

CAPITAL DEVELOPMENT AUTHORITY

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

C O N T E N T S

Paragraphs	Pages
CHAPTER I – PRELIMINARY	1
1. Short title, extent and commencement	1
2. Definitions	1
CHAPTER II – BUILDING AND USES	5
3. Authorized Buildings and uses	5
4. Amalgamation and sub-division of plots	5
5. Ban on non-conforming uses	6
6. Construction of buildings	6
7. F.A.R, Ground Coverage, Sizes, Heights, No. of Storeys, Stair towers, Type and Nature of development of buildings.	7
8. Basement, vault, cellar, etc.	7
9. Distance between the buildings.	9
10. Servant rooms / servant quarters	9
11. Structures on roofs	9
12. Set Backs (Compulsory open spaces)	10
CHAPTER III – MISCELLANEOUS	
13. Enclosure of plots	14
14. Underground water	14
15. Water tanks	14
16. Number of residential units	14
17. Excess covered area	14
18. Area of supported projections	14
19. Common boundary wall	14
20. Septic tanks	15
21. Pools	15
22. Open stair	15
23. Repeal and savings	15

CHAPTER IV – INSTRUCTIONS

24. INSTRUCTIONS

16

CHAPTER V – SCHEDULES AND ANNEXURES

25. SCHEDULES

- 'A' Zoning bulk and height regulations
- 'B' Stair towers
- 'C' Roof projections over public streets
- 'D' Rates of scrutiny fee etc.
- 'E' Fines and Charges

26. ANNEXURE

Annexure – 1 Minimum space standards

CHAPTER III – MISCELLANEOUS

13	Enclosure of plot	13
14	Underground water	14
14	Water tanks	14
14	Number of residential units	14
14	Access covered area	14
14	Area of supported structure	14

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ISLAMABAD RESIDENTIAL SECTORS
ZONING(BUILDING CONTROL)REGULATION. 1993.

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

CHAPTER I -- PRELIMINARY

1. Short title extent 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 those in 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

- 2.01 "ancillary building" means a building subservient to the principal building on the same plot e.g. servant quarters, garages, etc.;
- 2.02 "apartment" means an independent residential unit in a building consisting of at least one bed room, a living room, a bathroom, a kitchenette and a store;
- 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 or 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 road 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 after allowing for the mandatory set-backs;
- 2.12 "building Works" means erection or re-erection of any building or making additions to and alterations 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, of not 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 gross 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 the vertical measurement from the front approach road 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 its resident professionals (for their personal professional use) such as architects, doctors, 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 at least 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 licence by the Authority;
- 2.23 "licensed engineer" means a person registered with P.E.C. and issued a licence by the Authority;
- 2.24 "mezzanine" means a loft or balcony inside a room with no access to it except from inside such 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 authorised 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 of which at least two sides must be fully open and clear of any adjoining walls of any other building;
- 2.27 "owner" means the person to whom a residential plot has been allotted or conveyed by the Authority or the lawful transferee of such plot duly mutated in the record of the Authority;
- 2.28 "parapet" means a dwarf wall, whether plain, perforated or panelled, along the edge of the roof, 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 plots;
- 2.31 "plinth" means the portion of the building between the level of the street and the level of the ground floor;
- 2.32 "plot" means a single tract of land located within a block and demarcated by the Authority as such;
- 2.33 "prescribed" means prescribed by this Regulation or instructions issued by the Authority from time to time;

- 2.34 **"principal building"** means a building in which the principal use is authorised or permitted;
- 2.35 **"principal use"** means the use of the principal building for which the plot of land is allotted or conveyed to the owner as distinguished from a subordinate or ancillary use;
- 2.36 **"public open space"** means open spaces including parks, playgrounds, waterways, streets etc.
- 2.37 **"semi - detached building"** means a building abutting a side of the plot line on one side and having open yards on other sides;
- 2.38 **"residential building"** means a building authorised for residential occupancy by one or more 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 building and 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. supporting members of a building such as load-bearing walls, columns, beams, slabs etc.;
- 2.43 **"terraced houses"** means contiguous houses constructed on adjacent plots, separated by party walls and having no side set backs(yards);
- 2.44 **"use"** means the purpose for which a plot or building there on is authorised or permitted under this Regulation;
- 2.45 **"verandah"** means a part of a building facing a street or an internal or external open space with at least half of the external wall space permanently open to light and air;

CHAPTER II -- BUILDINGS AND USES

3. Authorised buildings and uses.

- 3.01 Only the following types of buildings/structures can be constructed on residential plots in the residential sectors of the I.C.T. :-
- (a) Residential buildings 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 conveyed.
- 3.03 Small temporary building or structure for construction purposes can be constructed for the duration of the construction of the principal building on the same plot. Such buildings or structures shall be removed immediately after the main structure is constructed and earlier if so directed by the Authority.
- 3.04 A residential building or apartment may be used by its residents for "home occupation" with prior permission of the Authority, provided the residential character of the building/apartment is not changed and not more than two rooms are used for the purpose. Furthermore it shall not constitute in any way nuisance to the neighbours 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 or for any other purpose whatsoever.
- 4.02 (a) Only one bifurcation/sub-division of plots will be allowed in respect of plots measuring 1,000 sq.yards and above provided each divided portion of the plot is not less than 500 sq. yards. The sub-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 set backs 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 abut on one road only can also be sub-divided, provided an independent road access is given to the rear sub-divided portion from within the front portion. The area and ownership of this access lane 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 two units, the approval will not be withdrawn. However, for sub-divided portions where the allottees have not so far 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 authorised 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 authorised 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. 10,000/- and in the case of failure to discontinue the non-conforming use within 15 days of the conviction to an additional fine which may extend to five hundred rupees (Rs.500/-) for every day during which he has persisted in the failure. After a persistent 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 may also 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 " E".

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 set backs from the plot lines, the maximum number of storeys, the maximum height, the type and nature of development of building and 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 circumstances, give directions to the owner of a plot to follow such 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 with charges as per schedules B & E provided it does not fall beyond the relaxable limits as given in item no. 12.07.

8. **Basement, vaults, cellars, etc.**

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

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

(b) The area of basement shall not be counted into FAR provided it has access/approach from inside of the ground floor. In case it has exclusive external approach and has no internal access from the ground floor, the area will be counted into total FAR, but it shall not exceed 25% of the permissible ground floor 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 floor coverage.
- (e) In case of abnormal site conditions where the plots are considerably higher than the front approach road, car porch and stair hall shall be allowed at maximum 2' - 0" above the road level; remaining part 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 the approved plans. Natural ground level and road level shall be given on proposed plans by the Architects in such cases.
- (f) In all cases the building should look like two storeyed and the total height of building from the front 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"(inch) thick R. C. C. walls, adequately water proofed and structurally sound and stable against earth pressures, etc.;
- (h) Clear height of the basement shall not be less than 8' - 6" and more than 10' - 6", unless site conditions force for extra heights. However, if the basement is used for habitable purposes, the rules for 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 plots are vacant or basements already stand constructed on adjacent houses. In case only ground floor stand constructed on adjacent plot, a minimum distance of 5' - 0" shall be left from the property line of the 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 held responsible for such damages.
- (l) 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 CDA mains), so that there is no possibility of back flow in case of chokage of the sewer lines. CDA will not be responsible for the consequences in any case. Separate arrangements shall be made for the disposal of storm water 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 bridge of maximum 12' - 0" width shall be allowed to link the building with approach road provided the front/side yard of plot is in natural depression. The space under the bridge shall not be used for any habitable purpose in any case.
- (n) In all basements, minimum one emergency exit of size 3 ft: x 3 ft: shall be provided with outside 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 5'- 0" with fine as prescribed in Schedule "E").

(b) Buildings overlapping each other more than 12'-0"-----10'-0".
(relaxable upto 8'-0" 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 house on 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 would 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 windows projecting upto 25% in width of the set back would be allowed subject to a maximum 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 backs facing 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 case of 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 floor.
- (f) A suitable visual barrier of a height not more than 6'-0" and not less than 5'-0" shall be provided alongside the stairs and 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 not 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 on the 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 relaxable 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 relaxable 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:

	Minimum prescribed set back	Maximum covered area	Relaxable with fine
(i) <u>Single porch</u>			
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 Porch (in set back)

upto 10'-0"	300 sq. ft.	350 sq.ft
More than 10'-0"	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 not 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 no restriction on height of porches.
- (vii) projections etc. shall be counted into area of the porch and the length or width 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, streets, lanes, nullahs etc., 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 suitable 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 10'-0" and more and the distance between the buildings on the two adjacent plots is 15'-0' or more.

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

The height of the enclosure shall not exceed 7 feet, upto 3 feet, it shall consist of solid masonry and the remaining may be of light material or hedges.

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 within 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 variation is due to site errors, adjustments, 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 projections are otherwise within the prescribed limits and the decorative columns do not fall within the set backs.

19. Common wall.

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

20. Septic tanks.

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

21. Pools.

Swimming and decorative pools and fountains may be constructed with the prior permission of the 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 back area and is not used as the main access to these areas.

23. Repeal and savings.

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 affect the previous operation of the Regulation so repealed or anything duly done, action taken or punishment or liability incurred thereunder and any proceedings commenced under the said Regulation may be 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 possession of the plot.
- (ii) to hire a licenced Architect for preparation of their building plans, a list of the same can be obtained from Building Control Section of CDA.
- (iii) The plans shall be submitted to Estate Management Directorate of CDA in quarduplicate alongwith Form A-1 and A-2, pay order of scrutiny fee and two attested copies of following 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 Control 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 done.
- (vii) Water connection shall be obtained after giving application on prescribed form, alongwith copy of approval letter.
- (viii) Approved plan shall be followed strictly, in case any change is desired revised plan shall be got approved from the Authority.
- (ix) On completion of plinth and compound wall (plinth) Form 'D' shall be submitted and plinth 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 proofing has been done, and all necessary precautions have been taken for safety of adjacent structures if any.
- (xii) Natural levels of side yards shall not be disturbed by more than 2'-00"
- (xiii) Sewerage and storm water drainage lines shall be laid separately and connected to respective CDA mains.
- (xiv) On completion of the house, notice of completion shall be submitted to Estate Management Directorate of CDA on prescribed forms.
- (xv) On receipt of letter from the Building control Section the concerned Assistant Director shall be contacted for site inspection.
- (xvi) After 10 days of site inspection the Dy. Director Building Control Section may be contacted in case no intimation has been received from the Authority.
- (xvii) In case of any complaints regarding approval of plans or issuance of completion certificate, the matter shall be brought into the notice of the Deputy Director Building Control Section.

No. CDA-704/BF/Coord/93 dated 16-6-1993

**ZONING BULK & HEIGHT REGULATIONS
FOR RESIDENTIAL PLOTS**

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

Note: Entire area of the structure measured externally shall be counted into covered area.

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 Houses	upto 200	20 - 30	150 Sq. ft.	200 Sq. ft.
	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 & 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.

**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' - 6"
More than 40'-0"	2' - 6"	3' - 0"

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

1. Scrutiny fee for approval of plans.

- | | | |
|------|--|---|
| i) | Residential | Rs. 0 / 20 per Sft of proposed covered area or Rs. 250/- (whichever 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 more) |
| 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 or 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 of proposed covered area or 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.

FINES AND CHARGES**SCHEDULE 'E'**

		Rates
(1)	Construction beyond plinth without verification / survey at plinth level	
a)	Residential Buildings terraced houses.	Rs. 10/- per Sft. of plinth area.
b)	Residential Buildings detached houses.	- do -
c)	Non residential and Industrial buildings	- do -
d)	Commercial buildings	Rs.20/- per Sft. of plinth area
(2)	Variation in covered area and design	-do-
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 garrages.	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	- do -

c) For terraced houses where set backs are 8' - 0" or less relaxation of only 10% with panelty @ Rs. 300 per Sft. will be allowed.

- (4) Less distance between buildings Rs.300/- per sft.
- (5) Less head rooms, less width of 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 & 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.

MINIMUM SPACE STANDARDS/SIZES

ANNEXTURE - '1'

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' - 6"	6' - 0"	3' - 0"	2' - 9"
9. Garrage 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"		6' - 0"
12. Head room under stairs if access/ passage is provided			6' - 6'	6' - 3"		6' - 0"
13. Width of stair flight			3' - 3"	3' - 0"		2' - 9"