sq. yard.

(a) one half of the area should be left open.

(b) ground floor and one storey will be allowed.

(c) building will be allowed to abut on street line but at least 7½ ft. from other boundaries should be left open.

- (d) ceiling of living rooms should not be less than 12 ft.
- (e) no roofs other than RCC will be allowed.
- (f) shops and godowns will not be allowed.

Houses on plots ranging from 150 to 300 sq. yard.]

- (a) one third of the area should be left open.
- (b) ground floor and one storey will be allowed.
- (c) building will be allowed to abut on street line.
- (d) clear ceiling of living rooms should be 12 ft. on ground floor and 10 ft. on 1st. floor.
- (e) no roofs other than RCC will be allowed.
- (f) shops etc. will not be allowed.

Houses on plots 180 to 149 sq. yards.

- (a) one fourth of the area should be left open.
- (b) building will abut on street line and only ground floor will be allowed.
- (c) no roofs other than RCC will be allowed.
- (e) shops etc., will not be allowed.

Zoning Regulations of Mohammad Ali Memorial Co-operative Housing Society.

1. The Building Rules And Regulations of the Karachi Municipal Corporation will be strictly enforced.

2. The following Building conditions regarding covered area etc., will apply :—

- (A) Total Area of plots from 2000 to 200 sq. yards:—
 - (a) The covered or Built-up area including outer-houses etc., should not be more than one third of total area.
 - (b) 15 ft. from the main road, 10 ft. from the other boundaries should be left as compulsory open space.
- (B) Total Area of plots from 400 to 303 sq. yards.
 - (a) The covered or built-up area should not be more than half of total area.
 - (b) 7½ from the road and the other boundaries should be left as compulsory open spaces.
- (C) Total area of plots from 200 to 160 sq. yards.
 - (a) The covered or built-up area should not be more than 9/16th of the total area.
 - (b) Compulsory open space in the rear 8'-0" and from the adjoining plots boundaries not less than 4'-0".
 - (c) The building may abut on street line but no entrance will be directly from the street. No project will be allowed over the road.
 - (d) The building may abut on one of the adjoining boundaries, but no opening will be allowed in this wall.
 - (e) Open stair-case will be allowed in compulsory open spaces.
 - (f) Common septic tanks & soakage pits allowed between two or more plots.

3. The following General conditions will apply to all plots :—

- (a) The plinth of the buildings should not be less than 2 ft. from road level.
- (b) Only ground floor and one upper storey will be allowed.
- (c) Ceiling of living rooms should not be less than 12 ft.
- (d) No roof other than RCC will be allowed.
- (e) The height of the outer boundary wall should not exceed 6½ ft.
- (f) Shops and godowns will not be allowed.
- (g) Corners of end plots to be rounded off as per approved lay-out plan.

KARACHI DEVELOPMENT AUTHORITY, KARACHI

NOTIFICATION

The 15th May 1964

No. AC/G-12/A(61) Reg/KDA—In exercise of the powers conferred by Article 15 of the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957), and in supersession of the Karachi Development Authority Licensing Architects of Regulation (Provisional), 1959, published in part VII of the *Gazette of Pakistan*, notification No. Nil, dated 28th August 1959 the Karachi Development Authority is pleased to make the following Regulations, namely:—

Short title (1) These Regulations may be called the Karachi Development Authority Licensing of Architects Regulations, 1964.

Commencement—(2) They shall come into force at once.

2. *Definitions*—(1) In these Regulations, unless the context otherwise requires, the following expressions shall have the meanings hereby respectively assigned to them, that is to say—

- (a) "Form" means a form appended to these Regulations;
- (b) "Licence" means sanction granted to any person to act as an Architect for the purposes of the Order and the Rules, Regulations and Schemes made thereunder and includes a licence granted under the Karachi Development Authority Licensing of Architects Regulation (Provisional), 1959;
- (c) "Licensee" means a person to whom a licence is granted or is deemed to have been granted under these Regulations;
- (d) "Order" means the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957).

(2) Any expression not defined in these Regulations and defined in the Order shall have the meaning assigned to it in the Order.

3. *Bar to practice without a licence*—No person shall act as Architect for the purposes of the Order and the Regulations and Schemes framed thereunder, except under a licence granted or deemed to have been granted by the Director-General under these Regulations.

4. *Eligibility to apply licence*—The following persons shall be eligible to apply for grant of a licence:—

(a) any person who holds—

- (i) F.R.I.B.A., A.R.I.B.A., or any other Architectural qualification which in the opinion of the Director-General is equivalent thereto;
- (ii) B.E. (Civil) Diploma in Architecture from J. J. School of Arts, Bombay, Diploma in Architecture from Delhi Polytechnic Institute, Delhi or any other Diploma or Degree which in the opinion of the Director-General is equivalent thereto; subject to the condition that such person has practical experience of not less than two years in Building Design and Construction, or Architecture or both;
- (iii) Diploma in Civil Engineering from a recognised Engineering Institute or Diploma in Architecture from Government School of Architecture, Karachi or any other Diploma is equivalent thereto subject to the condition that such persons has practical experience of not less than five years in Building Design and Construction;

(b) Any person whose case is not covered by clause (a) but who—

- (i) holds a licence granted by the Authority or the Karachi Municipal Corporation; and

(ii) has executed a large number of works of Architecture, engineering and requires proficiency in his work.

5. *Manner in which the licences shall be granted*—(1) Every application for licence accompanied by such fee as may be prescribed by the Director-General shall be made in Form No. I and shall be addressed to the Director-General. If the application is rejected, the fee shall be refunded.

(2) All applications for licences shall be dealt with as promptly as possible, and after such scrutiny and inspection as may be necessary the Director-General may—

- (a) sanction the grant of a licence; or
- (b) reject the application, recording reasons therefor.

(3) When an application for a licence is sanctioned, the licence in Form No. II shall be issued to the applicant.

(4) When an application for a licence is rejected, with reasons therefor shall be communicated to the applicant.

6. *Period of licence*—The licence granted under Regulation No. 5 shall be valid for one year.

7. *Continuance of Architect licence*—An Architect's licence granted under the Karachi Development Authority Licensing of Architects Regulations (Provincial), 1959, and in force immediately before the commencement of these Regulations, shall continue in force until the date of expiry thereof and for all purposes, including renewal and revocation, shall be deemed to be a licence granted under these Regulations.

8. *Renewal of licence*—(1) The application for renewal of licence granted or deemed to have been granted under these Regulations, accompanied by such fee as may be prescribed by the Director-General shall be made to the Director-General in Form No. III, thirty days before the date on which the current licence is due to expire.

(2) The Director-General may in his discretion renew an expiring licence for such period not exceeding one year as he may deem fit.

9. *Revocation of licence*—Without prejudice to any other action that may be authorised under the order or the Rules framed thereunder, the Director-General may revoke or suspend the licence if the licensee—

- (a) executes or supervises carelessly or negligently any work for which he has been engaged;
- (b) executes or supervises any unauthorised work or any work which is not in accordance with the plans approved therefor by the Authority;
- (c) wilfully misrepresents any facts or make false statement to the Authority or suppresses the information of any material fact relating to the work for which he is employed;
- (d) disturbs, defies or breaks the discipline of any office of the Authority;
- (e) prove to be incompetent or frequently prepares plans which are liable to objection by the Authority or prepares plans in grave disregard of the provision of the Order and the Rules and Schemes framed thereunder;
- (f) having been granted a licence before the commencement of these Regulations, does not the qualifications specified in Regulation 4.

10. *Appeal* (1) Any person aggrieved by an order made by the Director-General under these Regulations, may within thirty days of such order prefer an appeal to the Government.

(2) The order passed by the Government on appeal under subsection (1) shall be final.

S. M. HOSAIN

Secretary, Karachi Development Authority, Karachi.

KARACHI DEVELOPMENT AUTHORITY

APPLICATION FOR ENLISTMENT AS LICENSED ARCHITECT

The Director-General,
Karachi Development Authority,
Karachi.

I _____ son of _____
(Name in full in block letters)

hereby apply for the grant of a licence for practising as an Architect in Karachi Division.
My particulars are given below:—

1. Date of Birth _____
 2. Residential Address _____
 3. Office Address _____
 4. Nationality _____
 5. Technical education and qualifications including particulars of Examination passed
(attested copies of certificates are to be attached)

 6. Membership of any other Professional Institutions

 7. Status Practising independently or serving in Architectural Firm or with any other
organisation, etc.

 8. Practical Experience (attested copies of certificates are to be attached)
 - (a) Preparation of Architectural Designs (Sponsor)* _____
 - (b) Supervision _____
 - (c) Other Experience in Matters relating to Building _____
 9. (a) Date and No. of previous Architect's Licence, if any _____
(b) Challan No. and Date of the payment lastly made towards licence fee _____
- Dated _____ Signature of the applicant.

Notes—(1) Strike out whichever is not applicable.

(2) The applicant should state precisely the position he held in relation to each of the subjects of which details are given above, together with dates.

Items under headings, (a), (b), and (c) should be endorsed where practicable by one or more of the sponsors to this application.

(3) Separate paper may be used if the space in any of the columns is found short.

CERTIFICATE OF THE EMPLOYER IN CASE THE APPLICANT IS SERVING
IN ANY GOVERNMENT ORGANISATION OR PRIVATE FIRM.

This organisation has no objection if a licence to practise as an Architect is granted to Mr. _____ who is employed as _____ in our organisation. He shall—

- (1) only act as a licenced Architect for our projects.
- (2) act as our Architect and also he is permitted to do his own private practice at a private office and will be afforded reasonable time to attend to and supervise buildings under his private arrangement.
- (3) be permitted to do his own private practice and will be afforded reasonable time to attend to and supervise building under his private arrangement.

Signature of Employer or

Head of the Department.

(Seal)

Form 'F'

KARACHI DEVELOPMENT AUTHORITY

ARCHITECT (CONTROL) DEPARTMENT

SHAHRAH KAMAL ATATURK, KARACHI.

No. AC/G-12/P/63

Dated the _____

ARCHITECT LICENCE

Mr. _____ is hereby licensed under the Karachi Development Authority Licensing of Architect Regulations to act as an Architect for the purposes of the Karachi Development Authority Order, 1957 and Regulations framed thereunder.

This Licence is subject to the terms and conditions annexed hereto and will remain valid for the period ending 30th June 19 _____

Mr. _____

Karachi.

ARCHITECT (CONTROL)

KARACHI DEVELOPMENT AUTHORITY

Karachi Site Operations Code, 1961.

In pursuance of the provisions of Regulation No. 70 of the Karachi Building Regulations 1961, framed by the Karachi Development Authority under Article 15(e) of the Karachi Development Authority Order 1957 (President's Order No. 5 of 1957), the Code referred in the said regulation shall be named KARACHI SITE OPERATIONS CODE, 1961 and it shall come into force at once.

Section—1

Interpretation of terms

Definitions.

1. The meaning assigned to certain expressions in Section (i) of the Karachi Building Regulations, 1961, apply also in this Site Operations Code. In addition the following expressions shall, unless the context otherwise requires, have the meaning assigned to them:

- (a) 'AUTHORITY' means the Karachi Development Authority.
- (b) 'CONTRACTOR' includes any employer of labour.
- (c) 'HOARDING' includes a fence of railing.
- (d) 'LIFTING GEAR' means pulley block, winch, crane, chain sling, ring, hook, shackle, swivel or eyebolt.
- (e) 'LOCAL AUTHORITY' for the Site Operations Code means the Authority responsible for the streets affected by building operations.
- (f) 'PLOT' means the parcel of land part of which is or to be covered by the building.
- (g) 'SCAFFOLD' means any temporary structure on or from which persons perform work in connection with an operation to which these Regulations apply, and any temporary structure which enables persons to obtain access to or which enables materials to be taken to or from any place at which such work is performed.
- (h) 'STREET' means every public thorough fare and extends to the whole width of the road reservation including footpaths and berms.

SECTION II

GENERAL ADMINISTRATIVE MATTERS

Applications of Site Operation Code.

2. This Site Operations Code shall apply to all work in connection with the preparation for construction, repair, maintenance or demolition of any building in the Karachi Development Authority area.

Compliance with Code

3. Every contractor shall comply with such of the requirements of this Code as affect any workmen employed by him, while such workmen are performing any on behalf of his employer.

4. Every person employed and every person working on his own account shall comply with those requirements of this Code which relate to the performance of a act by him.

Compliance with other Ordinances

5. Compliance with this Code shall not exempt any person from compliance with the provisions of any other relevant Ordinance.

First Aid.

6. At any place where work is carried on by more than 25 persons the contractor shall provide and maintain in good condition sufficient and suitable first aid boxes which shall be available at all times while work is in progress.

Risk of drowning.

7. Where work is carried on near to any place where there is a risk of drowning the contractor shall supply and maintain in good order and available for immediate use sufficient and suitable equipment for rescue purposes.

SECTION III

OBSTURCTIONS IN STREETS

Site hoardings

8. No person shall start building works on a site abutting on a street without having first provided hoardings or barriers to the satisfaction of the Authority along the whole length of such site so as to prevent danger or injury to the public or to the persons employed in the work; provided however that this regulation does not apply in the case of building works in connection with structures situated at least 15 feet away from a public street and being not more than 25 feet high.

Use of streets

9. 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 the Local Authority concerned. Any person holding such permission shall put up and maintain to the satisfaction of the Authority, hoarding or barriers in order to separate the building work from such street.

10. No materials or other things such as are used in building or otherwise shall be deposited in any street, without the written permission of the Local Authority concerned.

Excavations in streets: utility undertakings to be informed

11. No excavation shall be made in any street, without the written permission of the Local Authority concerned. Every application for a permit to excavate shall be made on Form SOC 1 and shall be accompanied by a plan of the site showing the extent and depth of the proposed excavation. On receipt of an application the Local Authority concerned shall inform the Postmaster General and any Electricity, gas water, sewerage or other utility undertaking whose installations are likely to be effected. The undertakings likely to be affected shall be listed on the permit Form SOC 2 and the person to whom it is issued shall inform them of the date on which he proposes to start the excavation. After excavation has been started the work shall be carried on expeditiously in accordance with good engineering practice. Any such excavation is to be sufficiently fenced to a height of at least 3 ft. until it be filled up or otherwise made secure to the satisfaction of the Local Authority concerned. It shall be a condition of every permit to excavate that, at the expiration of the period of the permit, the surface shall be made good to the satisfaction of and to the specification laid down by the Local Authority concerned.

Utility services not to be obstructed

12. All materials, hoardings, fences or other obstructions in any street shall be kept clear of hydrants and other utility service installations, or alternative arrangements to the satisfaction of the Local Authority concerned shall be made to permit the

actions and precautions shall be taken to the satisfaction of the Local Authority to divert or keep clear of obstruction any roadside or other drain during any obstruction.

and marked.

causing any building material or other things to be deposited, any or any hoarding to be erected in any street shall at his own expense cause red lights to be fixed upon or near the same and shall continue from sunset to sunrise while such materials, hoardings, things or excavated flags shall be provided during day time.

any material, hoarding excavation or any other thing, in or near any street in the opinion of the Authority dangerous to the passengers along such street the Authority shall cause the same to be removed, protected or enclosed so as to prevent danger therefrom, and shall be entitled to recover the expense thereof from the owner of such materials or from the person who made such hoarding, excavation or other thing to become dangerous.

Cancellation of permits

15. The Authority may give notice cancelling any permit issued by them in connection with Regulation Nos. 9, 10 and 11 for breach of any of the imposed conditions or for any other reason they may think fit and the person holding the permit shall within 7 days of the receipt of such notice have the hoarding, fence or materials removed and any excavation refilled or otherwise made good.

Completion of work Removal of obstructions.

16. All obstructions and erections in any street shall be removed within 7 days of the completion of the work and the street and all drains and public utility installations shall be left in a clean, tidy and serviceable condition.

SECTION IV EXCAVATIONS.

Timbering.

17. An adequate supply of suitable material shall where necessary be provided and used to protect any person employed from a fall from a height exceeding 4 ft. of earth, rock or other material forming the side of, or adjacent to, any excavation or earthwork.

Adjacent buildings.

18. No excavation or earthwork which is likely to affect the stability of any building shall be started or continued unless adequate steps are taken before or during the work to prevent the collapse of any adjacent building or the fall of any part of it.

Loading edges of excavations.

19. Material shall not be placed or stacked near the edge of any excavation so as to endanger persons working below.

20. No load shall be placed or moved near the edge of any excavation, where it is likely to cause a collapse of the side of the excavation and thereby endanger any person.

19
within the
officers

if the contractor shall
as which shall be

21. Where vehicle or machines are used close to any excavation there shall be provided measures to prevent the vehicles or machines from overrunning and falling into the excavation.
Competent inspection.

22. Every excavation which is more than 4 ft. deep shall be inspected at least once every seven days that it is open. There shall be a further inspection whenever a change in weather or other conditions is likely to have affected the stability of the sides.

SECTION V

DEMOLITIONS

Permit to demolish.

23. No building may be demolished without a written permit from the Authority. No permit to demolish will be issued unless the Authority is satisfied that the electricity, gas water, sewerage or other utility services connections to the plot have been effectively cut off, and such connections shall remain cut off during the period of the work.

All applications for a permit to demolish a building shall be made on Form SOC 3.

Adjacent buildings

24. No demolition which is likely to affect the stability of any adjacent building shall be started or continued unless adequate steps are taken before or during the work to prevent the collapse of any adjacent building or the fall of any part of it.

Supervision.

25. The demolition of a building and the operations incidental thereto shall only be carried out under the direct supervision of a competent person experienced in such work and to the satisfaction of the Authority.

Safe loading.

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

SECTION VI

Scaffolds and means for Access

Provision of Scaffolds.

27. 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 of support, and sufficient safe means of access shall be provided to every place of which any person has at any time to work.

Construction of Scaffolds.

28. Every scaffold and means of access and every part thereof shall be of good construction of suitable and sound material and of adequate strength for the purpose for which it is used, shall be properly supported and shall where necessary be sufficiently and properly strutted or braced to ensure stability. Unless designed as independent structures they shall be rigidly

connected to a part of the building which is of sufficient strength to afford safe support.

Maintenance of scaffolds.

29. All scaffolds, working platforms, gangways, runs and stairs shall—

- (i) be properly maintained ;
- (ii) be inspected by a competent person at least once in every seven working days after erection, alteration or extension, also after exposure to weather likely to have affected their strength or stability or to have displaced and part ;
- (iii) not be overloaded ;
- (iv) be kept free from unnecessary obstruction and from projecting nails.

Use by more than one employer.

30. Where a scaffold or part of a scaffold is to be used by or on behalf of any employer other than the employer of whose workmen it was erected, the first-mentioned employer shall, before such use, and without prejudice to any other obligations imposed upon him by these Regulations, take express steps, either personally or by a competent agent, to satisfy himself that the scaffold or part thereof is stable, that the materials used in its construction are sound and that the safeguards required by these Regulations are in position.

Working platforms.

31. Every working platform from which a person is liable to fall more than 6 feet 6 inches shall be—

- (i) at least 24 inches wide if the platform is used as a working platform only and not for the deposit of any material ;
- (ii) a clear passage-way at least 18 inches wide shall be left between one side of any working platform and any fixed obstruction or deposited materials.

Guard Rails.

32. Every side of a working platform, gangway and stair shall be provided with a suitable guard-rails or guard-rails of adequate strength, to a height of at least 3 feet above the platform, gangway or steps.

Ladders.

33. (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 so that it can move neither from its top nor from its points of rest.
- (c) No ladder shall be used which has a missing or defective rung.

Work on slopping roofs.

34. (a) Where work is done on the slopping surface of a roof suitable precautions shall be taken to prevent persons employed from falling off.
- (b) Suitable and sufficient ladders, or boards, which shall be securely supported, shall be securely supported, shall be provided and used—

- (i) where work is being done on or near roofs or ceilings covered with fragile materials through which a person is liable to fall.
- (ii) where workmen have to pass over or work above such fragile materials.
- (c) Where persons are employed in a position below the edge of a sloping roof and where they are in a position of being endangered by work done on the roof, suitable precautions shall be taken to prevent tools or materials falling from such roofs so as to endanger such persons.

SECTION VII LIFTING GEAR

Raising and lowering of loads.

35. For raising or lowering loads or for suspending them by either hand or power operation the following precautions shall be observed :—

- (a) No chain, rope or lifting gear shall be used unless it is of good construction, sound material, adequate strength, suitable quality and free from any obvious defect.
- (b) No wire rope shall be used if in any length of ten diameters the total number of visible broken wires exceeds five per cent of the total number of wires in the rope.
- (c) No chain shall be used which has been shortened or jointed to another chain by means of bolts and nuts.
- (d) No chain or wire rope shall be used which has a knot tied in any part which is under direct tension.
- (e) No hook shall be used unless it is either :
 - (i) provided with an efficient device to prevent the device to prevent the displacement of the sling or load from the hook ; or
 - (ii) of such shape as to reduce as far as possible the risk of such displacement.
- (f) No chain, ring, link, hook, shackle, swivel or eyebolt which has been lengthened, altered or repaired by welding shall be used unless since such lengthening, alteration or repair it has been examined, tested and approved by a competent person.
- (g) The area where a vertical hoist is used shall be enclosed by a proper barrier.

Competent Inspection.

36. (a) Every pulley block, winch and crane shall be inspected weekly by a competent person.
- (b) Every rope or chain used for raising, lowering suspending a load, and every item of lifting gear other than a pulley block, winch or crane shall be inspected once in 6 months by a competent person.

Secureness of loads.

37. (a) Every part of a load shall be securely fixed or supported while being raised, lowered or suspended and shall be adequately secured to prevent danger from sloping or displacement.
- (b) Every receptacle used for raising, lowering or suspending blocks, bricks, tiles or other objects shall be so designed and constructed as to prevent the accidental fall of such objects.

Repeal.

38. The K. D. A. Regulations for Prevention of Unauthorised Constructions and Encroachment of K.D.A. Lands and Streets published in the Gazette of Pakistan dated 4th September, 1959 are hereby repealed.

Z.A. HASHMI K.B.
SECRETARY
KARACHI DEVELOPMENT AUTHORITY

KARACHI SITE OPERATIONS CODE, 1961.
APPLICATION FOR A PERMIT TO EXCAVATE
IN PUBLIC STREETS INCLUDING FOOTPATHS

FORM SOC-1

To: _____ Karachi _____

(Date of delivery of
Authority's Office)

The Local Authority Concerned

I hereby apply for your permission to make an excavation in a public street as shown on the enclosed plan and in accordance with the following particulars which are certified to be true:

Location of street affected

Purpose of excavation

Depth of excavation

The following existing supply services are likely to be affected by the proposed excavation:

Electricity	Telephone	Gas
Water	Sewerage	Other services
(delete whatever is inapplicable)		

I shall observe all proper precautions to ensure the safety of the public, of persons employed at the site and of adjacent buildings.

(Owner)

KARACHI: _____
(date)

Address: _____

PERMIT TO EXCAVATE IN PUBLIC
STREETS, INCLUDING FOOTPATHS.

FORM SOC 2

To

No.

Karachi,

Permission is hereby granted for the excavation as described in your application dated _____ in connection with _____

The permit is valid from _____ to _____. During this period the excavation must be filled in again and properly consolidated to the satisfaction of the undersigned Authority. Extension of the period to validity will be granted only in exceptional cases after the necessary renewal fee of Rs. 1/- is deposited in Treasury.

The surfacing of the excavated portion will be restored by the undersigned Authority at your cost for which an amount of Rs. _____ has already been deposited in Treasury, vide Bank Chalan No. _____ dated _____.

The undersigned Authority takes no responsibility by issuing this permit for any damage which may be caused to existing supply services. The following existing supply services are likely to be affected by the proposed excavation :

Electricity	Telephone	Gas
Water	Sewerage	Other services.
(delete whatever is inapplicable)		

Further conditions under which this permit is issued and which have to be complied with by the permit holder are printed overleaf.

LOCAL AUTHORITY CONCERNED

Copy forwarded to :—

1. The General Manager, Telephone District, KARACHI.
2. The Manager, Karachi Gas Co. Ltd. McLeod Road, KARACHI,
3. The Executive Engineer (M/M. K.E.S.C. Ltd., KARACHI.

for information and directing their field staff to the site of excavation for protection of their service lines.

CONDITIONS OF PERMIT.

1. The permit holder shall have to inform the permit issuing authority in writing immediately after completion of the operations.
2. The permit holder shall have to provide RED FLAGS on either side of the excavated portion during day time and RED LAMPS during night time.
3. The permit holder will ensure that during the excavation of trenches service lines (viz. Telephone, Electricity, Gas, Water, Sewerage or Drainage) are not damaged. He shall be responsible for making good any damage whether it is wilful or due to negligence or accident.
4. After completion of the excavation the permit holder shall refill the excavated portion in 6" thick layers, each layer being watered and thoroughly rammed with a power or mechanical rammer. No debris shall be used for filling trenches. Where the consolidation and compaction of refilling has not been done properly and the road sinks as a result hereon, the defect shall have to be remedied at the cost of the permit holder.
5. The permit holder shall remove all surplus material, earth and rubbish after refilling is completed. If this is not done properly, it shall be carried out by the permit issuing authority at the risk and cost of the permit holder.
6. Any mishap or accident occurring during the excavation or reinstatement operations shall be deemed to be the responsibility of the permit holder.
7. The permit shall be available at the site of excavation at all times and shall be produced whenever demanded by the authority's inspector.
8. The permit is subject to cancellation by the permit issuing authority for breach of any of the conditions or for any other reason.