

## **PERMISSION FOR USAGE OF ROOFTOPS OF COMMERCIAL BUILDINGS.**

With the prior approval, rooftops of commercial, hotel buildings can be used for dining areas and sports related activities (Futsal, swimming pool, mini-golf, tennis, badminton). This shall be applicable to Commercial (General) and hotel buildings in Blue Area, Marakiz, Class-III Shopping Centers, I&T Centers with the following conditions:

- i. Such permissions shall be allowed for only those businesses (restaurant or sports related) that are established and functional within permissible / legal constructed building and no stand-alone setup / business will be allowed on rooftop.
- ii. Maximum area of roof (except Mumty and Water tanks) will be allowed for such activity.
- iii. Permission shall be on temporary basis for a period of 01 year and subject to renewal after expiry of time.
- iv. Authority shall have the right to cancel / withdraw the permission on breach of any of the condition(s) by giving a notice of removal / vacation within one week period.
- v. In case of restaurant, no kitchen /allied activity will be allowed on roof top rather permission will be given for dining setup only.
- vi. A service platform and 02 Washrooms (male / female) having combined covered area not more than 60 sft will be allowed only.
- vii. No permanent / temporary structure / cemented construction will be permissible in any case.
- viii. Structure stability report / certificate shall be provided.
- ix. Fire Safety Provisions as per ICT BCR -2020 amended 2023 and FSP -Building Code of Pakistan 2016.
- x. Provision of Lift for emergency access or emergency stairs / stair case will be mandatory.
- xi. Protection / safety measures against wind pressures, parapet / rail of appropriate height with glass, netting assembly below the exterior side of rail /parapet, noise mitigation measures etc. shall be required.
- xii. In case of sports / gaming activities, netting will be allowed.
- xiii. No inflammable material will be allowed.
- xiv. Approval for use of rooftop will be given through the owners) of the property as per share as defined in Clause Notes (xi) - Page 116 of ICT - BCR 2020 amended 2023.
- xv. NOC from the residents / occupants of top floor will be required.
- xvi. An indemnity bond indemnifying CDA.
- xvii. Finance Wing may calculate proposed charges of payment on per square foot for restaurants, sports and green separately on monthly or annual basis. The applicant (through owner) shall apply for such permissions to Building Control along with all required plans, certificates and charges.
- xviii. Empowered the Director General B( & HC) to allow such permission on the recommendations of the concerned Director within a period of 51 days, and must ensure transparency and all codal formalities.
- xix. In case of any discrepancy found, the same shall be notified, in writing, to the applicant within the same period.
- xx. Min 10% of the rooftop area shall be developed & maintained as green area.