

## DRAFT AMENDMENTS IN LDA BUILDING AND ZONING REGULATIONS 2019

SR. NO.	CLAUSE	Recommendations																
01.	<p><b>Clause 2.5(3)</b> For Apartment Buildings in Medium Rise-I category in the Table under Clause 2.5, height up to 90ft may be allowed on a 30 ft. road subject to provision of 5 ft. setback by each owner of the plot abutting 30 feet road.</p>	Deferred																
02	<p><b><u>RESIDENTIAL (Apartment)</u></b></p> <p><b>Clause 2.5 (3) (a)</b> Mandatory Open Space For Apartment Building for plots of 2Kanal and above shall be as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Plot Size/zon e</th> <th style="text-align: center;">Building Line</th> <th style="text-align: center;">Rear Space</th> <th style="text-align: center;">Side Space</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2-kanals &amp; above</td> <td style="text-align: center;">30-ft. (9.15 m)</td> <td style="text-align: center;">13-ft (3.96 m)</td> <td style="text-align: center;">13 ft (3.96 m) (on both sides)</td> </tr> </tbody> </table>	Plot Size/zon e	Building Line	Rear Space	Side Space	2-kanals & above	30-ft. (9.15 m)	13-ft (3.96 m)	13 ft (3.96 m) (on both sides)	<p><b><u>RESIDENTIAL (Apartment)</u></b></p> <p><b>Clause 2.5 (3) (a)</b> Committee recommended for addition of new category with mandatory open spaces for apartment buildings as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Plot Size/zon e</th> <th style="text-align: center;">Building Line</th> <th style="text-align: center;">Rear Space</th> <th style="text-align: center;">Side Space</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2 to less than 4Kanal</td> <td style="text-align: center;">25-ft. (7.62m)</td> <td style="text-align: center;">07ft. (2.13 m)</td> <td style="text-align: center;">7ft (2.13 m) on both sides.</td> </tr> </tbody> </table>	Plot Size/zon e	Building Line	Rear Space	Side Space	2 to less than 4Kanal	25-ft. (7.62m)	07ft. (2.13 m)	7ft (2.13 m) on both sides.
Plot Size/zon e	Building Line	Rear Space	Side Space															
2-kanals & above	30-ft. (9.15 m)	13-ft (3.96 m)	13 ft (3.96 m) (on both sides)															
Plot Size/zon e	Building Line	Rear Space	Side Space															
2 to less than 4Kanal	25-ft. (7.62m)	07ft. (2.13 m)	7ft (2.13 m) on both sides.															

		4 kanal and above	30-ft. (9.15 m)	13-ft (3.96 m)	13 ft (3.96 m) (on both sides)																	
03	<p><b><u>RESIDENTIAL HOUSES</u></b></p> <p><b>Clause 2.1.1</b> mandatory open spaces in established built up area and clause 2.2.1 mandatory open spaces in approved schemes for residential buildings shall be as follows:</p> <table border="1" data-bbox="317 639 1128 927"> <thead> <tr> <th>Plot Size/zon e</th> <th>Building Line</th> <th>Rear Space</th> <th>Side Space</th> </tr> </thead> <tbody> <tr> <td>2kanals and above</td> <td>20-ft. (6.1m)</td> <td>10ft. (3.05 m)</td> <td>10ft. (3.05 m) On both sides</td> </tr> </tbody> </table>	Plot Size/zon e	Building Line	Rear Space	Side Space	2kanals and above	20-ft. (6.1m)	10ft. (3.05 m)	10ft. (3.05 m) On both sides	<p><b><u>RESIDENTIAL HOUSES</u></b></p> <p><b>Clause 2.1.1</b> Committee recommended for addition of new category with mandatory open spaces for residential buildings as follows:</p> <table border="1" data-bbox="1473 634 2279 1040"> <thead> <tr> <th>Plot Size/zon e</th> <th>Building Line</th> <th>Rear Space</th> <th>Side Space</th> </tr> </thead> <tbody> <tr> <td>2 to less than 4 kanal</td> <td>20-ft. (6.1m)</td> <td>7ft. (2.13 m)</td> <td>7ft. (2.13 m) On both sides</td> </tr> <tr> <td>4 kanal and above</td> <td>20-ft. (6.1 m)</td> <td>10-ft (3.04 m)</td> <td>10-ft (3.04m) On both sides</td> </tr> </tbody> </table>	Plot Size/zon e	Building Line	Rear Space	Side Space	2 to less than 4 kanal	20-ft. (6.1m)	7ft. (2.13 m)	7ft. (2.13 m) On both sides	4 kanal and above	20-ft. (6.1 m)	10-ft (3.04 m)	10-ft (3.04m) On both sides
Plot Size/zon e	Building Line	Rear Space	Side Space																			
2kanals and above	20-ft. (6.1m)	10ft. (3.05 m)	10ft. (3.05 m) On both sides																			
Plot Size/zon e	Building Line	Rear Space	Side Space																			
2 to less than 4 kanal	20-ft. (6.1m)	7ft. (2.13 m)	7ft. (2.13 m) On both sides																			
4 kanal and above	20-ft. (6.1 m)	10-ft (3.04 m)	10-ft (3.04m) On both sides																			

04	<p><b>Clause 2.2.3 Ground Coverage, Floor Area Ratio, Height, No. of Storeys and Parking Requirements:</b> Maximum ground coverage, height and Floor area ratio shall be described as:</p> <table border="1"> <thead> <tr> <th>Plot Size/Zone</th> <th>Max. No. of Storey (Excluding basement)</th> <th>Max. Ground Coverage</th> <th>Max. Height</th> <th>Max. FAR</th> <th>Max. Parking Provision</th> </tr> </thead> <tbody> <tr> <td>Less than 5Marla</td> <td>3</td> <td>80%</td> <td>38ft</td> <td>1:2.4</td> <td>Optional</td> </tr> <tr> <td>5 Marla but less than 10 Marla</td> <td>3</td> <td>75%</td> <td>38ft</td> <td>1:2.3</td> <td>Optional</td> </tr> <tr> <td>10 Marla and above but less than 1Kanal</td> <td>4</td> <td>70%</td> <td>45ft</td> <td>1:2.8</td> <td>Optional</td> </tr> <tr> <td>1 kanal to 30 Marla</td> <td>4</td> <td>65%</td> <td>45ft</td> <td>1:2.6</td> <td>Optional</td> </tr> <tr> <td>Above 30 Marla but less than 2 Kanals</td> <td>4</td> <td>60%</td> <td>45ft</td> <td>1:2.4</td> <td>Optional</td> </tr> <tr> <td>2Kanals and above</td> <td>4</td> <td>55%</td> <td>45ft</td> <td>1:2.2</td> <td>Optional</td> </tr> </tbody> </table>	Plot Size/Zone	Max. No. of Storey (Excluding basement)	Max. Ground Coverage	Max. Height	Max. FAR	Max. Parking Provision	Less than 5Marla	3	80%	38ft	1:2.4	Optional	5 Marla but less than 10 Marla	3	75%	38ft	1:2.3	Optional	10 Marla and above but less than 1Kanal	4	70%	45ft	1:2.8	Optional	1 kanal to 30 Marla	4	65%	45ft	1:2.6	Optional	Above 30 Marla but less than 2 Kanals	4	60%	45ft	1:2.4	Optional	2Kanals and above	4	55%	45ft	1:2.2	Optional	<p><b>Clause 2.2.3 Ground Coverage, Floor Area Ratio, Height, No. of Storeys and Parking Requirements:</b> Maximum ground coverage, height and Floor area ratio shall be described as:</p> <table border="1"> <thead> <tr> <th>Plot Size/Zone</th> <th>Max. No. of Storey (Excluding basement)</th> <th>Max. Ground Coverage</th> <th>Max. Height</th> <th>Max. FAR</th> <th>Max. Parking Provision</th> </tr> </thead> <tbody> <tr> <td><b>Upto 5Marla</b></td> <td>3</td> <td><b>Not Required</b></td> <td>38ft</td> <td>1:2.4</td> <td>Optional</td> </tr> <tr> <td><b>Above 5 Marla but less than 10 Marla</b></td> <td>3</td> <td>75%</td> <td>38ft</td> <td>1:2.3</td> <td>Optional</td> </tr> <tr> <td>10 Marla and above but less than 1Kanal</td> <td>4</td> <td>70%</td> <td>45ft</td> <td>1:2.8</td> <td>Optional</td> </tr> <tr> <td>1 kanal to 30 Marla</td> <td>4</td> <td>65%</td> <td>45ft</td> <td>1:2.6</td> <td>Optional</td> </tr> <tr> <td>Above 30 Marla but less than 2 Kanals</td> <td>4</td> <td>60%</td> <td>45ft</td> <td>1:2.4</td> <td>Optional</td> </tr> <tr> <td>2Kanals and above</td> <td>4</td> <td>55%</td> <td>45ft</td> <td>1:2.2</td> <td>Optional</td> </tr> </tbody> </table>	Plot Size/Zone	Max. No. of Storey (Excluding basement)	Max. Ground Coverage	Max. Height	Max. FAR	Max. Parking Provision	<b>Upto 5Marla</b>	3	<b>Not Required</b>	38ft	1:2.4	Optional	<b>Above 5 Marla but less than 10 Marla</b>	3	75%	38ft	1:2.3	Optional	10 Marla and above but less than 1Kanal	4	70%	45ft	1:2.8	Optional	1 kanal to 30 Marla	4	65%	45ft	1:2.6	Optional	Above 30 Marla but less than 2 Kanals	4	60%	45ft	1:2.4	Optional	2Kanals and above	4	55%	45ft	1:2.2	Optional
Plot Size/Zone	Max. No. of Storey (Excluding basement)	Max. Ground Coverage	Max. Height	Max. FAR	Max. Parking Provision																																																																																	
Less than 5Marla	3	80%	38ft	1:2.4	Optional																																																																																	
5 Marla but less than 10 Marla	3	75%	38ft	1:2.3	Optional																																																																																	
10 Marla and above but less than 1Kanal	4	70%	45ft	1:2.8	Optional																																																																																	
1 kanal to 30 Marla	4	65%	45ft	1:2.6	Optional																																																																																	
Above 30 Marla but less than 2 Kanals	4	60%	45ft	1:2.4	Optional																																																																																	
2Kanals and above	4	55%	45ft	1:2.2	Optional																																																																																	
Plot Size/Zone	Max. No. of Storey (Excluding basement)	Max. Ground Coverage	Max. Height	Max. FAR	Max. Parking Provision																																																																																	
<b>Upto 5Marla</b>	3	<b>Not Required</b>	38ft	1:2.4	Optional																																																																																	
<b>Above 5 Marla but less than 10 Marla</b>	3	75%	38ft	1:2.3	Optional																																																																																	
10 Marla and above but less than 1Kanal	4	70%	45ft	1:2.8	Optional																																																																																	
1 kanal to 30 Marla	4	65%	45ft	1:2.6	Optional																																																																																	
Above 30 Marla but less than 2 Kanals	4	60%	45ft	1:2.4	Optional																																																																																	
2Kanals and above	4	55%	45ft	1:2.2	Optional																																																																																	
05	<p><b>EMERGENCY STAIR CASE</b> <b>Sub-clause f (ii) of Clause 5.5.1</b></p>	<p><b>EMERGENCY STAIR CASE</b> <b>Sub-clause f (ii) of Clause 5.5.1</b></p>																																																																																				

	ii.	For buildings on plots 4 kanal & above:	2 emergency staircases Located at two ends of floor or the fire safety consultant can also decide the location of staircases in order to meet the requirements of prevailing fire safety codes.		Comments required from the representative of Rescue-1122.																																							
06.	<p><b>CONVERTED COMMERCIAL</b></p> <p><b>3.6.1 Mandatory Open Spaces</b> The building lines for all categories of converted plots shall be as specified by the Commercialization Committee. The other mandatory open spaces shall be as follows:</p> <table border="1" data-bbox="317 776 1220 1287"> <thead> <tr> <th>Plot Size</th> <th>Rear Space</th> <th>Side Space</th> </tr> </thead> <tbody> <tr> <td>Less than 5 marla</td> <td>5ft</td> <td>Not required</td> </tr> <tr> <td>5 marla and above but less than 10 Marla</td> <td>5ft</td> <td>Not required</td> </tr> <tr> <td>10 Marla and above but less than 1.5 Kanal</td> <td>7ft</td> <td>Not compulsory</td> </tr> <tr> <td>Above 1.5 Kanal but less than 2Kanal</td> <td>7ft</td> <td>Not compulsory</td> </tr> <tr> <td>2 Kanals and above</td> <td>13-ft (3.96m)</td> <td>13-ft (3.96m) on both sides</td> </tr> </tbody> </table>			Plot Size	Rear Space	Side Space	Less than 5 marla	5ft	Not required	5 marla and above but less than 10 Marla	5ft	Not required	10 Marla and above but less than 1.5 Kanal	7ft	Not compulsory	Above 1.5 Kanal but less than 2Kanal	7ft	Not compulsory	2 Kanals and above	13-ft (3.96m)	13-ft (3.96m) on both sides	<p><b>CONVERTED COMMERCIAL</b></p> <p><b>3.6.1 Mandatory Open Spaces</b> Committee recommended mandatory open spaces as follows:</p> <table border="1" data-bbox="1473 737 2368 1323"> <thead> <tr> <th>Plot Size</th> <th>Rear Space</th> <th>Side Space</th> </tr> </thead> <tbody> <tr> <td>Less than 5 marla</td> <td>5ft</td> <td>Not required</td> </tr> <tr> <td>5 marla and above but less than 10 Marla</td> <td>5ft</td> <td>Not required</td> </tr> <tr> <td>10 Marla and above but less than 30 Marla</td> <td>07-ft. (2.13 m)</td> <td>5ft on one side</td> </tr> <tr> <td>30 Marla but less than 2Kanal</td> <td>07-ft. (2.13 m)</td> <td>5ft on both sides</td> </tr> <tr> <td>2 Kanal to less than 4 kanals</td> <td>07-ft. (2.13 m)</td> <td>7ft (2.13m) on both sides.</td> </tr> <tr> <td>4 kanal and above</td> <td>13-ft (3.96m)</td> <td>13 ft (3.96 m) (on both sides)</td> </tr> </tbody> </table>		Plot Size	Rear Space	Side Space	Less than 5 marla	5ft	Not required	5 marla and above but less than 10 Marla	5ft	Not required	10 Marla and above but less than 30 Marla	07-ft. (2.13 m)	5ft on one side	30 Marla but less than 2Kanal	07-ft. (2.13 m)	5ft on both sides	2 Kanal to less than 4 kanals	07-ft. (2.13 m)	7ft (2.13m) on both sides.	4 kanal and above	13-ft (3.96m)	13 ft (3.96 m) (on both sides)
Plot Size	Rear Space	Side Space																																										
Less than 5 marla	5ft	Not required																																										
5 marla and above but less than 10 Marla	5ft	Not required																																										
10 Marla and above but less than 1.5 Kanal	7ft	Not compulsory																																										
Above 1.5 Kanal but less than 2Kanal	7ft	Not compulsory																																										
2 Kanals and above	13-ft (3.96m)	13-ft (3.96m) on both sides																																										
Plot Size	Rear Space	Side Space																																										
Less than 5 marla	5ft	Not required																																										
5 marla and above but less than 10 Marla	5ft	Not required																																										
10 Marla and above but less than 30 Marla	07-ft. (2.13 m)	5ft on one side																																										
30 Marla but less than 2Kanal	07-ft. (2.13 m)	5ft on both sides																																										
2 Kanal to less than 4 kanals	07-ft. (2.13 m)	7ft (2.13m) on both sides.																																										
4 kanal and above	13-ft (3.96m)	13 ft (3.96 m) (on both sides)																																										

07

**3.6.1 (a) Mandatory Open Spaces**

The building line in Gulberg Scheme for all categories of converted corner plots shall be as specified by the Commercialization Committee. The other mandatory spaces shall be as follows:

<b>Plot Size</b>	<b>Front Mandatory Space</b>	<b>Towards longer road side space</b>	<b>Other side space</b>	<b>Rear space</b>
10 Marla upto 1 kanal	30ft	Not compulsory	Not compulsory	7ft
Above 1 Kanal but less than 2Kanal	30ft	Not compulsory	Not compulsory	7ft
2 Kanals and above	30-ft (3.96m)	16-ft	10 ft	13ft

**3.6.1 (a) Mandatory Open Spaces**

The committee recommended the following changes:

<b>Plot Size</b>	<b>Front Mandatory Space</b>	<b>Towards longer road side space</b>	<b>Other side space</b>	<b>Rear space</b>
10 Marla upto 1 kanal	30ft	Not compulsory	5ft	7ft
Above 1 Kanal but less than 2Kanal	30ft	Not compulsory	5ft	7ft
2 kanal to less than 4 kanal	30-ft (3.96m)	10-ft	07ft	7ft
4 kanal and above	30-ft (3.96m)	16-ft	10 ft	13ft

08	<p><b>Clause 5.3 Internal Lighting and Ventilation Specifications</b></p> <p>“NOTE: Where permanent mechanical air-conditioning is intended to be provided; the Regulations dealing with the internal lighting of rooms will not be applicable”</p>	<p><b>Clause 5.3 Internal Lighting and Ventilation Specifications</b></p> <p>The committee recommended the following changes to put clarity with respect to mechanical ventilation:</p> <p>“NOTE: Where permanent <b>mechanical ventilation</b> is intended to be provided; the Regulations dealing with the internal lighting <b>and ventilation</b> of rooms <b>in Clause 5.3</b> will not be applicable.”</p> <p>The Design of Mechanical Ventilation System duly prepared by the HVAC Consultant should be submitted along with Architectural and Structure Drawings.</p>
----	---	---

DRAFT BUILDING REGULATIONS

09	<p><b>Clause 5.5 Emergency Exit Specifications</b>  <b>Clause 5.5.1 Means of Escape in case of emergency</b></p> <p><b>Sub-clause 5.5.1 (c)</b></p> <p>“Every block of Apartment Buildings having more than 6 Apartments at each floor shall be served with an additional stair-case,”</p> <p><b>Sub-clause 5.5.1 (d)</b></p> <p>“In a Block of Apartment Buildings emergency stair cases shall be provided in addition to main stair case/ stair cases ”</p>	<p><b>Clause 5.5 Emergency Exit Specifications</b>  <b>Clause 5.5.1 Means of Escape in case of emergency</b></p> <p>The committee recommended the following changes:</p> <p><b>Sub-clause 5.5.1 (c) to be read as:</b></p> <p>“In a Block of Apartment Building one emergency stair case shall be provided in addition to main stair case”</p> <p><b>Sub-clause 5.5.1 (d) to be read as:</b></p> <p>Moreover, additional emergency staircase should be provided for each apartment at a travel distance of exceeding <b>maximum</b> 100 ft (30 m). For clarity, this requirement is not in addition to the emergency staircase requirement mentioned in sub-clause 5.5.1 (f)</p>												
10	<p><b><u>Clause: 3.9.1</u></b></p> <p>Regulations for sites reserved for Public Buildings in Approved Housing Schemes</p> <table border="1" data-bbox="317 1230 1427 1377"> <tr> <td>Plot Size</td> <td>Building Line</td> <td>Rear space</td> <td>Side space on both sides</td> <td>Max Ground Coverage</td> <td>Pick and Drop Lane</td> </tr> </table>	Plot Size	Building Line	Rear space	Side space on both sides	Max Ground Coverage	Pick and Drop Lane	<p><b><u>Clause: 3.9.1</u></b></p> <p>The Committee recommended as under:  Regulations for <i>Public Building sites falling in Approved Housing Schemes and all others including converted commercial/ permissible uses of LDA Land Use Rules-2020</i> for use as Public Building.</p> <table border="1" data-bbox="1473 1300 2341 1409"> <tr> <td>Plot Size</td> <td>Buildin g Line</td> <td>Rear space</td> <td>Side space on</td> <td>Max Groun d</td> <td>Pick and</td> </tr> </table>	Plot Size	Buildin g Line	Rear space	Side space on	Max Groun d	Pick and
Plot Size	Building Line	Rear space	Side space on both sides	Max Ground Coverage	Pick and Drop Lane									
Plot Size	Buildin g Line	Rear space	Side space on	Max Groun d	Pick and									

	<table border="1"> <tr> <td>Less than 01 Kanal</td> <td>10ft</td> <td>5ft</td> <td>5ft</td> <td>65%</td> <td>Optional</td> </tr> <tr> <td>Above 1Kanal but less than 2Kanal</td> <td>15ft</td> <td>10</td> <td>10</td> <td>60%</td> <td>Two Lanes (each 10 ft wide)</td> </tr> <tr> <td>2K and Above</td> <td>25ft</td> <td>15</td> <td>15</td> <td>55%</td> <td>Two Lanes (each 10 feet wide)</td> </tr> </table>	Less than 01 Kanal	10ft	5ft	5ft	65%	Optional	Above 1Kanal but less than 2Kanal	15ft	10	10	60%	Two Lanes (each 10 ft wide)	2K and Above	25ft	15	15	55%	Two Lanes (each 10 feet wide)	<table border="1"> <tr> <td></td> <td></td> <td></td> <td>both sides</td> <td>Coverage</td> <td>Drop Lane</td> </tr> <tr> <td>Upto 01 Kanal</td> <td>10ft</td> <td>5ft</td> <td>5ft</td> <td>65%</td> <td>Optional</td> </tr> <tr> <td>Above 1Kanal but less than 2Kanal</td> <td>20ft</td> <td>07</td> <td>05</td> <td>65%</td> <td>Optional</td> </tr> <tr> <td>2K but less than 4kanal</td> <td>20ft</td> <td>13</td> <td>13</td> <td>60%</td> <td>10ft wide lane to be provided</td> </tr> <tr> <td>4Kanal and Above</td> <td>25ft</td> <td>15</td> <td>15</td> <td>55%</td> <td>Two Lanes (each 10 feet wide)</td> </tr> </table>				both sides	Coverage	Drop Lane	Upto 01 Kanal	10ft	5ft	5ft	65%	Optional	Above 1Kanal but less than 2Kanal	20ft	07	05	65%	Optional	2K but less than 4kanal	20ft	13	13	60%	10ft wide lane to be provided	4Kanal and Above	25ft	15	15	55%	Two Lanes (each 10 feet wide)
Less than 01 Kanal	10ft	5ft	5ft	65%	Optional																																													
Above 1Kanal but less than 2Kanal	15ft	10	10	60%	Two Lanes (each 10 ft wide)																																													
2K and Above	25ft	15	15	55%	Two Lanes (each 10 feet wide)																																													
			both sides	Coverage	Drop Lane																																													
Upto 01 Kanal	10ft	5ft	5ft	65%	Optional																																													
Above 1Kanal but less than 2Kanal	20ft	07	05	65%	Optional																																													
2K but less than 4kanal	20ft	13	13	60%	10ft wide lane to be provided																																													
4Kanal and Above	25ft	15	15	55%	Two Lanes (each 10 feet wide)																																													
11.	<p><b>5.7.6 Basement, Ramp, Parking</b></p> <p>a. The lower ground floor/ basement if used for car parking purposes shall be constructed after leaving 4ft (1.22 m) space all around within the plot. This would apply in the case where basement is provided without pilling. Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level. The owner will have to surrender the setback area for road widening in future if needed without any compensation.</p>	<p><b>5.7.6 Basement, Ramp, Parking</b></p> <p>a. The lower ground floor/basement if used for car parking purposes shall be constructed after leaving 4ft (1.22 m) space all around within the plot <b>except in case of LDA Avenue-I Housing Scheme.</b></p>																																																



	<p>It is further added that as per condition mention in the possession order issued in LDA Avenue-I Housing Scheme by Directorate of Estate Management LDA Avenue-I, the front wall is to be constructed after leaving 5ft front open space for plantation landscaping and greenery. Building setback should be correspondingly reduced by 5ft.</p>	
--	---	--

### ANOMALIES IN LDA BUILDING AND ZONING REGULATIONS

	<b>Clauses</b>	<b>Proposal/Recommendation</b>
1.	<p>Building height is defined in building and zoning regulations 2019 as total height of the building measured from the crown of the road to the top of the parapet wall excluding the structures such as chimneys stacks, lift heads, stair case and water tower etc whereas stair case cover/mumty is considered in Height limit. Parapet wall should also be considered as excluded from height limit.</p>	<p>The committee recommended to implement the definition of Building height in which Stair case/mumty/parapet wall is not to be considered in height limit.</p>
2.	<p><b>5.1.3 Amalgamation of Plots</b>            In any zone two or more plots of the same uses may be combined for the purposes of constructing one or more buildings considering that the plots are owned by the same or multiple owners. If at any later stage the sub-division is again done then the building period charges will have to be paid for the sub-divided plots from its original date of expiry of building period of approved plans. Whereas for commercial/converted plots building regulations will be applicable as per policy of Commercialization/ Building Regulation in vogue. After amalgamation of plots, the regulations for resultant plot will be applicable as per category of resultant plot in residential and commercial etc.</p>	<p><b>5.1.3 Amalgamation of Plots</b>            Amalgamation of two or more plots of different scheme in following manner:</p> <ol style="list-style-type: none"> <li>1. LDA Scheme + LDA Scheme</li> <li>2. Private Scheme + Private Scheme (NOC from owners of both societies)</li> </ol> <p>Few members agreed the proposal but few disagreed, so consensus was not developed. Therefore, matter may be decided by the Authority.</p>

3.	<p><b>5.1.4 Subdivision of Plots in Approved Housing Schemes</b></p> <p>b. Subdivision of 2 kanals (836.55 sqm) and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the subdivision plan from the Competent Authority.</p> <p>c. The resultant subdivided plot shall not be less than 1kanal (418.28 sqm) with frontage not less than 35 feet.</p>	<p><b>5.1.4 Subdivision of Plots in Approved Housing Schemes</b></p> <p>The committee recommended that:</p> <ol style="list-style-type: none"> <li>1. The word <u>Residential</u> may be added in the heading.</li> <li>2. Remove the condition of frontage of resultant/subdivided plot.</li> <li>3. Building line of original plot will be followed whereas mandatory space of resultant plot should be as per prevailing by laws of subdivided plot area.</li> <li>4. These are applicable for Regular Schemes of LDA.</li> </ol>
4.	<p><b>Amendment in clause 5.2.2 (c) (i) Arcades</b></p> <p>The minimum width of arcade in main civic centre&amp; commercial centers and divisional/district centers shall be 10 feet. In case of neighborhood shops/mohalla shops the minimum width of arcade shall not be less than 5 feet upto plot area of 7 marla. For plots of above 7 marla width of arcade shall be 10 ft. this will also be applicable in all approved private housing schemes and other commercial areas.</p>	<p><b>Amendment in clause 5.2.2 (c) (i) Arcades</b></p> <p>The Committee recommended to amend the clause 5.2.2(c) as <u>The minimum width of arcade in Main Civic &amp; Commercial Centers and Divisional/District Centers shall not be less than 5.ft (1.52m) upto plot area of 8-marla and for plots of above 8-marla width of arcade shall be 10-ft.</u> Efforts will be made to maintain same building line of Arcade in case of amalgamation of plots.</p>
5.	<p><b>Clause 6.3.5 Basement:</b> for the construction of basement beyond 12 ft(3.66 m) depth from road level, RCC pilling along all four sides of the plot line is must.</p>	<p><b>Clause 6.3.5 Basement</b></p> <p>The committee was briefed about the observations of developers regarding the design of basements in which they intend to construct the basement beyond 12 feet on half of the total plot area but due to clause 6.3.5 they are bound to provide pilling along all four sides of the Plot Line.</p> <p>Therefore, the committee recommended that for construction of Basement beyond 12ft depth from road level, RCC Piling along all four sides of the Excavation Line is must.</p>
6.	<p><b>Clause 10.2 (d)</b></p>	<p><b>Clause 10.2 (d)</b></p>

	In case of addition alteration plan of multistory building, mandatory certificate of structural stability and geotechnical investigation report with regards to foundation design and shoring system by a professional Structural Engineer and Geotechnical Engineer/ Geologist respectively.	In case of proposed, revised, rebuilt and addition alteration plan of multistory building, mandatory certificate of structural stability and geotechnical investigation report with regards to foundation design and shoring system by a professional Structural Engineer and Geotechnical Engineer/ Geologist respectively.
07.	Penalty Rates for violations in industrial use.	Committee recommended that: Penalty rates already in force for composition of violation of commercial/ institutional building shall be applicable for composition of violations of industrial buildings and multistory apartments. In case of Low Rise Apartments, penalty of Residential will be applicable for compoundable violations only.
08.	The prevailing building and zoning regulations are not clear regarding its implementation on Plot category or on individual plot size.	The Committee recommended that 15% difference in size of individual plot from plot category should be considered in same category and mandatory spaces, FAR, height limit of prescribed plot category shall be applicable for such plots.
09.	The building regulations are silent regarding height zone ,FAR no of stories etc on the rear side subdivided plot after approval of subdivision with 16 ft passage	Committee recommended to apply the regulations applicable on original plot in deciding the height zone, FAR, no of stories etc.on the resultant/created plot on rear side after sub-division with 18ft passage and two way driveway to avail the same.
10	Height limit for permissible use cases under all categories	The regulations as mentioned at Clause 3.1.1 shall be applicable on such cases.
11	Insurance certificate for Low Rise commercial building is mandatory for Completion Certificate.	Recommended (Requirement of Ease of Doing Business Reforms).
12	Prevailing by laws does not permit the construction of balconies in residential apartments which needs appropriate clarification/decision.	The Committee recommended to construct 2.5 ft wide balcony extended in the mandatory spaces above ground floor level with parapet wall/railing not exceeding 2.5 ft in height and will not count to useable area.
13	Appendix D Penalty rates for composition violation of building Regulations 10(c) Mandatory open space at ground floor may be compounded on production of NOC from neighbor and if no complaint existing. However, in case of full coverage composition shall not be allowed.	The Committee recommended that Clause 10 (c ) at Appendix D is in contradiction to Clause 10.11.1 (A). Therefore the Clause 10(c ) at Appendix D may be deleted.

	Whereas, at Clause 10.11.1 (A) violations in Residential Building Plans with full coverage in front, rear and side spaces are 100% compoundable subject to provision of NOC from adjoining neighbors and NOC in other cases is not required.													
14	10.12.1 Relaxation: No relaxation of the Building Regulations shall be allowed for Multi-storey Buildings.	The said clause was missed while incorporating the amendments of Building and Zoning Regulations and the same may be incorporated.												
15	<b>Parking Requirements for Finance and Trade Center</b> Special Building Regulations for Finance and Trade Center were approved by the Authority but the same were not incorporated in the Building and Zoning Regulations (Amended) 2019.	<p><b>Parking Requirements for Finance and Trade Center</b></p> <table border="1"> <tr> <td rowspan="3">For Hotels</td> <td>1 Car Space for every 6 Rooms</td> </tr> <tr> <td>1 Car Space for every 1000 Sft of Shopping Area</td> </tr> <tr> <td>1 Car Space for every 1200 Sft of Floor Area</td> </tr> <tr> <td>Restaurant Café and Banquet Hall</td> <td>1 Car Space for every 700 Sft of Floor Area</td> </tr> <tr> <td>Bank Square, Commercial and Corporate Office, Super Store, Health Tower and all other Uses</td> <td>1 Car Space for every 1200 Sft of Floor Area</td> </tr> <tr> <td>Apartments</td> <td>1 Car Space for every 1500 Sft of Floor Area</td> </tr> <tr> <td>Masjid Service Area</td> <td>As per Building Regulations</td> </tr> </table>	For Hotels	1 Car Space for every 6 Rooms	1 Car Space for every 1000 Sft of Shopping Area	1 Car Space for every 1200 Sft of Floor Area	Restaurant Café and Banquet Hall	1 Car Space for every 700 Sft of Floor Area	Bank Square, Commercial and Corporate Office, Super Store, Health Tower and all other Uses	1 Car Space for every 1200 Sft of Floor Area	Apartments	1 Car Space for every 1500 Sft of Floor Area	Masjid Service Area	As per Building Regulations
For Hotels	1 Car Space for every 6 Rooms													
	1 Car Space for every 1000 Sft of Shopping Area													
	1 Car Space for every 1200 Sft of Floor Area													
Restaurant Café and Banquet Hall	1 Car Space for every 700 Sft of Floor Area													
Bank Square, Commercial and Corporate Office, Super Store, Health Tower and all other Uses	1 Car Space for every 1200 Sft of Floor Area													
Apartments	1 Car Space for every 1500 Sft of Floor Area													
Masjid Service Area	As per Building Regulations													
16	Provision of 10 feet arcade has been made mandatory for all commercial buildings irrespective of the plot sizes under LDA Building Regulations is contradictory to the previous Building Regulations wherein it was 5 feet for plots up to 7 Marla and 10 feet for plots more than 7 Marla. Furthermore, in case of amalgamation the arcade for the resultant plot size is applied.	The Committee agreed that the 5ft arcade for plots upto 8 Marla and 10 feet for plots more than 8 Marla will be applicable with respect to the approved scheme plan and for cases where building plans are already sanctioned prior to amendments.												
17	Provision of 10 feet chamfer is mandatory for all residential buildings above 10 Marla plots under clause 5.0 (e) of the LDA Building Regulations which is contradictory to the clause 9 (e) of the LDA Private Housing Rules 2014 wherein it is 5 feet for plots upto 1 Kanal and 10 feet for plots more than 1 Kanal.	The Chamfer will be provided as mentioned in the approved scheme plans.												

18	Gate of residential plot is required to be placed on dead side of the plot.	The Committee disagreed to the proposal.
19	Typical diagram of Recharge well provided in LDA Building Regulations provides that it should be 100 feet away from main structure and minimum distance between two recharging well is 100 meter.	Opinion should be taken from WASA (PHS)
20	Penalty Rates as mentioned at Appendix-D, Note point ‘f’ i.e. For the construction/commencement work in the commercial buildings/plots prior to approval all penalty rates shall be applied i.e. 11(a), 11(b), 11(c).	Recommended to be rephrased as ‘ For the construction/commencement work in the commercial buildings/plots prior to approval, penalty rates shall be applied as mentioned at 11(c).
21	While the existing by-laws exclude the covered parking area from the floor area ratio (FAR), it is still accounted for while measuring the building’s height – which is capped. In order to fulfill the parking requirements, vast majority of vertical developments provide underground parking. It is worth noting that construction of underground parking accounts for 40% - 60% of the project’s construction lifecycle in order to reach the ground level. This contributes to generating a negative sentiment amongst existing and potential customers regarding onsite development of the project. However, in actual, sub-structures (any floor below ground level) cost almost twice the construction cost required when compared with super-structures (any floor above ground level).	<p><b>Recommendation</b></p> <p>In order to mitigate these issues, we would like to propose that any area that is dedicated under covered parking above the ground, be excluded from the building’s height and FAR calculation, staying within the limits defined by the Civil Aviation Authority (CAA). This shall have no impact on the existing FAR requirements, as well as the sellable area; which means there shall be no additional burden on the existing infrastructure and this amendment will have a positive impact with following benefits:</p> <ul style="list-style-type: none"> <li>• Reduced construction costs</li> <li>• Affordable living for end-users</li> <li>• Encourage vertical development</li> <li>• Creating positive consumer sentiment through visible development progress</li> <li>• Increased pace of construction</li> <li>• Increased construction activity depicting the number of approved projects aligned in the new era of vertical development, defined by the Prime Minister</li> </ul>

**BUILDIGN REGULATIONS FOR AREA DEVELOPMENT PROJECTS**

The Committee after deliberation suggested for preparation of 'Area Development Project Regulations' under Rule 37(6) of Land Use Rules 2020 which states that 'Area Development Project Regulations shall be separately presented to Authority'.

**For Single Project**, the Building Regulations Committee recommended the following regulations for area development projects:

<b>Category</b>	<b>Requirements</b>
<b>Building Line</b>	30ft
<b>Rear</b>	13
<b>Both Side</b>	13
<b>Height</b>	Free height limit subject to provision of NOC from Civil Aviation Authority

Sr. No.	Height	Ground Coverage	Floor Area Ratio
1	Upto 300ft	60%	1:12
2	Above 300ft	50%	Above 300ft, Increase in F.A.R @ 4% proportionate to height

Note: Apart from Special Regulations, all other provisions of prevailing Building Regulations shall remain applicable including parking requirements as mentioned at Clause 3.1.1 and 3.11 of LDA Building and Zoning Regulations 2019.

**For Civic Centre Sub-divided Project:**

In case of subdivision, building line will be followed and following Building regulations of Civic Centre at Clause 3.3.2 shall be applicable:

Zones	Ground Floor Coverage including Arcade & subsequent floor	F.A.R	Storey	Height (Including parapet wall)	Plot Size	Parking Requirement
Low Rise	7/8 th of plot area & 3/4 <sup>th</sup> on Subsequent floor	N.A	G+2	Upto 38 feet	Less than 4 Marla	Not Required
Medium Rise-1	7/8 th of plot area & 3/4 <sup>th</sup> on Subsequent floor	N.A	G+5	Upto 72 feet	4 Marla less than 10 Marla	Not Required
	7/8 th of plot area & 3/4 <sup>th</sup> On Subsequent Floor	N.A	G+6	Upto 90 feet	10 Marla to less than 2 Kanal	Not Required
Medium Rise-2	7/8 th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	1:5.5	G+9	Upto 120 feet	Min 2 Kanal and less than 4 kanal	Not Required

High Rise- 1	7/8 th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	1:8	G+14+Service Floor	Upto 200 feet	Min 4 Kanal and less than 8 Kanal	One car space for 1600 sft useable area
High Rise -2	7/8 th of plot area & 3/4 <sup>th</sup> on Subsequent Floor	1:12	G+23+Service Floor	Upto 300 feet	Min 8 Kanal and less than 12 Kanal	One car space for 1600 sft useable area
Skyscraper	7/8 th of plot area & 3/4 <sup>th</sup> on Subsequent floor	Above 300 feet increase in F.A.R @ 4% Proportionate to height (e.g if height is 400 ft then F.A.R will be $400 \times 0.04 = 16$ )	(No Restriction), NOC from CAA	Above 300 feet	Min 12 Kanal and above	One car space for 1600 sft useable area

Moreover, height restriction as per Clause 3.3.2 and 11.2(1) will be applicable for sub-divided project as under:

Sr. No.	Category	Maximum Height Zone subject to fulfillment of plot size and right of way
1	Commercial Plots in Main Civic Centers of approved Housing Schemes/Converted Plots of 12 Kanals and above located on Roads with Minimum 80ft Right of Way	Sky Scraper (with no height limit) This zone will also accommodate Low Rise, Medium Rise-1, Medium Rise-2, High Rise-1, High Rise-2.
2	Main Civic and Commercial Centers and Central Business District for plots less than 12 Kanal	Low Rise (48ft) Medium Rise-1 (Upto 90ft) Medium Rise-2 (Upto 120ft)
3	Apartments having area less than 12 Kanals	Maximum 160ft
4	Public Buildings and Building of Public Assembly	Maximum 120ft



Note: Apart from Special Regulations, all other provisions of prevailing Building Regulations shall remain applicable including parking requirements as mentioned at Clause 3.3.2 and 3.11 of LDA Building and Zoning Regulations 2019.

Following definition may also be added in footnotes for understanding of general Public:

1. **Public Building** as defined as “A building designed for public use and includes dispensaries, post offices, public stations, bus/wagon stands, railway station, airport terminals, town halls, libraries and premises of social agencies such as hostels, local government offices and educational institutions, hospital and clinics, mosques, fire stations and rescue centers etc.”
2. **Building of Public Assembly** as defined as “any building or part of building where group of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel, health, education, ceremonial and similar purposes including (but not limited to) theaters, cinemas, assembly hall, auditoria, exhibition halls, marriage halls, community centers, clubs, schools, colleges, universities, hospitals, museum, skating rings, gymnasium, restaurant, places of worships, dance halls, club rooms, passenger stations and terminals of air surface and other public transportation services and stadiums etc.

## **1. RELAXATION IN FLOOR AREA RATIO AND BUILDING HEIGHT REGARDING PROPERTY NO. 311-D, UPPER MALL SCHEME, OWNED BY VISION DEVELOPERS Pvt LTD.**

### **Proposal:**

1. Vision Developers vide letter dated 30.04.2021 requested that they intended to raise a Corporate Office Building at Plot no. 311-D, Upper Mall Scheme with the height of 400ft and Floor Area Ratio of 1:12.
2. The Area of plot is 6K-6M-42Sft and falls on Shahrāh-e-Quaid-e-Azam. As per Clause 3.1.1 and 11.2 (1) of LDA Building and Zoning Regulations 2019, the said plot falls in the Category of High Rise-2 where Allowed Height is 300ft with F.A.R. of 1:12.

### **Recommendations:**

- The Committee observed that the area of plot is 6K-6M-42Sft. Moreover, clearance from Civil Aviation Authority and Air Force upto 400ft in precedent case has not so far been obtained. Therefore, committee deferred the case for further consideration.

## 2. INCREASE IN FLOOR AREA RATIO OF FINANCE AND TRADE CENTER

### Proposal:

1. M/S JKS Global Developers vide application dated 03.06.2021 has requested to increase Floor Area Ration of Plots having area more than 6 Kanal.

Existing Requirements			Recommendation
<b><u>SPECIAL BUILDING REGULATIONS FOR FINANCE AND TRADE CENTRE LAHORE FOR PLOTS HAVING 2KANAL UPTO 25 KANALS</u></b>			<b><u>SPECIAL BUILDING REGULATIONS FOR FINANCE AND TRADE CENTRE LAHORE FOR PLOTS HAVING 2KANAL UPTO 25 KANALS</u></b>
<b>Plot Size</b>	<b>2 kanal to 4kanal</b>	<b>Above 4 kanals to less than 25 kanals</b>	<p>The Committee observed that the incentive at Clause 3.1.1 for High Rise cases under LDA Building and Zoning Regulations 2019 are not applicable to the sites of Finance and Trade Center. To encourage the High Rise, the Committee recommended that the developer may follow either the Special Building Regulations for Finance and Trade Center or may opt to follow the regulations at Clause 3.1.1.</p>
<b>Height</b>	As per Special Building Regulations of FTC		
<b>Building Line</b>	30ft	30ft	
<b>Rear</b>	5ft	15ft	
<b>Ground Floor Coverage</b>	60%	60%	
<b>Floor Area Ratio</b>	1:8	1:8	
<b>Side Space</b>	7ft (one sharing side)	10ft (one sharing side)	
<b>Parking</b>	As per already approved Special Building Regulations of FTC. The entrance and Exit of the vehicle for Parking in the building will be provided through 18ft wide passage given in the layout plan at the back of the plots.	As per already approved Special Building Regulations of FTC.	

**Provisions for Disable Ramps and Disable Bath in LDA Building and Zoning Regulations 2019**

The Committee after deliberation, recommended following draft amendments presented by the Committee for “Implementation of meaningful access to Public facilities for persons with disabilities” constituted vide notification No. LDA/TP/829 dated 25.05.2021 and endorsed the same:

Serial No.	<u>2019 LDA Building &amp; Zoning Regulations</u>	<u>Proposed Amended/New Regulation</u>
1.1 Definitions	N/A	<p><u>Disability/Disabilities:</u></p> <p>Condition(s), temporary or permanent, which limit a person's ability to move around in and use the built environment.</p>
<p><u>Chapter 5:</u> <u>Space and</u> <u>Safety</u> <u>Requirements</u></p>	<p><u>[Existing] Regulation 5.2.3:</u> <u>Ramp &amp; Toilet for</u> <u>Disabled Persons</u></p> <p>In all buildings other than residential buildings, a ramp of minimum 4 feet width and having maximum gradient of 1:6 should be provided for disable persons.</p> <p>In case of nonprovisions of lifts in Multi-Storey Buildings each floor should be accessible through this ramp.</p> <p>A toilet for disabled must also be provided.</p>	<p><u>Amended Regulation 5.2.3:</u> <u>Ramps &amp; Toilet for Persons with Disabilities</u></p> <p>In all Commercial and Public buildings, at least one of the entrances to each building shall be accessible by a wheelchair bound person, with each accessible door provided having a clear opening of at least 33 inches wide and 80 inches high, and opening in the direction of travel.</p> <p>In all Commercial and Public Buildings, a ramp of minimum 4 feet width and having maximum gradient of 1:6 should be provided, with passing space for accessible entrance to the buildings. A handrail should be provided to both sides of the accessible ramp, and the distance between the parallel handrails should not extend 72 inches.</p> <p>A toilet for persons with disabilities should also be provided, with horizontal and vertical grab bars at adjoining and rear walls to assist transfer of wheelchair bound person to and from the water closet or the shower set of the toilet.</p> <p>In case of non-provisions of lifts in Multi-Storey Buildings, each floor should be accessible through a ramp.</p>

	Whereas no ramp is required on buildings on plot size less than 7 Marla	
<u>Chapter 5: Space and Safety Requirements</u>	<u>5.7 Parking Space Specifications</u>	<p>[New] Regulation 5.7.10:</p> <p>Spaces that are accessible and approximate to a commercial or public building should include space set aside for individuals with physical disabilities, allowing room for individuals in wheelchairs or individuals on braces and crutches to get in and out of an automobile to a level surface. Care in planning should be exercised so that individuals in wheelchairs and individuals using braces and crutches are not compelled to wheel or walk behind parked cars.</p>
<u>Chapter 3: Site Requirements: Commercial &amp; Public Buildings</u>	<u>3.6.4 Additional Regulations</u>	<p><u>Regulation 3.6.4 (x):</u></p> <p>In all commercial buildings and public buildings, Induction loops may be installed in auditoria, theatres, meeting rooms, etc, to -improve sound reception for persons with disabilities that use hearing aids</p>
<u>Chapter 5: Space and Safety Requirements</u>	<u>5.3 Internal Lighting and Ventilation Specifications</u>	<p><u>5.3.4: Signages for Persons with Visual and Hearing Disabilities</u></p> <p>For Persons with Disabilities, in all commercial buildings and public buildings, Signs should be designed and located so that they are easy to read.</p> <p>Audible warning signals should be accompanied by simultaneous visual signals for the benefit of those with hearing Disabilities.</p>

		Similarly, signs should preferably be at eye-level and it should be possible to approach them closely. Text and symbols should be colour-contrasted with the background. Signs should be well illuminated and surfaces should not cause mirroring or reflections.
<u>Chapter 10- Building Plan Sanctioning &amp; Controlling Authority</u>	<u>Regulation 10.12 [Relaxation/Interpretation and Delegation]</u>	<p><u>[New Regulation]</u> <u>Regulation 12.12.5</u></p> <p>The Authority shall resolve grievances associated with accessibility for persons with Disabilities by establishing a Grievance Committee, which shall, on its own motion or through a reference/complaint, address matters emanating out of said grievances, on a speedy basis.</p> <p>The Grievance Committee shall consist of the following members:</p> <ul style="list-style-type: none"> <li><i>i.</i> Chief Town Planner, LDA (Convener,)</li> <li><i>ii.</i> Chief Metropolitan Planner (LDA)</li> <li><i>iii.</i> Director Estate Management, DEM(QAT),</li> <li><i>iv.</i> Director Town Planning concerned (LDA), and</li> <li><i>v.</i> A Representative from Disabilities Community.</li> </ul>