

CHAPTER I

1. General

- a. In exercise of the powers vested in the Executive Board under Article 23 of the Presidential Order No. 7 of 1980 and all other enabling powers in that behalf, the Executive Board hereby makes the following Regulations for regulating the additions to, or alterations in, or demolition of the existing buildings, or erection or re-erection of new buildings and town planning parameters to be followed in Pakistan Defence Officers Housing Authority (PDOHA), Karachi, which shall be deemed to have come into force with effect from 28 June 2011 vide Executive Board Meeting No 1/2011 dated 28 June 2011.
- b. These regulations supercede all the earlier byelaws / regulations published by Pakistan Defence Officers Housing Authority, Karachi.
- c. These regulations are hereby promulgated and published and will be implemented in full spirit under the title of: -

BUILDING CONTROL & TOWN PLANNING REGULATIONS 2011 PAKISTAN DEFENCE OFFICERS HOUSING AUTHORITY KARACHI

2. Application and Commencement

- a. These shall come into force wef 28 June 2011.
- b. These regulations will apply to the entire area falling within the jurisdiction of PDOHA, Karachi.
- c. The word “regulations” will replace the word “byelaws” in all contracts/agreements/JVs etc signed by the Authority prior to this promulgation.

3. Definitions. In these regulations, unless there is anything repugnant in the subject or context: -

- a. **Addition:** Addition of any unit or structure to any building or structure constructed in accordance with these Regulations.
- b. **Alteration:** Any change made after the approval of building plan without affecting or violating any provision of these Regulations.
- c. **Amalgamation:** The joining of two or more adjoining plots into a single plot in accordance with these regulations.
- d. **Amenity Plot:** A plot allocated exclusively for the purpose of amenity uses, such as government offices, health, welfare, education, worship places, burial grounds, parking and recreational areas.

- e. **Ancillary Building:** A building subservient to the principal building on the same plot e.g. servant quarters, garages and guardroom etc.
- f. **Approved:** Approved in writing by the PDOHA.
- g. **Arcade:** A covered walk-way or a verandah between the shops and the road or street on which the shops abut.
- h. **Architect:** A person currently registered with the Pakistan Council of Architects and Town Planners (PCATP) as an architect and is also registered as architect with PDOHA.
- i. **Architectural Plan:** A plan showing the arrangements of proposed building works, including floor plans, elevations and sections, in accordance with the requirements of these regulations.
- j. **Area:** The area of jurisdiction of Pakistan Defence Officers Housing Authority as shown in the Master Plan of Defence Housing Authority & including any extension or modification effected therein, from time to time.
- k. **Attached Building:** A building which is joined to another building on one or more sides.
- l. **Authority:** For the purpose of these regulations, means the Pakistan Defence Officers Housing Authority established under the Pakistan Defence Officers Housing Authority Order, 1980 (P.O. No.7 of 1980).
- m. **Balcony:** A roof or platform projection from the walls of the building surrounded with a railing or parapet walls.
- n. **Basement:** Portion of building partly or wholly below ground level.
- o. **Bathroom:** A room containing a water tap, wash basin and a shower or a bath tub or a bath tray, and may be with or without a WC.
- p. **Building Line:** A line upto which any part of a building from its lowest level, including any and all foundations, or other structure, abutting on a public street or a road to be planned for future public street, may extend, provided always that such line is within the property line of such building or cut line as provided in these regulations.
- q. **Building:** A house, outhouse, stable, latrine, shed, hut or other roofed structure whether of masonry, brick, wood, metal or other material and any part thereof, and includes a wall (other than a boundary wall not exceeding a height of ten feet and not abutting on a street) but does not include a tent or other portable and temporary shelters.
- r. **Building Plans:** The plans showing the proposed details of the arrangements of intended building works within the property line.

- s. **Carpet Area:** The net floor area within a habitable, rent-able or saleable unit excluding the area of peripheral walls but including the area of internal walls and columns.
- t. **Car Porch:** A shelter or a shed for a car, which is permanently open on at least two sides.
- u. **Commercial Building:** A building constructed for commercial use on a commercial plot and may have a combination of commercial and residential (apartments) units/floors. Also refer to general conditions of commercial buildings.
- v. **Commercial Zone:** It includes the area for shops, show rooms, stores or godowns, warehouses, shopping centers, hotels and sites reserved for filling stations, etc.
- w. **Completion Plan:** "As Built Plan" submitted to PDOHA for the purposes of obtaining approval and occupancy certificate.
- x. **Compulsory Open Space:** Minimum part of a plot which is to be left completely and compulsorily open to sky under the regulations, over which no structure or any integral part of the building shall be permitted.
- y. **Detached Building:** A building not joined to another building on any side.
- z. **Engineer:** A person currently registered with Pakistan Engineering Council (PEC) as an engineer.
- aa. **External Wall:** Any outer wall of a building abutting on an external or internal open space on adjoining property lines.
- bb. **Erection of Building:** Construction of building in defined premises/boundaries which may include the structural alterations for making any additions to an existing building.
- cc. **Existing Building:** A building existing on the date of the commencement of the plan.
- dd. **Fire Escape:** An exit from a building, in the event of fire.
- ee. **Floor Area:** Horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projections allowed under these Regulations.
- ff. **Floor Area Ratio (FAR):** The total floor area of a building as permissible under these regulations divided by the area of the plot.
- gg. **Footprint:** The portion of a plot of land covered, at any level, by a building or part thereof other than basement.

- hh. **Form:** Form appended to these regulations.
- ii. **Frontage of Corner Plot:** In case of plots abutting on more than one road will be with reference to the road mentioned in the allotment/transfer letter.
- jj. **Flats:** Block(s) of buildings consisting of a number of residential units built in a horizontal or vertical manner exclusively designed for human habitation in the residential/commercial zone.
- kk. **Gallery:** An open or covered walkway or a long passage.
- ll. **Head Room:** The clear vertical distance measured between the finished lower level and the underside of lowest obstruction such as ceiling or rafter, whichever is lower.
- mm. **Height of Building:** Vertical measurement from the mean level of the ground adjoining the building to the highest part of the roof.
- nn. **Height of a Room:** Vertical distance measured between the finished floor level and under side of the ceiling.
- oo. **House or Bungalow:** An independent residential unit for the use of people or a family having at least one habitable room with a kitchen, a bath, and a toilet.
- pp. **Industrial Building:** A building constructed on a plot allotted exclusively for the industrial purpose under these regulations.
- qq. **Inter Floor:** A floor provided between two main floors of the building.
- rr. **License:** Permission granted under these regulations by PDOHA to perform such functions as are allowed under these regulations.
- ss. **Licensee:** An individual or firm who has been duly licensed by the PDOHA.
- tt. **Loft:** A horizontal slab used only for storage purposes, which shall be allowed in kitchens, baths, corridors and store rooms or shops with access from inside only upto five feet clear height between the loft floor and ceiling above.
- uu. **Low Car Porch:** Car porch having height not more than eight feet from floor to ceiling of the porch.
- vv. **Light Industries:** Building(s) providing work place free from any obnoxious trade such as chemicals, explosives, noise producing and smoke/smell emitting industries.

- ww. **Master Plan:** A development plan for an area providing short term and long term policy guidelines for a systematic and controlled growth, liable to amendments as per future requirements after due approval of the Executive Board.
- xx. **Mezzanine Floor:** Any floor inter-posed between ground and first floor of a building and having head room not less than 6 feet and not more than 7 feet.
- yy. **Open Staircase:** A staircase in a single storey or two storey (ground and first floor) building of which the roof must be fully open to the sky and of which at least two sides must be fully open and clear of any adjoining walls of the building.
- zz. **Owner:** A person holding title to a piece of land or construction thereupon.
- aaa. **Park:** A recreational area, which may include all or any of the following facilities: -
- (1) Jogging track/Walk-ways.
 - (2) Water features like lakes, fountains, gushers etc.
 - (3) Restaurants or cafeterias or food stalls.
 - (4) Aviary.
 - (5) Tube wells.
 - (6) Public toilets.
 - (7) Any other outdoor/indoor recreational facility.
- bbb. **Parapet:** A dwarf wall whether plain, perforated or paneled along the edge of a roof, balcony, verandah or terrace.
- ccc. **Pergola:** A structure of which the roof is at least seventy five percent open.
- ddd. **PDOHA:** Pakistan Defence Officers Housing Authority, Karachi.
- eee. **Plinth:** The height of the finished floor level of the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the centre of the property line of the plot along the road. In case of more than one road serving the plot, the plinth will be measured from the road providing principal access. The height of the plinth shall be limited to four feet except on plots where the natural contours are more than four feet over at least (forty percent) of the plot area as measured from the point at the centre of the property line of the road adjacent to it, the plinth level shall be determined as per the site conditions.
- fff. **Proof Engineer:** An engineer with a minimum of ten years of service registered with the Pakistan Engineering Council (PEC) as Consulting

Engineer (Structural Design) and is also registered as proof engineer with PDOHA.

- ggg. **Property Line:** The plot boundary which separates private property from the public property or a private property from another private property.
- hhh. **Public Building:** A building designed for public use such as dispensary, post office, police station, Town Hall, library or recreational buildings, etc.
- iii. **Regulations:** A book of certain/specific parameters to regulate all aspects of building control. The submission of a building plan, according to these regulations shall constitute an irrevocable undertaking by the owner to abide by these regulations and not to challenge these regulations in any Court of law.
- jjj. **Residential Zone:** A zone earmarked for buildings exclusively designed for human habitation and in no case shall include its use in whole or a part thereof for any other purpose e.g. shops, clinics, offices, schools, workshops, store or godowns or any other commercial activity.
- kkk. **Residential Building:** A building or part thereof designed, adopted or used for human habitation only.
- III. **Revised or Amended Plan:** A previously approved drawings or plans re-submitted for fresh approval with amendments in accordance with the provision of these regulations.
- mmm. **Registered Geo-Technology Consultant:** A person holding registration from Pakistan Engineering Council (PEC) as a geo-technologist and whose name is listed on the panel of approved geo-tech consultants maintained by the PDOHA.
- nnn. **Registered Structural Engineer:** A qualified structural engineer registered as such with the Pakistan Engineering Council (PEC) and also registered as structural engineer with PDOHA.
- ooo. **Repair or Renovation:** Repair work to services, painting, white-washing, plastering, flooring, paving, replacement of roof of corrugated sheets or of T-iron or girders or wooden roof with RCC slab without change in the cubical capacity or structure approved by PDOHA.
- ppp. **Roof Top of Commercial Building:** Roof of the last floor of a commercial building, to house the common facilities like overhead water tank, stair tower, lift well etc being shared by all inmates of the building.
- qqq. **Scrutiny Fee:** A fee to be determined and levied in pursuance of provisions of these regulations by PDOHA.

- rrr. **Septic Tank:** A tank in which sewage is collected and decomposed, before its discharge into the public sewer or soakage pit.
- sss. **Shop:** Any room or part of a building used wholly or mainly, for the purpose of trade or business but shall not be used for any activity which may cause noise or nuisance in the neighbourhood.
- ttt. **Site Engineer:** A qualified engineer engaged to supervise building operations at the site and registered with the Pakistan Engineering Council (PEC) as professional engineer.
- uuu. **Special Projects:** Land allotted / sold / allocated for a special purpose under an agreement duly approved by the Executive Board of PDOHA, falls in the category of "Special Projects".
- Vvv. **Structure Engineer:** A person who is currently registered with Pakistan Engineering Council (PEC and is also registered with PDOHA.
- www. **Sub-Division:** Division of land held under the same ownership into two or more plots.
- xxx. **Sub-Division Plan:** Layout plan for a proposed sub-division duly approved by the PDOHA as provided in these regulations.
- yyy. **Sunshade:** An unhabitable outside projection from a building at lintel level to provide protection from weather.
- zzz. **Stores/Godowns:** Building(s) meant for storage of material or finished goods at the ground floor, provided these goods are not of inflammable or of objectionable character.
- aaaa. **Temporary Structure:** A structure constructed purely on temporary basis, wholly within the plot with the approval of PDOHA for a specific period which shall be demolished on completion of the project.
- bbbb. **Total Floor Area:** The sum of the floor areas of all the floors of all the buildings on a plot, less exemption as permitted in these regulations.
- cccc. **Town Planner:** A person currently registered as such with the Pakistan Council of Architects and Town Planners (PCATP) and whose name is registered with PDOHA Town Planners.
- dddd. **Ware House:** A building in which goods are stored.
- eeee. **Zone:** The area earmarked for a particular use.

4. **Application of Regulations**

- a. Every person who, within the limits of PDOHA, intends to carry out addition or alteration to existing building or demolish the existing building or erects or re-erects a building, shall comply with the requirements of these regulations.
- b. A building plan shall be approved only for the specified purpose of the plot mentioned in the lease deed, basic agreement/or allotment order. The number of storeys are to be sanctioned regulations.

5. **Exemptions.** Application of these regulations may be relaxed for buildings erected by or on behalf of the Government/Semi Government bodies and PDOHA, by the competent authority.