

Architecture & Town Planning

Building Bye-Laws



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Zoning and Building Codes/Permit

- Zoning and building codes are closely related, they both serve different functions. Prior to construction, you must first get a zoning permit before obtaining a building permit through your local planning agency.
- ZONING CODES regulate the type of structures that can be built in a given location, as well as how that structure interacts with the land it will be built upon.
- BUILDING CODES deal with the structure itself: its physical features and how these characteristics affect safety and accessibility. U.S. buildings fall under the International Building Code,



Building Bye-Laws

Building Bye laws are the rules and regulations set forth by the concerned government authorities and updated time to time. These are standards for **building** work. Their aim is to ensure the health and safety of people in and around **buildings** by setting requirements for building design and **construction**. The **bye-laws** also promote energy efficiency and aim to improve access for disabled people.



Objective of Building Bye-laws

- Pre-planning of building activity (to regulate new and proposed constructions)
- Allow orderly growth (uniformity in construction) and prevent haphazard development.
- Provisions of by-laws usually afford safety against fire, noise, health hazard and structure failure.
- Provide proper utilization of space to achieved maximum efficiency in planning.
- They provide health, safety and comfort to the people who live in building.
- Due to these bye-laws, each building will have proper approaches, light, air and ventilation.



Scope of building bye-laws

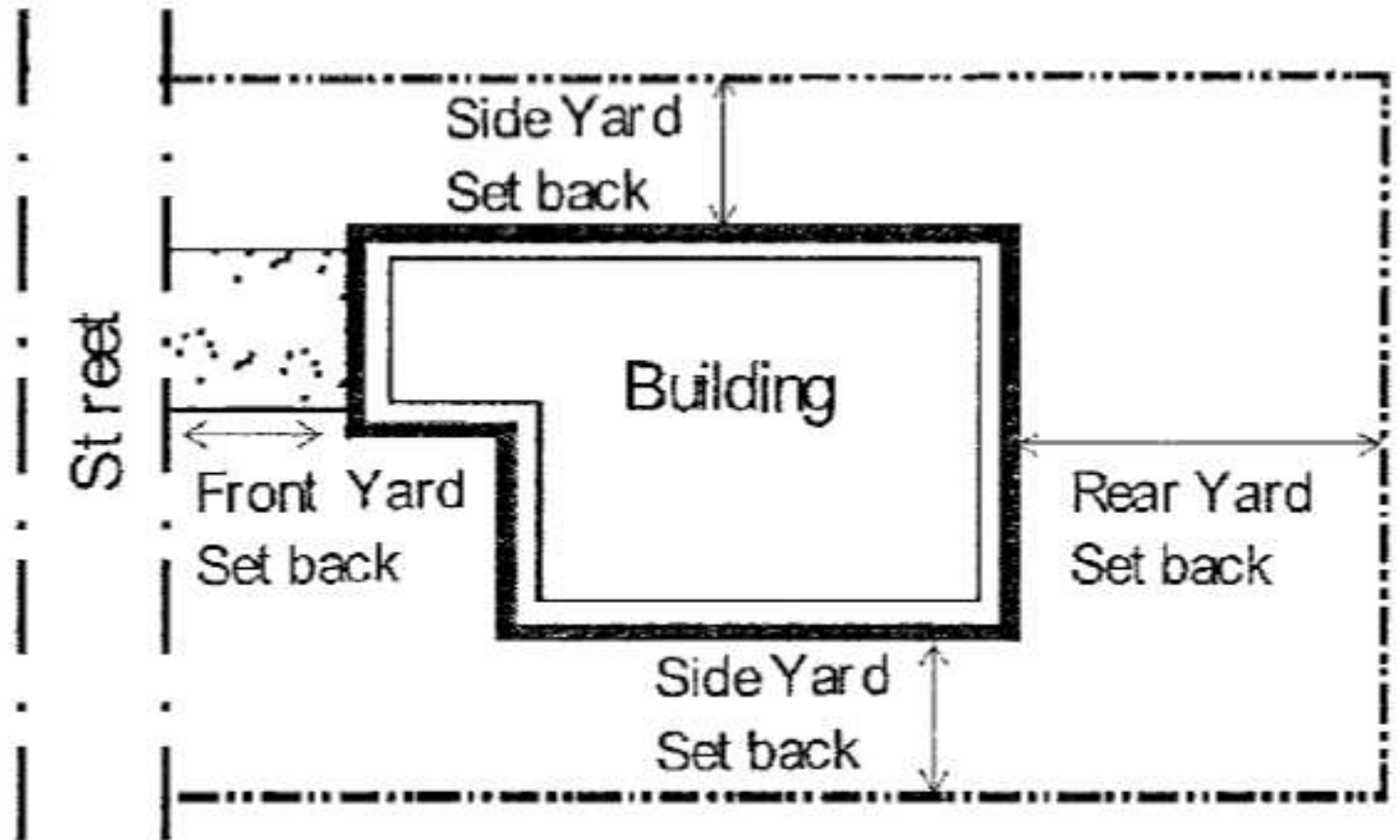
- Building frontage line
- Minimum plot size
- Area Limitation
- Built up area of building
- Height of building and Clear heights
- Plinth height
- Projection margin
- Margin (Set Backs)
- Provision of safety such as Emergency exit, Stair case limits and Provision of lifts
- Water supply, drainage, proper light and ventilation
- Requirement for off street parking space and Ramp ratio
- Size of structural element



Understanding FAR & Set-backs



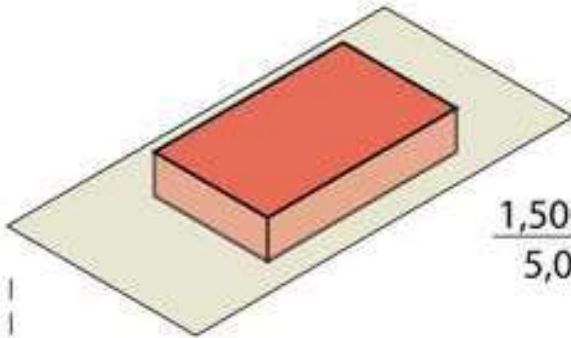
Set back distance



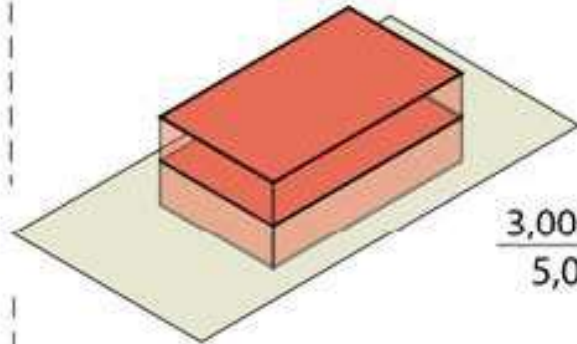
Advantage of set-back

- Better condition of air, light and ventilation.
- At corners it improve visibility and safety from traffic.
- Space for parking.
- Protection of building from street noise.
- Reduce the danger of fire from neighbor house.
- It provide privacy in building.

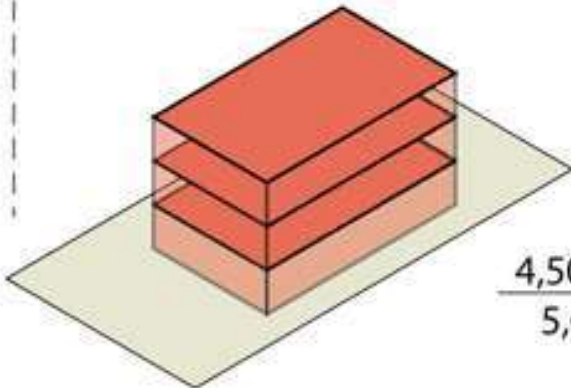




$$\frac{1,500 \text{ sf. FLOOR AREA}}{5,000 \text{ sf. LOT AREA}} = 0.3 \text{ FAR}$$



$$\frac{3,000 \text{ sf. FLOOR AREA}}{5,000 \text{ sf. LOT AREA}} = 0.6 \text{ FAR}$$



$$\frac{4,500 \text{ sf. FLOOR AREA}}{5,000 \text{ sf. LOT AREA}} = 0.9 \text{ FAR}$$



PDA Bye-laws (Residential)



Plot Size	Set Backs			Basement Provision	Building Foot Print	Plot to Floor Area (FAR)	Mumty Provision
	Front	Back	Sides				
Plot up to 2 Marla's	100% covered with 10% void			100% G-Coverage	100%-10% Void	1:2 (GF+FF)	100 sqft
Above 2 Marla's - less than 5 Marla	Void = Not less than 10% of the plot Area			100% G-Coverage	100%-10% Void	1:2 (GF+FF)	120 sqft
Above 5 Marla's - less than 8 Marla	7ft	5ft	10% void	100% G-Coverage	75%-10% Void	1:1.8 (GF+FF)	120 sqft
Above 8 Marla's - less than 10 Marla	10ft	10ft	1 side = 5ft	100% G-Coverage	80% of Plot Area	1:1.25 (GF+FF)	140 sqft
Above 10 Marla's - less than 1 Kanal	10ft	10ft	1 side = 5ft	100% G-Coverage	70% of Plot Area	1:1.15 (GF+FF)	180 sqft
Above 1 Kanal - less than 2 Kanal	15ft	10ft	2 sides = 5ft each	100% G-Coverage	70% of Plot Area	1:1.25 (GF+FF)	220 sqft
2 Kanals - Above	20ft	15ft	2 sides = 10ft each	100% G-Coverage	60% of Plot Area	1:1.25 (GF+FF)	240 sqft