

CAPITAL DEVELOPMENT AUTHORITY

**ISLAMABAD RESIDENTIAL SECTORS ZONING
(BUILDING CONTROL REGULATION, 1993.**

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CAPITAL DEVELOPMENT AUTHORITY

ISLAMABAD RESIDENTIAL SECTORS

ZONING (BUILDING CONTROL) REGULATION. 1993

In exercise of the powers conferred by Section 51 of the Capital Development Authority Ordinance (XXIII of 1960) the Capital Development Authority has been pleased to make the following Regulations being expedient: -

CHAPTER I - PRELIMINARY

1. Short title extend and commencement

- 1.01 This regulation may be called the Islamabad Residential Sectors Zoning (Building Control) Regulation, 1993.
- 1.02 It extends to all private residential plots in the Islamabad Capital Territory, except the Diplomatic Enclave.
- 1.03 It shall come into force at once.

2. Definitions.

- In this regulation and in the subsidiary instructions and communications that may be issued under or in relation thereto, unless there is anything repugnant in the subject or context, the following definitions shall apply:
- 2.01 "ancillary building" means a building subservient to the principal building on the same plot or servant quarters, garages, etc;
- 2.02 "apartment" means a building subservient to the principal building on the same plot or servant quarters, garages, etc;
- 2.03 "attached building" means a building which is joined to another building on one or more sides by a party wall or walls;
- 2.04 "Authority" means the Capital Development Authority established under section 4 of the Capital Development Authority Ordinance, 1960 (XXIII of 1960);
- 2.05 "balcony" means an outside projection from a building overlooking a compound, road, courtyard and projecting in front of a room and not used as a passage;
- 2.06 "bathroom" means a room meant for bathing and designed in a building as such;
- 2.07 "basement" means a structure wholly or partly below natural ground level/approach level;
- 2.08 "block" means a tract of land bounded by a street/streets, public land etc.
- 2.09 "building" means any structure or enclosure permanently affixed to the land;
- 2.10 "block of flats" means a structure occupied by more than one family and having more than one storey;
- 2.11 "building line" means the line up to which the plinth of a building may lawfully extend, allowing for the mandatory set-backs;
- 2.12 "Building Works" means erection or re-erection of any building or making additions to or alteration in an existing building;
- 2.13 "corner plot" means a plot situated at the intersection of two vehicular streets;
- 2.14 "detached building" means a building not joined to another building on any side;
- 2.15 "family" means a group of persons related by blood or marriage, and, if not so related, more than five persons living together and maintaining a common house - hold;
- 2.16 "flat" means an apartment consisting of two or more habitable rooms with kitchen and bathroom;
- 2.17 "floor area" means (for purpose of determining the floor area ratio) the sum of the horizontal areas of the floor/floors, including verandahs, 25 percent of the area covered by pergolas but excluding basements, vaults, cellars and chajjas (not exceeding the maximum permissible limits;)
- 2.18 "floor Area Ratio" (F.A.R) means the floor area of a building or buildings on a plot divided by the area of that plot;
- 2.19 "height of building" shall be taken to be vertical measurement from the front approach level to the highest part of the roof of that building less one half of the difference of levels of the lowest and highest parts of the roof;
- 2.20 "home occupation" means part time use of a part of a residential building or apartment by resident professionals (for their personal professional use) such as architects, doctor, engineers and lawyers, for consultancy and advisory services provided the residential character of the building is not changed;
- 2.21 "house/bungalow" means a residential building for the use of a single family having two habitable rooms with a kitchen and a bath;
- 2.22 "licensed architect" means a person registered with P.C.A.T.P and issued a license by the Authority.
- 2.23 "licensed engineer" means a person registered with P.E.C and issued a license by the Authority;
- 2.24 "mezzanine" means a loft or balcony inside a room with no access to it except from the room and its area shall not exceed 1/3rd of the area of the room;
- 2.25 "non-conforming use" means the use of a plot or structure thereon not conforming to the purpose authorized or permitted under this regulation;
- 2.26 "open stair case" means a stair case of which the roof must be fully open to the sky and which at least two sides must be fully open and clear of any adjoining walls of any other building;

- building;
- 2.27 "owner" means the person to whom a residential plot has been allotted or conveyed Authority or the lawful transferee of such plot duly mutated in the record of the Auth
- 2.28 "parapet" means a dwarf wall, whether plain, perforated or paneled, along the edge balcony, verandah or terrace;
- 2.29 "pergola" means a structure of which the roof must be at least 75% open to sky;
- 2.30 "party wall" means a common wall between two adjacent buildings on independent p
- 2.31 "plinth" means the portion of the building between the level of the street and the lev ground floor;
- 2.32 "plot" means a single tract of land located within a block and demarcated by the Aut such;
- 2.33 "prescribed" means prescribed by this Regulation or instructions issued by the Authc time to time;
- 2.34 "principal building" means a building in which the principal use is authorized or perm
- 2.35 "principal use" means the use of the principal building for which the plot of land is al conveyed to the owner as distinguished from a subordinate or ancillary use;
- 2.36 "public open space" means open spaces including parks, playgrounds, waterways, st
- 2.37 "semi- detached building" means a building abutting a side of the plot line on one si having open yards on other sides;
- 2.38 "residential building" means a building authorized for residential occupancy by one o families;
- 2.39 "residential plot" means a plot allotted exclusively for residential purpose;
- 2.40 "set back (yard)" means a space compulsory required to be left open between the b the plot line without any obstruction;
- 2.41 "storey" means the space between the floor and the ceiling of a building;
- 2.42 "structural alteration" means any change in the structure of a building i.e. supportin of a building such as load-bearing walls, columns, beams, slabs etc;
- 2.43 "terraced houses" means contiguous houses constructed on adjacent plots, separate walls and having no side set backs (yards);
- 2.44 "use" means the purpose for which a plot or building there on is authorized or permi this Regulation;
- 2.45 "verandah" means a part of a building facing a street or an internal or external open at least half of the external wall space permanently open to light and air;

CHAPTER II – BUILDINGS AND USES

3. Authorized buildings and uses.

3.01 Only the following types of building/structures can be constructed on residential plots in i sectors of the I.C.T:-

- a) Residential building including ancillary buildings.
- b) Apartments/flats including ancillary buildings.

3.02 The plots in the I.C.T shall be used only for the purpose for which they are allotted and c Small temporary building or structure for construction purposes can be constructed for the durat construction of the principal building on the same plot. Such buildings or structures shall be rem immediately after the main structure is constructed and earlier if so directed by the Authority.

3.03 A residential building or apartment may be sued by its residents for "home occupation" permission of the Authority, provided the residential character of the building/ apartment is not and not more than two rooms are used for the purpose. Furthermore it shall not constitute in a nuisance to the neighbor in any form as determined by the authority.

4. Amalgamation and Sub – division of plots.

4.01 No plot shall be amalgamated with an adjoining plot or plots for construction of buildings;

other purpose whatsoever.

4.02 a) Only one bifurcation/sub-division of plots will be allowed in respect of plots measuring less than 500 sq. yards and above provided each divided portion of the plot is not less than 500 sq. yards. The division will, however, be allowed on the condition that only one living unit will be permitted to be constructed on each sub-divided portion.

b) Where plots have been sub-divided, the Zoning and Building Regulations relating to FAR and setbacks of the original un-divided plots will be applicable. Thus the combined FAR of both the living units on the sub-divided portions shall not exceed the total FAR permissible for the un-divided plot.

c) Plots which front on one road only can also be sub-divided, provided an independent road is given to the rear sub-divided portion from within the front portion. The area and ownership of the rear portion will remain with the rear plot. However, each sub-divided portion should not be less than 500 sq. yards.

d) In old cases where approval on a sub-divided portion has already been given for more than one unit, the approval will not be withdrawn. However, for sub-divided portions where the allottees have submitted drawings for approval, the new rules, i.e. permission to construct one unit on each sub-divided portion, will apply.

5. Ban on non-conforming uses

5.01 No land or building shall be put to a non-conforming use.

5.02 Any building or structure designed or intended for a use not authorized or permitted under this Regulation or conditions of allotment, shall either be removed or converted into a building or structure designed or intended for a use authorized or permitted under this Regulation or conditions of allotment.

5.03 A non-conforming use of a residential building may render the owner and the occupant of the building liable, on first conviction, to pay a fine of Rs. 10000/- and in the case of failure to discontinue such non-conforming use for a period of three months, the owner or, as the case may be, the occupant shall be liable to be evicted from the building summarily and the allotment/conveyance deed of the plot shall be cancelled.

6. Construction of buildings.

6.01 No building or structure shall be constructed or any addition/alteration made thereon except:

- a) With the prior approval of the Authority, and
- b) In accordance with the building and zoning regulations, or instructions issued by the Authority in this behalf from time to time.

6.02 Any construction started/carried out without prior approval of the Authority shall be liable to be removed (partly or wholly) at the risk and cost of the owner and or fine as prescribed in schedule 1.

7. F.A.R. Ground Coverage, Sizes, Heights, Number of storeys, Stair Towers, Type and Nature of development of buildings.

7.01 Except as otherwise prescribed or permitted by the Authority the maximum ground coverage, maximum built-up area (Total FAR) of buildings on a plot, the minimum setbacks from the plot boundaries, maximum number of storeys, the maximum heights, the type and nature of development of buildings, the size of stair tower shall be as laid down in Schedule "A" Provided that the authority may in exceptional cases due to site conditions and circumstance, give directions to the owner of a plot to follow such directions. Deviations from the Schedule as the Authority may consider necessary and the owner shall act in accordance with such directions.

7.02 Any excess covered area of building beyond the prescribed limits shall be compounded as per schedules B & E provided it does not fall beyond the relax able limits as given in item no

8. Basement, vaults, cellars, etc

8.0 Basements, vaults, cellars and other structures, wholly or partly below the ground level/above road level, shall be allowed by the Authority with following conditions:

a) The basement shall not be exposed more than 5' – 0" above lowest level of front approach road 3' – 0' from the level of front yard (whichever is less),

b) The areas of basement shall not be counted into FAR provided it has access/approach from the ground floor. In case it has exclusive external approach and has no internal access from the floor, the area will be counted into total Far, but it shall not exceed 25% of the permissible ground coverage.

c) The natural levels of side, rear and front yards (set backs) and other open spaces shall not be raised /lowered down more than 2' – 0' from the natural ground level.

d) In case of split level designs, the part of house which has its roof level not more than 5' – 0' above the lowest level of front approach road level as defined in condition No. 8 (a), shall be treated as basement and its area will not be counted into floor area ratio. In case the roof of any floor is more than 5' – 0' above the lowest level of the front approach street/road, its area will be counted into ground coverage.

e) In case of abnormal site conditions where the plots are considerably higher than the front road, car porch and stair hall shall be allowed at maximum 2' – 0' above the road level; remainders can also be allowed by the authority as basement at road level provided the basement is not exposed more than 3' – 0' from the front yard. However in all such cases no deviation will be allowed from approved plans. Natural ground level and road level shall be given on proposed plans by the Authority in such cases.

f) In all cases the building should look like two stories and the total height of building from the approach road shall not be more than 30' – 0'

g) External walls below natural ground level/yard level of the basements shall be minimum 9" thick R.C.C walls adequately water proofed and structurally sound and stable against earth pressures,

h) Clear height of the basement shall not be less than 8' – 6" and more than 10' – 6" , unless special conditions force for extra heights. However, if the basement is used for habitable purpose, the respective space uses will be applied.

i) For detached houses 100% area under the permissible ground floor coverage will be allowed for construction of basement.

j) For terraced houses basement under the plinth area will be allowed provided the adjacent vacant or basements already stand constructed on adjacent houses. In case only ground floor is constructed on adjacent plot, a minimum distance of 5' – 0' shall be left from the property line of adjacent plot while constructing the basement. In all such cases, foundations of external walls shall be designed and constructed cantilevered.

(k) All necessary precautionary measures shall be taken during construction of basement for safety of adjacent structures. In case of damage to the adjacent property, the owner of the plot and supervising engineer/architect shall be jointly and severally responsible for such damages. CDA in no way shall be responsible for such damages.

(j) If services, such as bath and kitchen etc, are provided in the basement, the owner must provide

mechanical disposal from the basement to the upper level in all cases (irrespective of levels of C so that there is no possibility of back flow in case of corkage of the sewer lines. CDA will not be for the consequences in any case. Separate arrangements shall be made for the disposal of storm drainage to the CDA mains from the basement.

(m) In no case the basement will be allowed in the minimum prescribed set backs. Only a brick maximum 12' - 0" width shall be allowed to land the building with approach road provided the front yard of plot is in natural depression. The space under the bridge shall not be used for any habitation purpose in any case.

(n) In all basements, minimum one emergency exit of size 3 ft: x 3 ft: shall be provided with a door opening.

9. **Distance between the buildings.**

When two separate buildings on a same plot are located parallel to each other the minimum distance between the buildings shall be as under;

(a) Buildings overlapping each other upto 12'-0" -----6'-0". (relaxable upto 8'-0" as prescribed in Schedule "E").

(b) Buildings overlapping each other more than 12' – 0" ----- 10" – 0" (relaxable upto 10" with fine as prescribed in Schedule "E").

10. **Servant rooms/Servant quarters.**

Minimum one servant room with a bathroom (w.c and shower shall be provided in each plots measuring 501 sq yards and above.

11. **Structures on roofs.**

Only the following structures of permanent nature may be constructed on roofs provided they are designed and built to the satisfaction of the Authority: -

(a) Chimneys, air conditioning and other ducts, vents and wind catchers.

(b) Water tanks suitably designed or not visible from the road.

(c) Radio and television installations.

(d) Parapet walls of 3 feet high. In case of accessible roof, the provision of railing/parapet wall shall be compulsory.

(e) Stair tower as given in the schedule 'B'.

(f) Lift rooms, skylights, etc.

(g) Other structure which the Authority may, by general or specific order, permit.

12 **Set backs, (Compulsory open spaces).**

12.0 Minimum compulsory open space shall be left around the buildings as set back as per schedule "A", and no building or structure shall be allowed in set backs except: -

12.01 **Bay windows**

(a) Bay window projecting upto 25% in width of the set back would be allowed subject to a projection upto 2'-6". The area of bay windows shall be counted into F.A.R.

(b) Not more than two bay windows shall be allowed in any set back.

12.02 **Open stairs.**

Open stairs in set back (spiral or straight) would be allowed provided:

(a) These fall in the rear set backs having a width of 10'-0" and above, and in side set back towards road/open space in case of corner plots.

(b) The width of spiral stairs shall not be less than 5'-0" and not more than 6'-0" and in the straight stairs, not more than 3'-3" and not less than 2'-9" (including railing).

(c) These stairs are provided for servant room located at first floor.

(d) In no case, open stairs in the set back shall be used as main stairs for approach to first

(e) A suitable visual barrier of a height not more than 6'-0" shall be provided alongside the in front of servant rooms for the privacy of neighboring houses.

12.03 Pergolas.

Pergolas of reasonable size, as approved on the plans, would be allowed, but its size shall exceed:

For terraced houses: 60 sft.

For detached houses: 120 sft.

25% area of the pergolas shall count towards FAR.

12.04 Other structures.

Decorative walls and landscape elements not higher than compound wall and as approved or building plan.

12.05 **Roof/ chajja projections.**

a) Projections as under will be allowed in the set backs:

Floor	Maximum permissible width of projections	Excess area over and above permissible limits relax able with fine
Ground floor	3' – 0"	4' – 0" (width)
First floor	5' – 0"	5' – 6"
Stair towers	2' – 0"	3' – 0"

b) The projections upto above mentioned limits will not count towards Far.

c) In no case the projection shall cover more than half of the width of set back at any floor.

d) Projection exceeding relax able limits in set backs will be dismantled.

12.06 Porches.

Porches shall be allowed in residential buildings with following conditions:

- a) The total number of car porches, allowed on a plot, shall correspond to the number of living units permissible on the plot.
- b) Maximum area of car porches:

	Maximum prescribed set back	Maximum covered area	Relaxable with fine
i) Single porch			
Detached houses	Upto 10' - 0"	200 Sq.ft	250 Sq. ft.
	More than 10'-0"	300 Sq.ft	350 Sq.ft
Terraced houses	5' to 10'	180 Sq. ft (total) (80 Sft in set back)	Excess area will be counted into FAR
ii) Combined Double Porach (in set back)	upto 10'-0" More than 10'-0"	300 sq.ft	350 sq.ft
		400 Sq.ft	450 sq.ft.
iii) Two disconnected porches in same set back shall be allowed in corner plots (towards corner side) provided the minimum distance between the two porches is 10' – 0". The total area of porches in same set back shall not exceed:			
	upto 10'	300 sq.ft	350 sq.ft
	More than 10'	400 sq.ft	450 sq.ft

- iv) The area of porch within the above mentioned permissible limits shall count towards FAR.
- v) Minimum width of car porch shall be 9'-0".
- vi) Roofs of car porches shall not be used as terraces, but there will be restriction on height of porches.
- vii) Projections etc. shall be counted into Area of porch and the length of the porch shall not exceed 26'-0" for single porch and 30'-0" for double porch including projections, in detached houses.
- viii) Roof of porch in the set back can be of pergola type, however, there shall be no relaxation in area of porch due to the type of roof.
- ix) The porches shall remain open at least from one side in terraced houses and two sides in detached houses and shall not be converted into garages.
- x) Entry level at gate shall not be more than 1'-6" above the road level.
- xi) Drainage from the roof of the porch shall be from within the plot.

12.07 Relaxations in set backs.

- a) The set backs of sides facing towards open spaces other than roads, street, lanes, mu

of a plot may be relaxed upto 50 per cent provided Far is not exceeded.

- b) The set backs of a plot of irregular shape, odd dimensions etc., may be fixed to give s allowance in permissible coverage.
- c) In addition to above following relaxations would be allowed in set backs in all cases.

	Sides	Rear & Front
Without fine	0 to 5%	0 to 10%
With fine	5 to 10%	10 to 20%

However for terraced houses where set backs are 8' – 0" or less a relaxation upto 10% only would be allowed with fine.

- d) Any excess construction in set backs beyond the above limits will be demolished.

12.08 **Balconies.**

Balconies as approved on the plans may project upto 3'-0" width in set backs which are and more and the distance between the buildings on the two adjacent plots is 15' – 0' or

CHAPTER III MISCELLANEOUS

13. Enclosure of plots.

A plot shall be enclosed by walls and / or fences in such a manner that the height of enclosure (wall) shall not exceed 7'-0". It may either be a solid wall, or upto one foot, it shall consist of solid and the remaining portion may be of light material such as fence etc. The height of the enclosure shall be less than 3'-0" in any case.

14. Under ground water.

No person shall exploit underground water except to the extent and in the manner as may, from time to time, be permitted by the Authority.

15. Water tanks.

Height of over-head water tank, parapet wall, stair hall, lift room, etc., shall not be taken into account while calculating the overall height of a building.

16. Number of residential units.

Maximum number of dwelling houses/residential units allowed with permissible F.A.R on an undivided residential plot.

- i) Plot size below 488 square yards ----- One.
- ii) Plot size 488 square yards and above -----Two.

However sub-division will be allowed only in respect of plots 1000 sq.yds. and above

17. Excess covered area.

An excess in the covered area upto 25 sq. feet shall be exempted from FAR provided this variat to site errors, adjustment etc. However , any excess beyond this limit shall be penalized.

18. Area of supported projections.

Area of supported projections on decorative columns shall not be counted into Far provided the p are otherwise within the prescribed limits and the decorative columns do not fall within the set

19. Common wall.

Common wall shall not be allowed, However, where an owner has constructed a wall on his plot owner of the adjoining plot may not construct wall on his plot but shall not make any use of the constructed on the plot first mentioned without the written consent of the owner of the plot whic filed with the Authority.

20. Septic tanks.

No plot shall be provided with a septic tank or cass pool of any kind whatsoever.

21. Pools.

Swimming and decorative pools and fountains may be constructed with the prior permission of authority, subject to availability of water.

22. Open stairs

Open stairs to first floor terrace or roof shall be permitted provided it does not fall in the set bar and is not used as the main access to these areas.

23. Repeal and sayings.

23.01 The Islamabad Residential Sectors Zoning Regulation, 1985, is hereby repealed:

23.02 The repeal of the Islamabad Residential Sector Zoning Regulation, 1985, shall not affe provisos operation of the Regulation so repealed or anything duly done, action taken or p or liability incurred hereunder and any proceedings commenced under the said Regulation continued or punishment may be imposed as if that regulation had not been repealed:

CHAPTER – IV INSTRUCTIONS

The plot owners are advised.

i) to get their land demarcated by Land Survey Division of CDA before taking posse: plot.

ii) to hire a licensed Architect for preparation of their building plans, a list of the sar obtained from Building Control Section of CDA .

iii) The plans shall be submitted to Estate Management Directorate of CDA in quart d along with Form A-1 and A-2, pay order of scrutiny fee and tow attested copies of foll documents.

a) Allotment letter.

- b) Transfer letter (if any).
 - c) Possession certificate.
 - d) Letter of sub-division (if applicable).
 - e) Letter of acceptance of attorney issued by CDA .
 - f) Owner/attorney's National Identity Card.
- iv) After a week of submission of plans, the concerned Architect may contact building Section in connection with approval of plan.
 - v) Start the construction only after the plans have been approved by the Authority.
 - vi) Make sure that mandatory set backs have been left clear when the layout is being
 - vii) Water connection shall be obtained after giving application on prescribed form alor copy of approval letter.
 - viii) Approved plan shall be followed strictly, in case any change is desired revised plan got approved from the authority.
 - ix) On completion of plinth and compound wall (plinth) Form 'D' shall be submitted ar verification certificate shall be obtained.
 - x) No ramps shall be constructed outside your plot line.
 - xi) If basement is being constructed on your plot, please make sure that proper water p been done, and all necessary precautions have been taken for safety of adjacent stru any.
 - xii) Natural levels of side yards shall not be disturbed by more than 2'-00"
 - xiii) On completion of the house, notice of completion shall be submitted to Estate Mana Directorate of CDA on prescribed forms.
 - xv) On receipt of letter from the Building Control Section the concerned Assistant Direct contacted for site inspection.
 - xvi) After 10 days of site inspection the Dy. Director Building Control Section may be co case no intimation has been received from the Authority.
 - xvii) In case of any complaints regarding approval of plans or issuance of completion certif matter shall be brought into the notice of the Deputy Director Building Control Section

SCHEDULES

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ZONING BULK AND HEIGHT REGULATIONS FOR RESIDENTIAL PLOTS

Zoning	Type of	Plot Size	BUILDINGS	Max.	MIN. SET BACK
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District	Development	Area in Sq. Yd.	Frontage in feet	Floor area Ratio	Max. built up area on ground floor	Max. no of storeys	Max. height	permissible covered area of stair tower	Front	Side-1	Side-2	Re
All private residential plots in Islamabad allowed by the Authority except those in the Diplomatic Enclave.	Terraced dwelling houses Type "A"	upto 150	20-29	1.2	60%	2	30'	150 Sft.	5'	-	-	7'
		151-200	25-30	1.2	60%	2	30'		6'	-	-	8'
	Terraced dwelling houses Type "B"	201 - 625	30-49	1.05	60%	2	30'	200 Sft.	10'	-	-	10'
	Detached dwelling houses Type "C"	400-1000	50-59	0.90	50%	2	30'	250 Sft.	10'	5'	10'	10'
		530-1335	60-69	0.90	50%	2	30'		10'	10'	10'	10'
		700-1670	70-79	0.90	50%	2	30'		20'	20'	10'	10'
Detached dwelling houses Type "D"	885-2670	80-89	0.85	50%	2	30'	250 Sft.	20'	20'	10'	15'	
	800-2900	90-99	0.85	50%	2	30'		20'	20'	10'	15'	
	1770-2720	100 & above	0.85	50%	2	30'		30'	30'	15'	15'	

SCHEDULE - 'B'

STAIR TOWERS FOR RESIDENTIAL PLOTS

TYPE PLOT SIZE (IN SQ. YARDS)		FRONTAGE (IN FEET)	MAXIMUM PERMISSIBLE COVERED AREA	RELAXABLE LIMITS WITH FINE
Terraced	upto 200	20 - 30	150 Sq. ft.	200 Sq. ft.
Houses	201-625	30 - 49	200 Sq. ft.	250 Sq. ft.
Detached Houses		All types	250 Sq.ft	300 Sq. ft
In detached houses where two or more living units are allowed, the number of stair halls and stair towers shall correspond to number of living units. However, in case of two stair towers if attached, the combined area of stair towers shall not be more than 300 Sq. ft. relaxable upto 400 Sq. ft. The area in excess of the maximum permissible covered area but within the relaxable limits shall be compounded on payment of fine @ Rs. 300/- per Sq. ft. for first 25 Sq. ft. and @ Rs. 500/- per Sft. for the balance excess area.				
Note:				
[]		Internal height of stair tower shall not be more than 7' - 6"		

[]	Roof projections over the stair tower shall not be more than 2' - 0" relaxable upto 3'-0" with fine @ Rs. 500/- per sq. ft.
[]	Overhead tanks shall be allowed over the stair tower provided these are merged into stair tower and otherwise are not visible from outside.

SCHEDULE - "C"

**ROOF PROJECTION IN TERRACED HOUSES
(OVER PUBLIC STREETS AND OPEN LAND)**

Width of street/open land	Maximum permissible width	Excess area over and above permissible limits Relaxable with fine upto
20'-0" and less	1'-6"	2'-0" (width)
21'-0" to 40'-0"	2'-0"	2'-0"
More than 40'-0"	2'-6"	3'-0"

SCHEDULE - "D"

RATES OF SCRUTINY FEE AND OTHER CHARGES RELATED TO APPROVAL OF PLANS AND REGULARIZATION OF VIOLATIONS ETC.

1.	Scrutiny fee for approval of plan	
i)	Residential	Rs. 0/20 per Sft of proposed covered area of Rs. 250/- (which ever is more)
ii)	Commercial buildings (including flats apartments and offices in commercial area)	Rs. 0/30 per Sft of proposed covered area or Rs. 1000/- (whichever is low)
iii)	(a) Amenity buildings like Educational and religious institutions, Hospitals, Clinics, Post Offices, Police Station, Gymnasium etc.	Rs.0/10 per Sft of proposed covered area of Rs. 1000/- (whichever is more)
	(b) Foreign Diplomatic Offices	Rs. 0/20 per Sft of proposed covered area or Rs. 1000/- (whichever is more)
iv)	Other buildings types	Rs. 0/20 per Sft or proposed covered area of Rs. 1000/- (whichever is more)
2.	Completion scrutiny fee shall be charged at the rate of 50% of the scrutiny fee for approval of plan	
3.	For revised approval following fee shall be charged:	
	Residential:	Rs. 250/- (lump sum)
	Non-residential	Rs. 1000/- (lump sum)

Note:	Area of basement shall be taken into account for the purpose of computation of Scrutiny fee.
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SCHEDULE "E"**FINES AND CHARGES**

		Rates
(1)	Construction beyond plinth without verification/ survey at plinth leveled	
a)	Residential Buildings terraced	Rs. 10/- per Sft. of plinth area.
b)	Residential Buildings detached houses	Rs. 10/- per Sft. of plinth area.
c)	Non residential and Industrial buildings	Rs. 10/- per Sft. of plinth area.
d)	Commercial buildings	Rs. 20/- per Sft. of plinth area.
(2)	Variation in covered area and design	Rs. 20/- per Sft. of plinth area.
a)	Excess covered area	
	I) Compounding charges	Rs. 7000/-
	II) Other charges	Rs. 300/- per Sft of excess covered area
b)	excess roof projection projecting over open area/public land/street.	Rs. 1000/- per Sft of excess Projections.
c)	Excess roof projections in set backs.	Rs. 500/- per Sft of excess area.
d)	Less height and width of rooms/baths/porches and garages.	Rs. 10/- per inch of less height/ width per Sft.
e)	less size of rooms/ kitchens/ baths/ living units.	Rs. 1000/- per Sft. of less area than minimum permissible.
f)	Excess area of car porches.	Rs. 500/- per Sft.
(3)	Set backs	
a)	Between 5 to 10% deviation on sides	Rs. 300/- per Sft. of area falling in set backs.
b)	Between 10 to 20% deviation on front and rear	Rs. 300/- per Sft. of area falling in set backs
c)	For terraced houses where set backs are 8" - 0" or less relaxation of only 10% with penalty @ Rs. 300 per Sft. will be allowed	
(4)	Less distance between buildings	Rs. 300/- per sft.
(5)	Less head rooms, less width or stairs and less height of doors etc.	Rs. 1000/- per inch of less width/height from minimum permissible.
(6)	Fine for starting construction without approval of plans	
	PLOT SIZE	
	200 Sq. Yds and less	Rs. 30,000.00
	201 Sq. Yds to 499 Sq. Yds	Rs. 40,000.00
	500 Sq. Yds. and above	Rs. 50,000.00

(7)	Excess area of stair towers as given at Schedule "B"	@ Rs. 300 for first 25 sft and
		@ Rs. 500 for the balance area.

ANNEXURE - "I"

MINIMUM SPACE STANDARDS/ SIZES

Space	Minimum Area	Relaxable with Penalty	Minimum height	Relaxable with penalty	Minimum width allowed	Relaxable with penalty
1. Living Unit	600 Sft. Excluding stairs	10%	9'-0"	8'-6"	-	-
2. Habitable Rooms, i.e. Bed, Drawing, Lounge and Servant room etc.	100 Sft	10%	9'-0"	8'-6"	8'-6"	8'-0"
3. Kitchen	45 Sft.	10%	8'-6"	8'-0"	5'-0"	4'-9"
4. Baths/Toilet	24 Sft.	Upto 10%	7'-0"	6'-6"	3'-0"	2'-9"
5. W.C.	12 Sft.	Upto 10%	7'-0"	6'-6"	3'-0"	2'-9"
6. W.C. & W.B. both	15 Sft.	Upto 10%	7'-0"	6'-6"	3'-0"	2'-9"
7. Shower only	12 Sft.	Upto 10%	7'-0"	6'-6"	3'-0"	2'-9"
8. Powder Room/toilet under the stair/ landing (W.C & W.B only properly ventilated)	15 Sft.	Upto 10%	6'-0"	6'-0"	3'-0"	2'-9"
9. Garage and Porches			7'-6"	7'-0"	9'-0"	8'-6"
10. Basement	If used for habitable purposes the rules for respective space uses will be applied					
		Minimum height		relaxable without fine upto		Relaxable with fine upto
11. Doors		7'-0"		6'-6&q		