

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, servant quarters, garages, etc;
 - 2.02 "apartment" means a building subservient to the principal building on the same plot, 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 ration) 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 Ration" (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 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 paneled, along the edge of a 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;
- 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 authorized or permitted;
- 2.35 "principal use" means the use of the principal building for which the plot of land is alloted 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 authorized 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 structure of a building such as load-bearing walls, columns, beams, slabs etc;
- 2.43 "terraced houses" means contiguous houses constructed on adjacent plots, separate plots, with 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 permitted by this Regulation;
- 2.45 "verandah" means a part of a building facing a street or an internal or external open space, 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 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 a 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.

3.03 A residential building or apartment may be used by its residents for "home occupation" with the permission of the Authority, provided the residential character of the building/ apartment is not affected and not more than two rooms are used for the purpose. Furthermore it shall not constitute in any way 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;

