

TOWN PLANNING & BUILDING CONTROL REGULATIONS

FOR THE INDUSTRIAL ESTATE(S)

2026



REGULATORY COMPLIANCE



SUSTAINABLE DEVELOPMENT



SAFETY & QUALITY



ENVIRONMENTAL RESPONSIBILITY



APPROVED BY THE
EXECUTIVE BOARD



PAKISTAN ECONOMIC ZONE DEVELOPMENT AND MANAGEMENT COMPANY



Town Planning & Building Control Regulations for the Industrial Estate(s) - 2026

Prepared by



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PREFACE

The Town Planning and Building Control Regulations for Malir Industrial Park (MIP), formulated by the Pakistan Economic Zones Development and Management Company (PEZDMC), shall govern all building and development activities within Industrial Estate(s). These Regulations are intended to ensure planned and sustainable growth, safeguard structural integrity, uphold environmental standards, and promote a safe, efficient, and industry-friendly environment.

The provisions set forth in these by-laws govern the planning, design, construction, completion, and occupancy of buildings and related infrastructure within MIP. These regulations are intended to facilitate industrial growth while ensuring safety, durability, and compliance with applicable building engineering and environmental codes.

All allottees/lessees, contractors, consultants, professionals and developers operating within MIP are obligated to strictly adhere to these by-laws. PEZDMC reserves the right to review, inspect, approve, or take enforcement action for any deviations or violations as per the authority vested in it.

These by-laws form an essential part of all permissions, approvals, and agreements issued by PEZDMC for development activities in Malir Industrial Park. Any amendments or revisions shall be notified by PEZDMC from time to time and shall carry equal legal effect. Moreover, PEZDMC remains committed to developing and managing MIP that is economically robust, structurally sound, environmentally sustainable, and aligned with national development objectives.

M/s. CGD Consulting was engaged to prepare the Town Planning and Building Control Regulations for Industrial Estate(s). To this end, the team conducted a detailed review of existing industrial by-laws enforced across the country to ensure that they meet the requirements of a modern, sustainable, and competitive industrial estate. The review examined planning provisions, building regulations, environmental standards, infrastructure requirements, and operational guidelines, identified outdated clauses, and aligned the framework with national policies, provincial regulations, and international best practices.

The updated by-laws introduce clear town planning guidelines for SMEs and for light, medium, and heavy industries; stricter environmental safeguards; provisions for green technology integration; enhanced safety measures; and standardized utility requirements. A one window system will streamline approvals and inspections, supported by defined enforcement mechanisms to ensure compliance. Together, these

revisions provide a robust, future-ready framework that promotes efficient land use, high-quality infrastructure, environmental protection, and the long-term competitiveness of industries within the MIP.

We extend our sincere gratitude to the Administrator of PEZDMC, Malir Industrial Park, and his committed team for their essential guidance and steady technical support throughout the preparation of these industrial regulations. Their strategic direction, valuable feedback, and cooperative engagement enabled the CGD Consulting planning team to review, prepare and finalize this document within the prescribed timeframe while maintaining the highest standards of precision, relevance, and overall quality.

TEAM COMPOSITION

The preparation of the MIP by-laws was carried out by the following team, who contributed with utmost dedication:

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CGD CONSULTING TEAM

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CHAPTER 1

PREAMBLE

- 1.1** WHEREAS the PAKISTAN ECONOMIC ZONE DEVELOPMENT & MANAGEMENT COMPANY (PVT) Ltd having its registered office at third Floor, DHA Development Directorate Building, Abdul Sattar Edhi Avenue, Sector-D Phase VIII, DHA, Karachi, Pakistan, as subsidiary company of Pakistan Defence Housing Authority Karachi, has been incorporated to promote organized, orderly, planned, and rapid industrial development in the region; and
- 1.2** WHEREAS land has been acquired and thereon an Industrial Estate has been established namely Malir Industrial Park (the Estate), wherein plots shall be provided with infrastructure facilities like roads, electricity, gas, telecommunication, water supply, sewerage, drainage and fire hydrants etc.
- 1.3** WHEREAS these by-laws shall extend to Malir Industrial Park (MIP) situated in Deh Joreji, Taluka Bin Qasim, District Malir, Karachi, and to such other areas falling under the ownership, management, control, or administrative jurisdiction of PEZDMC as may, from time to time, be notified by the Authority.
- 1.4** WHEREAS it is considered expedient to avoid growth of sub-standard, ill-designed, poorly maintained and dilapidated structures on the Estate, these regulations known as Industrial Building by-laws are hereby issued and stated as follows:

SHORT TITLE AND EXTENT

- 1.5** These by-laws may be called PEZDMC by-laws and shall come into force on the date notified by PEZDMC.
- 1.6** These Building by-laws shall be applicable within all areas acquired or to be acquired by PEZDMC within the Estate. The design and construction of Building(s) in the Estate shall be in conformity with these Building by-laws.
- 1.7** The industrial plots shall only be used for industrial purposes and will not be used directly or indirectly for residential or any other purpose(s) that is inconsistent with the permitted industrial use.
- 1.8** PEZDMC or any person authorized in this behalf shall have power to make amendments, alterations, or additions in these by-laws or to grant relaxation from any of its provisions, where justified.

CHAPTER 2

DEFINITIONS AND INTERPRETATIONS

- 2.1** In these by-laws, unless the context otherwise requires, the expressions herein shall have the meanings respectively assigned to them in this section: -
- 2.1.1.** "PLOT SIZE" means the area of a plot as specified by PEZDMC.
- 2.1.2.** "ADDITION/ALTERATION" means any change brought about after the approval of building plan provided that such change does not violate any provision of these Regulations.
- 2.1.3.** "ALLOTTEE" means any person in whose name the letter of allotment has been issued by PEZDMC.
- 2.1.4.** "AMALGAMATION" means the joining of two or more adjoining plots of the same land use into a single plot in accordance with these Regulations.
- 2.1.5.** "AMENITY PLOT" means a plot designated exclusively for public and community facilities, including parks, public buildings, the MIP site office, mosques, the Expo Centre, graveyards, truck terminals, vocational training centres, hospitals, rescue centres, and other similar amenity uses.
- 2.1.6.** "AMENITY PLOT BUYER" means any person, developer, organization, government agency, charitable institution, corporate entity, or other legally recognized entity to whom an amenity plot is allotted, sold, leased, transferred, or otherwise lawfully conveyed by PEZDMC in accordance with these Regulations and the approved Master Plan.
- 2.1.7.** "ARCHITECTURAL PLAN" means a plan showing the layout and design of the proposed building, including floor plans, elevations, and sections, prepared in accordance with these Regulations.
- 2.1.8.** "AREA" means the area under the jurisdiction of PEZDMC as shown in the approved Master Plan(s) of the Estate(s), including any extensions or amendments approved from time to time.
- 2.1.9.** "BACK SPACE" means the open-to-sky space between the rear boundary line of a plot and the nearest part of the building.



- 2.1.10.** "BASEMENT" means a portion of the building partially or completely below natural ground level.
- 2.1.11.** "BOARD OF DIRECTORS" or "BOD" means the board of directors of PEZDMC.
- 2.1.12.** "BOARD OF MANAGEMENT (BOM)" means the body comprising representatives of the occupiers of the Estate, nominated by the Board of Directors (BOD).
- 2.1.13.** "BUILDING" means any structure or enclosure permanently affixed to the land.
- 2.1.14.** "BUILDING CONTROL" means the Town Planning and Building Control Section of PEZDMC comprising the professionals responsible for implementing and enforcing these Regulations.
- 2.1.15.** "BUILDING INSPECTOR (BI)" means an officer duly appointed by the PEZDMC, authorized to conduct site building inspections, and ensure compliance with these by-laws through regulation, monitoring, and enforcement of planning and development activities within the jurisdiction of the Industrial Estate(s).
- 2.1.16.** "BUILDING HEIGHT" means the vertical distance measured from the Finished Road Level (FRL) adjoining the site to the highest point of the building or the top of the parapet wall, excluding chimneys, flagpoles, lift overruns, and other approved architectural features, unless otherwise specified in these Regulations. Permitted building height shall be governed by the FAR, with a maximum allowable height of 80 feet.
- 2.1.17.** "BUILDING LINE" means the outer boundary line up to which the construction of a building, including all built-up or covered areas, is permitted on a plot.
- 2.1.18.** "BUILDING PLAN" means the set of architectural, structural, mechanical, electrical, plumbing (MEP), and other relevant drawings submitted for approval prior to commencement of construction.
- 2.1.19.** "BUILDING WORKS" means site excavation, the erection or re-erection of a building, or any addition or alteration to an existing building.
- 2.1.20.** "BUYER" means any individual, company, cooperative society, partnership, government agency, or other legal entity to whom a plot is lawfully sold,

transferred, or conveyed by PEZDMC for the establishment of an industrial enterprise.

- 2.1.21.** “CHIMNEY” means a vertical structure enclosing one or more flues for conveying smoke, gases, or fumes from a furnace, boiler, fireplace, or other heat-producing appliance to the atmosphere.
- 2.1.22.** “COMMERCIAL BUILDING/PLOT” means a building or plot designated for commercial use in the approved Master Plan, including shops, shopping centres, showrooms, offices, hotels, restaurants, clubs, and other commercial activities permitted under these Regulations.
- 2.1.23.** “COMPLETION CERTIFICATE” means a certificate issued by the Town Planning and Building Control Department (TP&BC) confirming that a building has been completed in accordance with these Regulations.
- 2.1.24.** “COMPULSORY OPEN SPACE (COS)” means the portion of a plot required to be kept open to the sky in accordance with these Regulations.
- 2.1.25.** “DEMARCATIION OF PLOT” means the process undertaken by PEZDMC or its authorized representative to establish and mark the physical boundaries of a plot by issuing official coordinates, boundary descriptions, or survey markings, in accordance with the approved Layout Plan or Master Plan. Such demarcation shall serve as the official reference for planning, development, and construction within the Industrial Estate.
- 2.1.26.** “DEPARTMENT, TOWN PLANNING AND BUILDING CONTROL” means the Town Planning and Building Control Department (TP&BC) of PEZDMC responsible for administering, regulating, and enforcing these Regulations in relation to town planning, land use, zoning, development control, and building construction within the Malir Industrial Park.
- 2.1.27.** “ENGINEERING BRANCH” means the technical division of PEZDMC responsible for the planning, design, execution, supervision, operation, and maintenance of infrastructure and engineering works within the Malir Industrial Park in accordance with these Regulations and applicable engineering standards.
- 2.1.28.** “ELECTRICAL SYSTEM/INSTALLATION” means the fixed electrical cables, equipment, accessories, and associated components located on the consumer's side of the electricity supply meter and forming part of the electrical

installation serving a premises.

- 2.1.29.** “EMPLOYEE” means officers and staff of PEZDMC.
- 2.1.30.** “ENVIRONMENTAL ACT” means the Sindh Environmental Protection Act, 2014, as amended from time to time.
- 2.1.31.** “ESTATE/COMMERCIAL MANAGER” means an officer appointed by PEZDMC to administer and manage the affairs of the Industrial Estate on behalf of PEZDMC in accordance with these Regulations.
- 2.1.32.** “EVIDENCE OF PERMISSION” means written authorization, approval, sanction, direction, requisition, notice, or other permission issued by PEZDMC or its duly authorized representative under these Regulations.
- 2.1.33.** “MANAGEMENT BOARD” means the Board of Directors of the Pakistan Economic Zone Development and Management Company (PEZDMC), or such governing body as may be constituted under the applicable law.
- 2.1.34.** “EXTRA LAND” means any parcel of land contiguous to and adjoining an allotted plot that does not form part of the original allotment or the approved Layout Plan or Master Plan. No person shall occupy, use, sell, purchase, or otherwise encroach upon such extra land except with the prior written approval of the PEZDMC.
- 2.1.35.** “FACADE” means the exterior face of a building facing a street, road, or other open space.
- 2.1.36.** “FIRE ESCAPE/EXIT” means a designated emergency passage, stairway, or exit route provided to facilitate the safe evacuation of occupants from a building in the event of fire or any other emergency.
- 2.1.37.** “FINISHED FLOOR LEVEL (FFL)” means the elevation of the finished floor surface of a building or structure, measured with reference to the approved site levels.
- 2.1.38.** “FINISHED ROAD LEVEL (FRL)” means the final approved elevation of the road surface as established by PEZDMC upon completion of road construction.

- 2.1.39.** "FLOOR AREA" means the horizontal area of all covered floors of a building measured to the outer face of the external walls, excluding projections and other areas specifically exempted under these Regulations.
- 2.1.40.** "FLOOR AREA RATIO (FAR)" means the ratio of the total floor area of a building to the area of the plot on which it is constructed, as determined under these Regulations.
- 2.1.41.** "FOOTPRINT" means the area of a plot occupied by the ground floor of a building, excluding basements, ramps, driveways, and other areas specifically exempted under these Regulations.
- 2.1.42.** "FRONT SPACE" means the open-to-sky area between the front building line of a building and the front boundary line of the plot adjoining the road.
- 2.1.43.** "FOUNDATION" means the structural element of a building designed to safely transmit and distribute the loads of the building to the supporting ground in accordance with the approved structural design.
- 2.1.44.** "GOVERNMENT" means the Federal Government of the Islamic Republic of Pakistan.
- 2.1.45.** "HEIGHT OF BUILDING" means the vertical distance measured from the Finished Road Level (FRL) to the highest point of the building, excluding rooftop service structures specifically exempted under these Regulations.
- 2.1.46.** "HVAC (Heating, Ventilation, and Air Conditioning)" means the mechanical systems installed in a building to provide heating, ventilation, air conditioning, and indoor air quality control.
- 2.1.47.** "INDUSTRY" means a building or premises used or intended to be used for manufacturing, processing, fabrication, assembly, warehousing, or other industrial activities, including ancillary offices, utilities, and worker welfare facilities permitted under these Regulations.
- 2.1.48.** "INDUSTRIAL EFFLUENT" means any liquid waste generated from industrial or manufacturing processes, whether treated or untreated, and discharged or intended to be discharged into a sewer, drain, water body, or the environment. All industrial effluent shall be managed, treated, and disposed of in strict compliance with these Regulations and the standards and guidelines issued by the Sindh Environmental Protection Agency (SEPA). Non-compliance shall

render the discharge unauthorized and subject to enforcement actions, penalties, or other remedies as prescribed under applicable environmental laws.

- 2.1.49.** “INDUSTRIAL ESTATE(S)” means Malir Industrial Park (MIP) and any other industrial estate owned, managed, controlled, or administered by PEZDMC and notified by it from time to time.
- 2.1.50.** “LAYOUT PLAN” means a plan showing the proposed subdivision and arrangement of plots, roads, open spaces, utilities, and other development components, approved by PEZDMC in accordance with these Regulations.
- 2.1.51.** “LESSEE” means a person to whom a plot or premises in an Industrial Estate has been leased by PEZDMC in accordance with the applicable lease agreement and these Regulations.
- 2.1.52.** “MANUFACTURE” means the process of producing, processing, fabricating, assembling, or converting raw materials or semi-finished goods into finished or intermediate products.
- 2.1.53.** “MASTER PLAN” means the statutory plan approved by the competent authority for the development of an Industrial Estate, showing the proposed land-use pattern, circulation network, infrastructure, utilities, and other planning proposals.
- 2.1.54.** “OCCUPIER” means any person in lawful possession or occupation of a plot, building, or premises, whether as owner, lessee, tenant, or otherwise.
- 2.1.55.** “PCATP” means Pakistan Council of Architects & Town Planners.
- 2.1.56.** “PARKING” means an area, whether covered or uncovered, designated for the parking of motor vehicles.
- 2.1.57.** “PEZDMC” means Pakistan Economic Zone Development and Management Company (Pvt) Ltd.
- 2.1.58.** “PEZDMC REGULATIONS” means these Town Planning and Building Control Regulations, together with any amendments, rules, by-laws, guidelines, or directives issued by PEZDMC from time to time under its lawful authority.
- 2.1.59.** “PEC” means Pakistan Engineering Council.

- 2.1.60.** “PLINTH” means the level of the finished floor of the ground floor of a building measured vertically from the Finished Road Level (FRL) at the principal access to the plot. The height of the plinth shall be limited to not less than 1.5 feet and not more than 2.0 feet above the corresponding road level, and no deviation therefrom shall be permitted.
- 2.1.61.** “PLOT” means a parcel of land demarcated on an approved layout plan and intended for a specific use in accordance with these Regulations.
- 2.1.62.** “PRESCRIBED” means prescribed by or under these Regulations or any rules, by-laws, or directions issued by PEZDMC from time to time.
- 2.1.63.** “PREMISES” means any plot, building, structure, or part thereof, together with any appurtenant land, lawfully used or intended to be used for an industrial or other permitted purpose under these Regulations.
- 2.1.64.** “PUBLIC BUILDING” means a building intended primarily for public or community use, including but not limited to a dispensary, post office, police station, fire station, Rescue 1122 centre, town hall, library, community centre, or indoor recreational facility.
- 2.1.65.** “REGISTERED ARCHITECT/ENGINEER/TOWN PLANNER” means an Architect, Engineer, or Town Planner holding the relevant professional degree from a recognized university or institution and valid registration with the Pakistan Council of Architects and Town Planners (PCATP) or the Pakistan Engineering Council (PEC), as applicable.
- 2.1.66.** “REVISED or AMENDED PLAN” means a previously approved plan or drawing that is resubmitted for approval after incorporating amendments in accordance with these Regulations.
- 2.1.67.** “SCRUTINY FEES/SERVICE CHARGES” means the fees or charges prescribed by PEZDMC for the scrutiny of applications, plans, documents, inspections, or other services provided under these Regulations, as notified from time to time.
- 2.1.68.** “SANCTIONED/APPROVED PLANS” means the plans, drawings, and specifications submitted under these Regulations and duly approved by the Town Planning and Building Control Department of PEZDMC.



- 2.1.69.** “SECRETARY” means the Secretary of PEZDMC, duly appointed or authorized in accordance with the applicable management rules and regulations.
- 2.1.70.** “SINDH ENVIRONMENTAL PROTECTION AGENCY (SEPA)” means the statutory environmental regulatory agency established by the Government of Sindh under the applicable environmental laws, responsible for environmental regulation, monitoring, enforcement, and such other functions as prescribed by law.
- 2.1.71.** “SEPTIC TANK” means a watertight underground tank designed for the collection, settlement, and partial treatment of domestic sewage prior to its disposal in accordance with these Regulations and the applicable requirements of the competent authority.
- 2.1.72.** “SEWERAGE SYSTEM” means the network of underground sewers, pipelines, pumping stations, treatment facilities, and associated infrastructure provided for the collection, conveyance, treatment, and disposal of wastewater and sewage.
- 2.1.73.** “SIDE OPEN SPACE” means the open area, unobstructed to the sky, between the side boundary of a plot and the nearest exterior wall or building line.
- 2.1.74.** “SITE PLAN” means a plan of a specific plot, prepared and signed by a Registered Town Planner, showing the plot boundaries, dimensions, adjoining roads and plots, existing and proposed development, access, setbacks, and other information required under these Regulations.
- 2.1.75.** “SITE” means a plot or parcel of land within an Industrial Estate to which these Regulations apply.
- 2.1.76.** “SPECIAL PROJECTS” means development projects undertaken on land allotted, leased, sold, or otherwise allocated by PEZDMC for a specific purpose under an agreement approved by the competent authority of PEZDMC.
- 2.1.77.** “TEMPORARY STRUCTURE” means a structure erected for a limited period with the prior written approval of the Town Planning & Building Control Department for a specified purpose and duration, and which shall be removed upon expiry of the approved period.

- 2.1.78.** “THE ESTATE” means an Industrial Estate established, owned, managed, controlled, or administered by PEZDMC.
- 2.1.79.** “TOILET” means a room or compartment containing sanitary fixtures for personal hygiene, including at least one water closet (WC), with or without a urinal and wash basin.
- 2.1.80.** “THE PARK” means the Malir Industrial Park (MIP) established, owned, managed, controlled, or administered by PEZDMC.
- 2.1.81.** “TOWN PLANNER” means a person or firm registered with the Pakistan Council of Architects and Town Planners (PCATP) and authorized to undertake town planning work in accordance with the applicable laws.
- 2.1.82.** “TOWN PLANNING AND BUILDING CONTROL DEPARTMENT” means the department established or designated by PEZDMC to administer and enforce these Regulations, including matters relating to town planning, development control, building control, development permissions, inspections, and enforcement within an Industrial Estate.
- 2.1.83.** “UNIT” means an individual industrial, commercial, service, or other establishment operating on a plot or within a building in an Industrial Estate.
- 2.1.84.** “WATER SUPPLY” means the potable or non-potable water supplied through the water distribution system provided by or approved by PEZDMC for use within an Industrial Estate.
- 2.1.85.** “WORKER(S)” means any person employed, whether permanently, temporarily, or on contract, in connection with the operation or activities of an industrial, commercial, or other establishment within an Industrial Estate.



CHAPTER 3

PROCEDURE FOR SUBMISSION AND APPROVAL OF BUILDING PLANS

3.1. TOWN PLANNING AND BUILDING CONTROL DEPARTMENT (TP&BC DEPT./SECTION)

A Directorate/Section called “Town Planning and Building Control Department (TP&BC Department)” shall be established within the PEZDMC, headed by a PCATP-registered Town Planner, and shall consist of the following professionals:

- a. Town Planner;
- b. Civil Engineer;
- c. MEP Engineer;
- d. Architect;
- e. Estate/Land Management;
- f. Environmental Engineer;
- g. Customer Services Representative and such other technical and administrative staff as may be required.

3.2. POWERS, FUNCTION AND RESPONSIBILITIES OF TP&BC DEPARTMENT

The TP&BC Department shall be vested with all necessary powers, duties, and responsibilities pertaining to planning and building control matters within the jurisdiction of the MIP including but not limited to the following:

- a. Conducting demarcation of plots at site in accordance with the approved Master plan;
- b. Issuance of official site coordinates to Allottee(s)/lessee(s), which shall serve as legal reference for boundary definition;
- c. Formal handing over of physical possession of plots to the respective allottee/s;



- d. Issuance of certified Site Plans to applicants based on demarcated boundaries;
- e. Review, scrutiny, and approval of Site Plans, Architectural Designs, Engineering Drawings, and Utility Layouts submitted by applicants, ensuring compliance with these by-laws and applicable development standards;
- f. Undertaking inspection visits to monitor construction activities, ensuring adherence to approved building plans and detection of any violations or unauthorized works;
- g. Performing any other functions or exercising any authority conferred upon it under these by-laws or as delegated by PEZDMC from time to time, in furtherance of orderly and regulated development within the Industrial Park;
- h. Issuance of No Objection Certificates (NOCs), Building Plan Approvals, and Completion Certificates. Collection of fees and charges as notified by PEZDMC from time to time. Issue directions and impose such conditions as may be necessary to ensure compliance with these by-laws;
- i. Order the suspension or stoppage of unauthorized development or building works and initiate enforcement action, including removal or demolition of unauthorized structures, in accordance with these by-laws and applicable law.

3.3. POWERS, FUNCTIONS AND RESPONSIBILITIES OF THE ENGINEERING BRANCH

The Engineering Branch shall be responsible for the planning, design, review, execution, supervision, operation, inspection, and maintenance of engineering infrastructure and utilities within the Malir Industrial Park, including roads, water supply, sewerage, drainage, storm water management, and other civil engineering works, in accordance with these by-laws, applicable engineering standards, and relevant laws. It shall perform such other engineering functions as may be assigned by PEZDMC from time to time.

- 3.4.** An allottee or lessee intending to erect or re-erect any building or factory shall apply in writing to Department of the Town Planning and Building Control (Dept. TP&BC) on



3.5. FORM - A, annexed to these by-laws which shall be supported by the following documents:

- a. A site plan of the plot on which the building is proposed to be erected shall be prepared and duly signed by the allottee/lessee and a **Town Planner registered with PCATP**, holding valid registration;
- b. An architectural plan for the proposed buildings on the site, prepared and signed by the Allottee/lessee and an **Architect registered with PCATP**, holding a valid registration;
- c. Plans of utilities (water supply system, sewerage, electrification) duly signed by the **Engineer registered with the PEC**. Certificate by the registered Architect as prescribed in **APPENDIX - A**;
- d. A Structural Stability Certificate, in the prescribed format, shall be submitted. This certificate must be signed by a firm registered with the Pakistan Engineering Council (PEC) **or by a Professional Engineer holding valid PEC Registration (APPENDIX - B)**;
- e. A soil investigation report prepared and signed by Geo-technical Engineer (**APPENDIX - C**);
- f. Complete design and drawings of HVAC duly signed by concerned professional, if any;
- g. Proposed construction schedule;
- h. Copy of Demarcation Plan issued by Dept. TP & BC.

3.6. Every prospective allottee/lessee intending to carry out Building Works, whether new or involving additions and alterations, shall employ a Registered Architect/Engineer to design and supervise the Building Works. No Building Works shall commence without the prior approval of PEZDMC. Subject to the provisions of Sindh Environment Protection Act and Regulations framed thereunder, every application, where required under the Sindh Environmental Protection Act and the Regulations made thereunder, shall be accompanied by a No Objection Certificate (NOC) from SEPA.



- 3.7. A firefighting plan/Drawings shall be submitted drawn on a suitable scale clearly showing measures for fire extinguishing necessary to fulfil as per requirements of National/Local Fire and Safety Guidelines.
- 3.8. All MEP (Mechanical, Electrical, and Plumbing) drawings shall be prepared by qualified professionals and duly attested by a Registered Professional Engineer by the Pakistan Engineering Council (PEC).
- 3.9. The landscape and storm water drainage plan with the provision of rain water harvesting as its integral part shall be submitted along with building plans.
- 3.10. All plans shall be prepared in triplicate **(or in such digital format as may be prescribed by PEZDMC)** and signed by the buyer/allottee/or lessee, as well as by the consulting architect, engineers, and town planner, as applicable.
- 3.11. Where the Registered Architect or Engineer so employed ceases to be in-charge of such Building Works before the same is completed, further execution of such works shall forthwith be suspended until a fresh appointment is made as required under these Regulations. A certificate duly signed by the Registered Architect/Engineer employed under this Regulation shall be obtained by the allottee/lessee in token of the work or part of the work having been satisfactorily done under his supervision. PEZDMC be formally notified of the change and approve the appointment of the replacement professional before construction resumes.
- 3.12. Any oversight in the scrutiny of documents and drawings at the time of approval and sanction of the building plan or NOC does not entitle the allottee/lessee to violate the Regulations.
- 3.13. Subject to the provisions of Sindh Environment Protection Act-2014, updated from time to time, and Regulations framed thereunder, every application shall be accompanied by a No-Objection Certificate from SEPA.
- 3.14. A firefighting plan shall be submitted drawn on a legible scale clearly showing measures for fire extinguishing necessary to fulfil as per the requirements of Firefighting Department of Government and duly endorsed by Licensed Fire Safety Consultant.
- 3.15. The landscape and storm water drainage plan with the provision of rain water harvesting as its integral part shall be submitted along with building plans.



- 3.16.** All plans shall be in triplicate and signed by buyer/allottee/lessee and consulting Architect and Engineer and Town Planner as the case may be.
- 3.17.** The allottee shall submit the Building Plan for approval within six (06) months from the date of possession of the plot. Construction work on the site shall commence within three (03) months from the date of approval of the Building Plan.
- 3.18.** The applications, plans and specifications shall be submitted in English.

3.19. SITE PLAN

The site plan/drawing shall be printed on 24" × 36" (A1/A0) sheets at a scale not less than 3/32" = 1'-0". All plans shall be clearly labelled, certified, and signed by the relevant licensed professionals (Architect, Engineer, and Town Planner) as applicable, and submitted in the prescribed number of copies for review and approval by the PEZDMC. Non-compliance with these requirements shall render the submission incomplete and subject to rejection. The site plan shall include, but not be limited to, the following:

- a. The direction of the North point;
- b. The boundaries of the site with the dimensions and coordinates as issued;
- c. The position of the site in relation to adjacent roads and the level of the site in relation to the roads on which it is situated;
- d. All buildings and premises within the proximity of the plot;
- e. The existing condition of the site, whether occupied by a building or not, including depressions and other salient features, if any;
- f. The open space to be left inside or around the building to be erected;
- g. Proposed landscaping and finishes of pavements with levels;
- h. Overall drainage pattern of the total plot, including slope directions;
- i. Main infrastructure and utility connections should be mentioned;
- j. Entry and exit points as shown or suggested in the overall layout plan;
- k. Any future expansion marked as Phase-II, including covered area.

Note: Where a plot comprises a larger area or falls within different plot size categories as designated in the approved Master Plan, the allottee shall submit a Layout Plan for approval by the Town Planning and Building Control (TP&BC). The plan shall clearly indicate the proposed land uses, circulation network, infrastructure provisions, and connectivity of all public utilities and services. The Layout Plan shall be prepared, signed, and authenticated by a Pakistan Council of Architects and Town Planners (PCATP) registered Town Planner in accordance with the provisions of these Regulations. No development or construction activity shall be undertaken unless the Layout Plan has been duly approved by the TP&BC under these Regulations.

3.20. BUILDING PLAN

A Building Plan means a set of drawings describing the architectural, structural, mechanical, electrical and plumbing (MEP), and other details of the proposed development to be completed on a plot. The Building Plan submitted for approval shall include, but not be limited to, the following particulars and details, duly prepared and certified by a registered architect in accordance with the applicable laws, standards, codes and regulations:

- a. The Site Plan shall be prepared to a scale of 1:500 on A1 size paper, corresponding to the scale of the approved Detailed Master Plan;
- b. All dimensions of the building layout, structure etc.;
- c. Detailed layout of basement, ground floor, upper floor(s), and roof, as applicable;
- d. Position and dimensions of all projections;
- e. Location and dimensions of the underground water tank, overhead water/firefighting tank and emergency exits;
- f. Position and size of septic tank and grey water tank where applicable;
- g. Levels and contours of the compulsory open space (COS) for proper stormwater drainage;
- h. Location and design details of surface and rainwater catchment and disposal systems, including mechanical arrangements in case of open basements;



- i. Clear dimensions of all rooms/halls/lobby/corridors etc., and placement of doors, windows, and ventilators for each floor level;
- j. Total height of the building from the reference point, including finished floor level and any split-levels (levels must be indicated on plans);
- k. Specification of materials to be used for foundation, walls, floors, and roof as per applicable approved standards and specifications;
- l. Intended use or function of the building;
- m. Roof plan showing the position, dimensions, and levels of all rooftop elements, including overhead tanks, lift machine rooms, stair towers/munties, generator pads, solar equipment, skylights, taps, and green roof components. These elements shall also be reflected in the elevation and sectional drawings, where applicable, and the building height (Sub-Section 4.7.2 of Section 4.7) shall be strictly maintained to ensure uniformity of buildings and the built environment;
- n. Elevation and cross-section of boundary walls, gates, ramps, and water channels, particularly along the main gate line, showing integration with the adjoining road/street and drainage infrastructure;
- o. Foundation level and width, and level of ground floor in relation to the centreline level of the adjoining road/street;
- p. Elevations for all sides abutting roads;
- q. Sections along both x- and y-axes passing through key elements such as stairs, shafts, and lift cores, clearly indicating internal details;
- r. Schedule of covered and open areas;
- s. Schedule of doors, windows, and ventilators;
- t. Schedule of staircases and emergency exits;
- u. All new/fresh proposed building plans shall be color-coded as per the following standard:
 - i) Existing Work – Black



- ii) Demolition Work – Yellow
- iii) Proposed Work – Red
- iv) A corresponding legend shall be included to ensure clarity and proper interpretation of the drawings.
- v. All drawings shall conform to the professional architectural standard layout and building plan requirements applicable to industrial buildings, and all text and annotations etc. shall be clear and legible;
- w. All plans shall be submitted on standard sheet size of 24" x 36";
- x. Attested copies of all allottee ship/title documents demonstrating legal right to construct on the plot shall be submitted as part of the application, in accordance with the approved checklist (



- y. **APPENDIX - H**);
- z. Any additional documents, data, or clarifications as may be required by the PEZDMC to ensure regulatory compliance or for the purposes of technical assessment;
- aa. PEZDMC may require testing reports at any stage during construction, duly approved by the Engineer-in-Charge deployed by the Allottee/lessee, and the cost of the same shall be borne by the Allottee/lessee;
- bb. All building plans shall strictly comply with the Uniform Building Code (UBC), International Building Code (IBC), Pakistan Building Code (PBC), ACI 318 – Structural Concrete Standards, the Accessibility Code of Pakistan (2006), Building Code of Pakistan – Fire Safety Provision 2016, and any other applicable international codes related to equipment, as well as earthquake-resistant design requirements. All structures shall conform to the seismic zoning provisions of the Pakistan Building Code, and the designs shall reflect zone-specific forces, including all required earthquake load calculations.

Note: In the event of any conflict between the above codes and standards, the Pakistan Building Code (PBC) and other applicable laws of Pakistan shall prevail.

3.21. DIMENSIONAL GRAPHIC/RENDER REQUIREMENTS

For projects specified by PEZDMC, 3D-Drawings shall be prepared on 24"x36" as or appropriate scale where 3D-drawings/views understand properly or bigger size drawing sheets.

3.22. SUBMISSION OF PLANS REQUIREMENTS

- 3.21.1. The building plan shall be prepared using AutoCAD software and submitted in six (06) complete sets of detailed architectural drawings for the proposed development to the Department of Town Planning and Building Control (Dept. TP&BC). The drawings must be printed on 24"x36" (A1/A0) sheets at a scale not less than $3/16" = 1'-0"$, and shall be accompanied by all relevant supporting documents. One approved copy shall be returned to the allottee/lessee upon issuance of approval. The allottee/lessee shall be liable to pay the applicable building plan approval fee, as prescribed by PEZDMC.



- 3.21.2. A soft copy of the complete set of architectural drawings shall be submitted to the Dept. TP&BC, PEZDMC, email or pen drive USB and labelled with the applicant's name and application number for identification purpose.
- 3.21.3. All site plans, building plans, structural drawings, MEP drawings, and related submissions for approval shall bear the signatures of the registered Town Planner, Architect, Structural Engineer, and other relevant professionals, if any, certifying that the drawings have been prepared under their direct supervision and in full compliance with the applicable PEZDMC Rules and Regulations, as amended from time to time.
- 3.21.4. The submitted drawings shall bear the signatures of both the registered structure engineer and the allottee/lessee and shall be accompanied by duly completed



- 3.21.5. **FORM - A, FORM - B, and FORM - C**, as required under this regulatory framework.
- 3.21.6. Required Certificates, declarations, and undertakings as prescribed by the Authority.
- 3.21.7. The drawings shall bear the signatures and official stamps, as applicable, of the Owner/Allottee, Registered Architect, Registered Engineer, and Registered Town Planner with respective council.
- 3.21.8. All drawings shall conform to the prescribed **Architectural Drafting Standards** and shall be accompanied by all required supporting documents prescribed in these by-laws.

3.23. SEISMIC CONSIDERATIONS

The structural design of the building shall comply with the requirements applicable to the designated seismic (earthquake) zone in accordance with the relevant codes and standards. The architectural and structural drawings shall explicitly indicate the applicable seismic zone, and all structural calculations submitted shall incorporate and reflect the corresponding seismic design provisions of the Pakistan Building Code. The structural design shall reflect zone-specific forces and include all required earthquake load calculations.

3.23. EVACUATION PLAN REQUIREMENTS

- 3.23.1. Every allottee/lessee, or authorized developer intending to undertake construction within the jurisdiction of the Estate(s) shall, as part of the building plan submission to the Town Planning and Building Control Department (Dept. TP&BC), submit a detailed Evacuation and Emergency Response Plan in compliance with the provisions of the applicable Fire and Life Safety Codes, Occupational Safety Laws, and National Building Code of Pakistan (NBCP), 2007 (and any subsequent amendments from time to time).
- 3.23.2. The evacuation plan shall form an integral part of the architectural and engineering submission and must be prepared and certified by a licensed Fire Safety Consultant or a certified professional authorized under applicable laws.

3.23.3. Contents of the Evacuation Plan

The evacuation plan shall, at a minimum, include:

- a. Clear and legible layout drawings showing all emergency exits, staircases, evacuation routes, assembly points, fire extinguisher and hose locations, and signage.
- b. Occupancy load calculations and maximum capacity of floors and zones.
- c. Emergency lighting and alarm system specifications.
- d. Designated roles and responsibilities of safety marshals or response teams.
- e. Firefighting and first-aid arrangements.
- f. Accessibility for emergency services, including fire tender movement paths.
- g. Training and drill schedules for staff and workers.
- h. Language-neutral pictorial signage for universal understanding.
- i. The number and location of emergency exits shall comply with the applicable Fire and Life Safety Code and the Building Code of Pakistan.
- j. Special arrangement required.

3.24. SCHEDULE OF CONSTRUCTION

The applicant shall submit a construction schedule, in the form of a Bar Chart, indicating the major construction activities along with the building plans. Submission of this schedule shall be a mandatory requirement, and no application for building plan approval shall be entertained in its absence.

3.25. EVIDENCE OF PERMISSION

Wherever under these Regulations the doing or omission of any act, or the validity of any matter, is contingent upon the sanction, permission, approval, direction, or satisfaction of the Pakistan Economic Zone Development and Management



Company (PEZDMC), a written document issued and duly signed by an authorized officer of PEZDMC, purporting to convey or record such sanction, permission, approval, order, direction, requisition, notice, or satisfaction, shall constitute sufficient and prima facie legal evidence thereof.

3.26. MINOR ALTERATION IN PLAN

All alteration/amendments shall be approved by Dept. TP&BC.

3.27. REGISTRATION OF APPLICATION

- 3.27.1. An Application presented under Section 3.3 and 3.20 supra shall be registered, if accompanied by the documents mentioned therein, and disposed of as early as possible, but not later than thirty days from the date of the registration of an application, and if no order is passed on any such application within sixty days of its registration, it shall be deemed to have been sanctioned to the extent to which it does not contravene provisions of these Regulations.
- 3.27.2. If on scrutiny, Application is rejected, allottee/lessee shall be informed in writing of the grounds of rejection, within a period of sixty days. The allottee/lessee shall then remove the causes of rejection and re-submit the Application with the amended plans or specifications, to the Dept. TP&BC.
- 3.27.3. The Building Inspector, or any other official deputed by the Dept. TP&BC, shall periodically visit the construction site for inspection. Any violation of the Building Regulations shall be identified and documented by the directorate. Upon observing a violation, PEZDMC shall serve a notice to the allottee/lessee, requiring corrective action within thirty (30) days. If the violation is not rectified within the specified period, PEZDMC shall have the authority to demolish the unlawful portion of the building at the cost of the allottee/lessee. The approved set of drawings shall always be kept available at the construction site for immediate reference.
- 3.27.4. The scrutiny fee shall be payable in accordance with the PEZDMC schedule of rates, as notified and amended from time to time.

3.28. REPAIRS

No application is required for the following repairs or erections, etc. subject to the condition that they do not infringe any of these by-laws:-



- a. Repairs in the form of replacement of existing materials by a similar material if no demotion is involved and the building remains throughout the operation substantially the same as it was.
- b. The erection of sunshades not abutting or over-hanging any street or the property of any other person and;
- c. The opening, closing, or replacement of internal windows or doors.

3.29. CANCELLATION OF PERMISSION

If, at any time after the grant of permission to carry out building works, the Dept. TP&BC determines that such permission may be revoked after giving the allottee/lessee an opportunity of being heard. Any construction carried out under the revoked permission shall be deemed unauthorized and considered to have been undertaken without lawful approval. Moreover, any oversight or error in the approved building plans shall not be construed as a waiver or exemption from compliance with the applicable regulations and shall not entitle the allottee//lessee to deviate from these Regulations.

3.30. DEVIATION IN BUILDING PLAN

All construction activities shall strictly adhere to the approved building plan. However, if the allottee intends to make any modifications during the course of construction, a formal written request for deviation shall be submitted to the Dept. TP&BC for prior approval. No modification at the site shall be carried out unless such deviation has been duly approved. Any construction undertaken beyond the scope of the approved building plan or without approval of the proposed deviation shall be deemed unauthorized and shall remain so unless specifically approved by PEZDMC in accordance with these Regulations.

3.31. REVISED BUILDING PLAN

Submission of a revised building plan shall be mandatory under the following conditions:

- a. Structural changes required during the construction;
- b. After approval of building plan, if changes/modifications are more than 20% of total constructed area. Deviation shall not be accepted/ admissible in such case;



- c. After approval of completion plan, if changes/modification is more than 20% of total constructed area within allowable limits;
- d. In case of time barred during construction;
- e. In case allottee//lessee fails to commence construction activity within one year from date of sanction of approval.

3.32. WORKS EXECUTED CONTRARY TO THE APPROVED BUILDING PLAN

If any building works are commenced or carried out in contravention of the approved building plan, the Dept. TP&BC shall take the following actions:

- a. Issue a written notice to the allottee/lessee or the person responsible, directing them to immediately cease all construction activities;
- b. If the allottee/lessee or responsible person fails to provide sufficient cause, to the satisfaction of the Dept. TP&BC, as to why such unauthorized building work or part thereof should not be removed or altered, the Department may proceed with the following actions:
 - i) Direct the responsible party to demolish the entire unauthorized construction or the offending portion thereof that violates these Regulations, the approved building plan, or any other applicable statute.
 - ii) In the event of non-compliance, the Dept. TP&BC may carry out the demolition of such unauthorized works at the risk and cost of the allottee/lessee.
 - iii) In addition to the above, the defaulting party may face further penalties, including but not limited to disconnection of utilities/services, imposition of financial penalties, cancellation of project approvals or membership, and revocation of the plot allotment, as deemed appropriate by PEZDMC.

3.33. SITE VERIFICATION AND INSPECTION

Prior to the commencement of any construction activity, the site shall be subject to verification and inspection by the Dept. TP&BC. The inspection shall confirm plot boundaries, coordinates, and compliance with the approved building, structural,

and MEP plans/drawings. No construction shall proceed until the site verification report is issued and duly endorsed by the Dept. TP&BC.

3.33.1. Demarcation

The allottee/lessee shall apply for the demarcation of the plot prior to the submission of the building plan. A demarcation letter shall be issued to the allottee/lessee in person, following a site survey and verification of coordinates by the Dept. TP&BC.

3.33.2. Boundary Pillar Check

- a. Physical possession of the plot for construction purposes shall be granted only after the inspection and verification of boundary pillars.
- b. The allottee/lessee shall arrange the following items at the coordinated time for demarcation on site:
 - i). Four (04) pieces of PVC pipe, each of 4" diameter and 3'-0" in length, along with necessary labour and concrete for erection of boundary pillars.
- c. Once erected, the demarcation pillars shall not be disturbed or removed until the completion of the boundary wall up to the Damp Proof Course (DPC) level. In case of any disturbance or removal, demarcation shall be re-conducted at the allottee's/lessee cost.

3.33.3. Notice of Verification of Building Lines

Every applicant/allottee/lessee commencing building work under these regulations shall submit a written notice, through a licensed architect, to the Dept. TP&BC of PEZDMC upon completion of the building plinth and boundary wall plinth or basement foundation (where applicable), using the prescribed form. No further construction shall proceed until a verification certificate has been obtained from PEZDMC.

3.33.4. Inspection of Building at Various Construction Stages

The allottee/lessee shall request inspection by PEZDMC at the following construction stages:



- a. Foundation – Upon completion and placement of reinforcement steel/mesh and prior to the commencement of concrete works for the foundation or basement level, where applicable;
- b. Plinth Level;
- c. Ground Floor Slab Level;
- d. First Floor Slab Level;
- e. Second and each subsequent floor slab level (if approved in the building plan);
- f. Stair tower level.

Note: Final NOC shall be issued only after completion of all finishing works.

3.33.5. Failure to Obtain NOC

Failure to obtain the required NOC(s) at the designated stages shall render the allottee/lessee liable to penalties, as per the prevailing rates prescribed by PEZDMC.

3.34. FEES AND PENALTIES

- a. The PEZDMC shall charge for the scrutiny of building plans required to be submitted under these Regulations and other matters arising during the disposal of plans or in course of its construction, a fee to be known as “Scrutiny Fee” at rates specified in



- b. **APPENDIX - F** and in such manner as may be fixed from time to time.
- c. The PEZDMC may compound and impose penalties for violation of the provisions of these regulations at such rates and in such manner as may be fixed from time to time.

3.35. CONSTRUCTION TIME LIMIT

The construction on industrial plot(s) shall be completed mandatorily within twenty-four (24) months from the date of approval of the building plans by PEZDMC. All construction activities shall be carried out in a continuous and uninterrupted manner to avoid inconvenience to adjacent properties and to ensure visual, environmental, and planning consistency within the Industrial Estate(s). Any delay beyond the stipulated period shall be subject to approval by PEZDMC and applicable provisions of these by-laws.

In the event that construction cannot be completed within the stipulated period from the commencement date, the plot allottee/lessee shall be required to obtain prior written approval from PEZDMC for an extension, supported by valid and acceptable justifications. Failure to comply with these provisions may result in penalties or other regulatory actions as determined by the PEZDMC Board.

3.36. COMPLETION OF BUILDINGS

3.36.1. Notice of Completion

The allottee/lessee shall, within thirty (30) days of the completion of construction, submit a written notice of such completion to the Dept. TP&BC. Upon verification and satisfaction of all prescribed conditions, the Dept. TP&BC shall issue the Completion Certificate. The following documents and information shall be submitted for the purpose of obtaining the Completion Certificate:

- a. Date of completion of the building;
- b. As-built drawings in a compact disc (CD) or any other digital format as approved by the Authority;
- c. Report of any violations, if applicable;



- d. Details of any demolition undertaken during construction;
- e. Structural Stability Certificate (



- f. **APPENDIX - G**), duly signed by a licensed structural engineer.

3.36.2. Inspection and Compliance

Upon receipt of the notice of completion, the Dept. TP&BC shall conduct a site inspection to verify compliance with the approved building plans and applicable regulations. If any violation of the approved plan or these by-laws is found, PEZDMC shall have the authority to:

- a. Direct the Allottee/Lessee to carry out necessary modifications to bring the structure into compliance; or
- b. Order the demolition of the non-compliant portion(s) of the building, as deemed appropriate.

3.36.3. Unsafe or Hazardous Structures

If any part of the completed building is found to be hazardous, structurally unstable, or likely to pose a risk to labourers or adjacent structures, the BCO shall issue a written notice to the Allottee/Lessee requiring necessary repair or demolition of the affected part within such period as may be specified in the notice, having regard to the nature and severity of the risk. A copy of the notice shall also be forwarded to the office of the Dept. TP&BC for information and necessary action.

3.36.4. Non-Compliance and Enforcement

In the event the Allottee/Lessee fails to comply with the demolition or rectification order within the stipulated time, PEZDMC shall be authorized to execute such demolition or remedial work through its Engr Dte. All costs and expenses incurred in this regard shall be recoverable from the allottee/lessee and shall be treated as arrears of dues.



CHAPTER 4

DEVELOPMENT, BUILDING AND PLANNING CONTROL REQUIREMENTS

- 4.1.** Residential use of industrial plots, or any portion thereof, including buildings constructed thereon, shall be strictly prohibited. However, limited residential accommodation may be permitted exclusively for watchmen and essential staff (not exceeding 1% of the total workforce), or for night-shift staff directly employed at the premises, subject to prior approval from PEZDMC.
- 4.2.** Furthermore, where required under applicable laws or as determined by PEZDMC, it shall be mandatory for each industrial unit to allocate 10% of the total covered area for plots measuring one acre or less, and 5% for plots exceeding one acre, for the development of essential facilities such as a kitchen, mess, and accommodation space specifically for factory workers, in accordance with applicable health, safety, and labour welfare regulations.

4.3. BUILDING REQUIREMENTS AND CONTROL

4.3.1. Industrial

Mandatory Open Spaces and Ground Coverage shall be as follows:

- a. Residential use of plots or part thereof, or the building raised thereon shall not be allowed inside the industrial plot except for watchmen and night shift staff.
- b. The built-up/foot print area shall not exceed 65% of the total plot area except Sr. No.1 of Table 1 and shall not be less than 25% of the total area
- c. The Compulsory Open Space (COS) shall be kept completely open to the sky. No structure or integral part of any building shall be permitted within the COS except permissible projections, basements, steps, underground septic tanks, soak pits, underground water reservoirs, utility lines for sewage, water, electricity, gas, telecommunications, and such public utility structures, including electric substations, as are expressly permitted under these Regulations.

Table 1: BACK, FRONT & SIDE SPACE

S.NO	Plot Size (SQ. YDS.)	FOOT PRINT	FAR	MINIMUM SIDE SPACES IN FEET		
				FRONT	COMMON SIDES	REAR
1	1101 to 2500	70%	1:2.5	10	10	10
2	2501 to 10,000	65%	1:2	20	15	15
3	10001 to 20000	60%	1:2	20	15	20
4	20001 & above	60%	1:1.5	30	15	20

Notes:

1. Refer to **APPENDIX - I** for the typical layouts.
2. Mandatory side open spaces for all sizes of industrial plots shall be provided in accordance with the above table : -
 - i. Subject to the general conditions as defined in Chapter 4.
 - ii. The area of the following structures will not be treated as Floor Area:-
 - Overhead Tank
 - Underground Tank
 - Open Platform
 - Above ground open washing space and water tank
 - Underground chemical stores
 - Gas Sub-Station
 - Oil Tank.
 - Basement (Ref. Section: 4.15)
 - Underground air raid shelter not exceeding 10% of the foot print.



- Electrical/mechanical plant room.
 - Parking space. Allocate 10% of the total built-up area for parking, encompassing all stalls, bays, driveways, and ramps.
- iii. For industrial units on plots over 3500 Sq.yds. (2926.42 Sq.m.), loading and unloading facilities shall be provided within the area of the plot, in keeping with the functioning of the industrial unit.
- iv. Only those industries will be permitted as are not considered hazardous or obnoxious as classified under applicable Federal or Provincial laws, rules, or notifications governing hazardous industries, or as specified in Sections 4.31 & 4.32. The following single storey structures will be permitted in the COS along the access road/s.
- KESC substation to the required size by the authorities.
 - Time/Gate office of 150 Sq.ft. (13.94 Sq.m.) area.
 - Guard/Security room of size not more than 90 Sq.ft. (8.36 Sq.m.).
- v. All effluents discharged from industrial processes will be in keeping with the standards laid down by the applicable Federal/provincial/local government environmental standards.
- vi. In all buildings/containers used for storage of inflammable materials, approval of Chief Inspector of Explosives is mandatory.
- vii. For installation of all Boilers in/outside the factory, special approval from the Chief Inspector of Boilers is mandatory.
- viii. For industries using natural gas, the laying/testing certificate of pipes has to be furnished by contractors who are registered with the relevant Gas Company.
- ix. All industrial/hazardous waste shall be treated in accordance with the National Environment Quality Standards (NEQS).



- x. List of specific trades and industries which are required specially designated/approved areas for their location (excluding general industrial zones).
- xi. Dangerous trades in inflammable materials.
 - Timber.
 - Fire-wood in excess of 500 maunds, charcoal in excess of 300
 - bags, and coal in excess of 100 bags.
 - Hay and straw.
 - Sugar refining.
 - Acetylene gas manufacture.
 - Ammonia, Chlorine or bleaching powder manufacture.
 - Distillation of coal, petroleum, refuse grade or bones.
 - Storage of petroleum in excess of 19,984.8 Gallons (75,700 litres).
 - Manufacturing of gun powder and fire crackers etc.
- xii. Offensive trades emanating obnoxious Smells/Effluents.
 - Processing and trading in bones, tallow, offal, fat, blood, hides, skins, manure, catgut, oil cloth, fish, and hoofs.
 - Burning of lime, manufacturing of cement, bricks, earthenware and pottery.
 - Coke ovens.
 - Crematory.

- Glue size or gelatine manufacturing where the processes include the refining or recovery of products from fish, animal refuse or offal.
 - Grease, lard, fat or tallow rendering or refining, lime, cement manufacture.
 - Rubber or gutta-percha manufacture or treatment, shoe polish manufacture.
 - Slaughtering of animals.
3. Mandatory open spaces shall consist of clear areas measured from the exterior of the building line and the boundary wall.
4. All allottees/lessees of assorted or special plots shall comply with the above COS provisions in accordance with the size and classification of their respective plots. Approval may be granted on a case-to-case basis, subject to the approval of the PEZDMC under applicable rules/regulations.

4.4. COMMERCIAL PLOT – PERMITTED USES

- 4.4.1. All commercial plots within Industrial Estate(s) shall be regulated in accordance with the provisions of these regulations, as amended from time to time to ensure development control within Industrial Estate(s).
- 4.4.2. Commercial plots shall be utilized only for lawful commercial, business, trade, retail, office, hospitality, recreational, institutional, financial, service, and ancillary activities approved by PEZDMC and permitted under these by-laws.
- 4.4.3. The establishment and operation of all commercial activities shall comply with the applicable laws, rules, regulations, codes, standards, licenses, permits, and approvals issued by the Federal Government, Provincial Government, Local Authorities, and other Competent Regulatory Agencies of Pakistan, including but not limited to laws governing trade and commerce, companies and corporate entities, taxation, labour and employment, environmental protection, public health, food safety, fire safety, civil defence, occupational health and safety, consumer protection, telecommunications, banking and financial services, and other sector-specific regulations.

- 4.4.4. Without prejudice to the generality of the foregoing, the following uses may be permitted on commercial plots in Industrial Estate(s):
- a. Convenience shops, demand-based shops, impulse retail outlets, retail markets, shopping centres, supermarkets, department stores, specialized markets, and wholesale trade establishments for the lawful sale, display, and distribution of goods and commodities;
 - b. Corporate offices, business centres, professional offices, financial institutions, banks, insurance companies, company outlets, and commercial service providers;
 - c. Hotels, guest houses, serviced apartments, restaurants, cafés, food courts, and other hospitality-related establishments;
 - d. Educational, training, skills development, healthcare, recreational, cultural, exhibition, and convention facilities;
 - e. Information technology, software development, research centre/clinics, innovation, co-sharing spaces, and knowledge-based commercial enterprises;
 - f. Commercial Showrooms, display centres, commercial support services, and ancillary storage directly associated with the approved commercial activity.
- 4.4.5. PEZDMC may, by notification, prescribe or amend a Schedule of Permitted Uses, Conditional Uses, and Prohibited Uses for Commercial Zones and may impose such conditions, restrictions, and operational requirements as deemed necessary in the interest of public safety, environmental protection, orderly development, traffic management, and the efficient functioning of the Industrial Estate(s).
- 4.4.6. Any use not expressly permitted under these by-laws Uses shall require the prior written approval of the PEZDMC and shall not commence until all applicable statutory approvals, licenses, registrations, and clearances have been obtained. Such approval shall be granted or refused having regard to compatibility with the Industrial Estate, environmental impacts, traffic generation, public safety, and compliance with these by-laws.

Note: All commercial enterprises shall be registered, licensed, or incorporated, as applicable, under the relevant laws of Pakistan, including the Companies Act, 2017, partnership laws, business registration laws, taxation laws administered by FBR and provincial authorities, and any other applicable statutory provisions governing the conduct of trade and commerce.

- 4.4.7. The following guidelines shall apply to all commercial plots in Industrial Estate(s), ensuring optimal utilization of space while maintaining aesthetics, functionality, and safety:

Table 2: Commercial Building Bulk Standards

PLOT SIZE (SQ. YDS.)	FOOT PRINT (MAX)	FAR (MAX)	NO. OF FLOORS	MINIMUM ARCADE WIDTH	SIDE COS	REAR COS
Up to 200	100%	-	B+G+4	-	40 sq. ft. compulsory ventilation duct OR refer special conditions	
201-400	90%	1:4	B+G+4	8'-00"	-	8'-00"
401-600	Ground Floor 85% (Max), Upper Floor 75% (Max)	-	B+G+4	8'-00"	5'-00" One side	8'-00"
601 & above	Ground Floor 80% Upper Floor 70%	1:4	B+G+4	10'-00"	5'-00"	10'-00"

Table 3: Commercial Building Height Standards on FAR

DESCRIPTION	HEIGHT	
	MAXIMUM	MINIMUM
Plinth	-	2'-0"
Ground Floor	22'-0"	12'-00"
Subsequent floors clear height	12'-0"	10'-6"
Parapet Wall	5'-0"	3.5'-0"
Stair tower/ Water tank above top floor without lift well/ shaft	10'-0"	7'-6"

DESCRIPTION	HEIGHT	
	MAXIMUM	MINIMUM
Stair tower above top floor with lift well/ shaft	15'-0"	12'-0"
Arcade	-	12'-00"
Arcade from crown of road	1'-6"	1'-0"
Ceiling of basement without obstruction	-	7'-6"
Basement for parking without obstruction	-	

4.4.7. Specific Conditions

- a. Parking floors, if required, in addition to the maximum allowed number of floors, shall be permitted as per regulations.
- b. An arcade shall not be required if the building line is set back 8 feet (2.5 meters) or more from the property line.
- c. Residential Activities shall not permitted.
- d. No part of any building, structure, projection, balcony, chajja, canopy, cornice, architectural feature, or any other encroachment shall project beyond the approved property boundary line. All such elements shall be constructed wholly within the limits of the allotted plot to maintain architectural harmony, aesthetic value, orderly urban form, and the character of the streetscape.
- e. Seating arrangements for restaurants, hotels, food centres, and other food and beverage establishments shall be strictly confined within the building premises. Any form of on-street or public-right-of-way seating shall not be permitted. All seating layouts and interior arrangements shall be designed in accordance with the operational requirements of the business and shall be subject to prior approval of PEZDMC.
- f. In case of restaurant or any habitable on ground floor/ basement an exhaust duct will be provided at a height of minimum 12'-0" from the road level.
- g. A compulsory ventilation duct, 40 Sq.ft., from first floor upward would be provided if facilities like kitchen and bathroom except storeroom are located in inner part of the building. If these are located in such a manner that ventilation/ natural light is available, then the provision of duct may be done away with.



- h. The minimum clear width of arcades, exclusive of column areas, shall be 10 feet except plot an area of 400 Sq.yd. or less.
- i. Arcades, where designated as pedestrian walkways or transitional spaces, shall be constructed in front of all shop units and other commercial or trade premises in accordance with the approved building plans. No obstruction, encroachment, or permanent or temporary installation shall be permitted within the arcade area. The use of arcades for vending activities or occupation by petty traders, hawkers, or any informal businesses shall be strictly prohibited. Any unauthorized encroachment upon arcade spaces by shopkeepers/allottee, resulting in obstruction of pedestrian movement, blockage of building visibility, or disruption to the free flow of pedestrian or vehicular traffic, shall be strictly prohibited. Such encroachments shall be deemed unlawful and shall be liable to removal and such enforcement action or penalties as may be provided under these by-laws, PEZDMC Regulations, or applicable law.
- j. No projection(s) of any kind shall be permitted beyond the property or plot boundary/building lines. All entrances, steps, ramps, and approaches shall be constructed entirely within the plot/building limits, and no out-door opening, encroachment, or access shall be allowed onto public footpaths or right-of-way. All service elements including ducts, air-conditioning units, exposed wiring, and similar installations shall be properly integrated within the building envelope and shall not encroach upon public space or façade setbacks. No signage, hoardings, or advertisement boards shall be permitted on building façades except as specifically approved under applicable regulations by PEZDMC.
- k. For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40ft. and above whereas less than 40ft. COS shall be provided as specified.
- l. In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned and Arcade shall be provided otherwise COS shall be provided as specified. The entry and exit for parking into the building shall be allowed from 40ft wide road and above.
- m. Temporary structures, including precast slabs, CGI sheets, timber, and other materials approved by PEZDMC, may be permitted only with prior written approval for a specified purpose and duration. Upon expiry of the

approved period, such structures shall be dismantled and removed by the owner or occupier. Failure to remove a temporary structure within the approved period shall render it unauthorized and liable to enforcement action under these Regulations.

4.5. AMENITY PLOTS

- 4.5.1. Amenity plots shall be reserved exclusively for facilities and services intended to serve the Industrial Estate. The nature, land use, and designated purpose of an amenity plot shall not be changed, nor shall such plot be subdivided, amalgamated, or used for any purpose other than that approved by PEZDMC in accordance with the approved Master Plan and these Regulations.
- 4.5.2. Subject to the general conditions as defined in Chapter 4, the bulk standards applicable to Amenity Plots shall be as specified in Table 4.

Table 4: Amenity Building Bulk Standards

S. NO	PLOT SIZE	FOOT PRINT (MAX.)	F.A.R	MINIMUM COS FRONT (FT)	MINIMUM COS SIDES (FT)	MINIMUM COS REAR (FT.)
1.	Less than 1.0 Acres	50%	1:3.5	10(3m)	10(3m)	10(3m)
2.	1.0 Acre and above	40%	1:4.5	20(6m)	20(6m)	20(6m)

4.6. RELIGIOUS BUILDING

- 4.6.1. Subject to the general conditions as defined in Chapter 4.
- 4.6.2. Religious buildings shall only be permitted on plots reserved for this purpose or on plots with specific approval from the PEZDMC for no change in land use, if any, which shall be carried out in accordance with the procedures laid down in these Regulations. Reasonable residential area may be allowed for the Khateeb. not exceeding 1000 Sq.ft. (92.93 Sq.m.).

4.7. HEIGHT OF BUILDING & CONSTRUCTION STANDARD

- 4.7.1 A minimum clear floor height of twelve feet (12'-0") shall be maintained from the finished floor level to the underside of the ceiling in all industrial buildings.



- 4.7.2 The maximum building height shall not exceed Eighty feet (80'-0") measured from the Finished Floor Level, and all buildings shall comply with the applicable planning and building regulations prescribed under these regulations.
- 4.7.3 Rooftop service structures, including water tanks, lift machine rooms, solar energy installations, and other approved service equipment, shall not be counted towards the maximum permissible building height, provided that such structures comply with these by-laws and do not adversely affect the building façade, skyline, or the visual character of the Industrial Park.
- 4.7.4 The use of combustible materials in construction shall be strictly prohibited, except as expressly permitted by the PEZDMC.
- 4.7.5 All steel used in construction shall comply with the latest editions of relevant standards, including but not limited to, Pakistan Standards (PS), British Standards (BS), American Concrete Institute (ACI) Standards, American Society for Testing and Materials (ASTM) Standards, ACI 318 – Structural Concrete Standards and any other applicable international or national standards as may be prescribed by the Engineer for specialized materials and construction.
- 4.7.6 In all Reinforced Cement Concrete (R.C.C.) works, the materials and workmanship shall conform to the applicable standard specifications relevant to the type and grade of concrete and shall be in accordance with the latest editions of Pakistan Standards, British Standards, ASTM, and ACI codes.
- 4.7.7 No part of any building or structure, whether enclosed or exposed, including foundations, storage tanks, projections, shading elements, or any other permanent feature, shall extend beyond the building line into the required setback or beyond the plot boundary.

4.8. DESIGN AND ELEVATIONS

- 4.8.1 The design and elevations of buildings, where Design Committee approval is required by PEZDMC, shall conform to the approved design and elevation standards, and all construction materials, including their texture, colour, and finishing, shall also be approved by the Committee. Such approval shall be obtained at least thirty (30) days prior to the commencement of construction.



- 4.8.2. Where required, separate boundary walls may be constructed in place of a shared boundary wall, provided that all applicable PEZDMC design requirements are fully complied with.

4.9. BUILDING STRUCTURES

- 4.9.1. Allottee/lessee who undertakes construction of building(s) shall be responsible for the material used therein. The responsibility for the structural design and stability of the building shall rest with the Allottee/Lessee and the licensed Structural Engineer responsible for its design and certification, in accordance with applicable laws.
- 4.9.2. Allottee/lessee shall undertake calculation and construction of each floor of the building(s) in a manner to ensure sufficient strength and safety with respect to the loads, expected to come on them.
- 4.9.3. Extra precautionary measures shall be taken in the building(s) wherein heavy machinery or machines producing vibrations, are required to be installed.

4.10. COMPULSORY OPEN SPACE-FINISHED FLOOR LEVEL

The Finished Floor Level (FFL) of the Compulsory Open Space (COS) and entry gate area shall be maintained in conformity with the adjoining road Finished Road Level (FRL), with a permissible variation of ± 6 inches, subject to proper drainage requirements and site conditions.

4.11. BUILDING FINISHED FLOOR LEVEL

The Finished Floor Level (FFL) of all buildings shall be raised a minimum of 1.5 feet and a maximum of 2.0 feet above, the Finished Road Level (FRL), unless otherwise approved by PEZDMC. No deviation from the approved Finish Floor Level (FFL) shall be permitted without the prior written approval of PEZDMC. All adjoining properties, structures, drainage systems, and site works shall be designed and constructed with reference to the approved Finished Road Level (FRL) to ensure proper alignment, drainage, accessibility, and compliance with these by-laws.

For plots abutting more than one road, the Finished Floor Level (FFL) shall be measured with reference to the Finished Road Level (FRL) of the road providing the principal access to the plot.



4.12. FOUNDATION

- 4.12.1. The foundation of building(s) shall be designed on the basis of a geotechnical investigation where required by the nature of the soil, the size of the structure, or as directed by PEZDMC by a registered engineer. The engineer shall certify the soundness of foundation.
 - 4.12.2. The site, or any part thereof, on which building(s) are proposed to be constructed and where workers are required to work, shall not be raised more than one (1) foot above the ramp level at the point of entry to the plot.
 - 4.12.3. The surface of the plinth protection shall be maintained at a height of 1.5' to 2' above the highest finished level of the adjoining road, with sufficient slope to ensure proper drainage, unless alternative adequate means of drainage are provided.
 - 4.12.4. Building(s) must be provided with a damp proof course at plinth/floor level.
 - 4.12.5. The floor of building(s) shall be constructed in accordance with the expert advice to be obtained by allottee/lessee for protection against impact, abrasives, vibration and chemicals, termite, fire, etc. The Allottee/Lessee shall retain such expert advice and produce it to PEZDMC upon request.
- 4.13** The maximum permissible building height shall be governed by the applicable Floor Area Ratio (FAR) prescribed under these Regulations and shall not exceed 80 feet.

4.14. STAIRS AND ELEVATORS

The stairs shall be wide enough to facilitate necessary and proper movement of workers and machines/equipment. Building(s) which are more than 3 storeys height shall have elevators in addition to stairs for the said purpose. The stairs and elevators shall be properly illuminated and ventilated and shall be fire-proof, with a minimum width of 5 feet, width of tread and height of riser shall be 12 inches and 6 inches respectively. The treads shall be of non-skid finish and supported by continuous handrail. The minimum clear headroom under beams and stair landings shall be 7 feet (2.1 metres). An emergency stair to be provided up to the top floor.

NOTE: Comprehensive parking standards—governing stall dimensions, driveway layouts, and slope gradients are to be clearly prescribed.

**4.15. BASEMENT**

- 4.15.1. Any basement in the building(s) shall be constructed with waterproof walls. The basement floor area shall not extend beyond the footprint of the ground floor. Basements shall be adequately cross-ventilated at all times to ensure proper air circulation, safety, and provision of emergency exits.
- 4.15.2. The minimum clear height of a basement, measured from the finished floor level to the underside of the slab, beam, or ceiling, shall not be less than 7'-6" (2.286m), except in areas occupied by structural members, mechanical equipment, ducts, pipes, cable trays, firefighting installations, or other approved building services.
- 4.15.3. For basements intended for parking, storage, utilities, service operations, or approved commercial storage in industrial buildings, the clear height shall be maintained between 12'-0" (3.66 m) to 14'-0" (4.27 m), subject to the nature of the proposed use and approval of PEZDMC.

4.15.4. Permitted Uses

A basement shall be used only for:

- a. Parking of vehicles;
- b. Storage ancillary to the principal use of the building;
- c. Electrical, mechanical, plumbing, fire-fighting, utility, and building services installations;
- d. Lift wells, lift machine rooms, service shafts, utility corridors, civil defence facilities, and other support services approved by the PEZDMC; and
- e. Such other ancillary uses as may be specifically permitted under these Regulations.
- f. One basement in industrial plot shall be permissible maintaining the COS subject to the condition that the area is included in FAR.

**4.15.5. Prohibited Uses**

No basement shall be used for:

- a. Residential accommodation;
- b. Offices intended for regular occupancy;
- c. Commercial activities involving direct customer access or commercial bulk storage;
- d. Retail shops, restaurants, display areas, or sales outlets;
- e. Any habitable room or activity requiring permanent human occupancy; or Any use deemed hazardous or objectionable by the PEZDMC.

4.15.6. Floor Area Ratio (FAR)

- a. Basement area utilized exclusively for parking, utility services, fire-fighting installations, lift and service cores, mechanical and electrical equipment, and other approved support functions shall not be counted towards the permissible Floor Area Ratio (FAR) or covered area calculations.
- b. The floor area occupied by ancillary offices, kitchens, mess facilities, utilities, and permitted worker welfare facilities forming part of an industrial building shall be included in the calculation of the total covered area and Floor Area Ratio (FAR), as applicable under these by-laws.

4.15.7 Any basement area used for commercial, office, industrial production, or any other purpose not exempted under these Regulations shall be included in the calculation of the permissible Floor Area Ratio (FAR). Such use shall comply with all applicable building, fire safety, health, ventilation, and emergency access requirements and shall be subject to prior approval by PEZDMC.

4.15.8 Ventilation and Environmental Control

- a. Every basement shall be provided with adequate natural and/or mechanical ventilation systems to ensure air quality and safe working conditions.



- b. Ventilation systems shall comply with applicable building, environmental, occupational health, and fire safety standards and shall be maintained in proper working order at all times.

4.15.9 Fire and Life Safety Requirements

- a. All basement areas shall be designed, equipped, and maintained in accordance with the applicable fire safety codes, emergency evacuation requirements, civil defence regulations, and Standard Operating Procedures (SOPs) notified by the relevant authorities.
 - b. Adequate fire exits, smoke extraction systems, emergency lighting, fire detection systems, and fire-fighting equipment shall be provided as required.
- 4.15.10 Suitable arrangements for drainage, dewatering, waterproofing, and protection against flooding, seepage, and water ingress shall be provided and maintained at all times.
- 4.15.11 Safe and convenient vehicular and pedestrian access to and from the basement shall be provided in accordance with these Regulations
- 4.15.12 The allottee/lessee shall at all times comply with all applicable building, environmental, occupational health and safety, fire safety, and civil defence laws, regulations, standards, and directives governing the use and operation of basements. PEZDMC may take enforcement action in accordance with these Regulations and applicable law, including, where authorized, suspension of approvals, sealing of premises, imposition of penalties, or cancellation of allotment/lease, in the event of any serious breach, unsafe condition, hazardous situation, or violation of these Regulations.

4.16. ANCILLARY PROVISIONS

- 4.16.1. At least one lavatory shall be provided on site.
- 4.16.2. Dedicated space shall be provided for parking of the fuel supply tanker during unloading.

4.17. STORAGE OF EXPLOSIVES

The allottee/lessee shall obtain permission from the Inspector of Explosives for storage of explosives in the building and shall inform PEZDMC.

4.18. BOUNDARY WALL HEIGHT

The height of boundary walls shall be 8 feet above the Finished Road Level (FRL), measured from the adjacent road level, unless otherwise approved under the applicable by-laws or site-specific conditions.

4.19. TOWN PLANNING AND DEVELOPMENT CONTROL**4.19.1. Infrastructure**

Industrial Estate(s) shall be provided with all infrastructure services, including roads, water supply, sewerage, electricity, Sui gas, telephone services, security surveillance, ICT infrastructure, and a Combined Effluent Treatment Plant (CETP), and shall also include the provision of amenities in accordance with the approved Master Plan updated from time to time. In the event of any violation of these Regulations, PEZDMC may take enforcement action in accordance with these Regulations and applicable law, including, where authorized, disconnection of utilities and imposition of penalties.

4.19.2. Possession fee

The allottee/lessee shall be required to deposit the possession fee as notified by PEZDMC from time to time prior to the demarcation of the plot at the site.

4.19.3. Demarcation

- a. Every allottee/lessee shall make an application for the demarcation plan of the plot located in the area open for construction/possession prescribed form to Dept. TP&BC of the PEZDMC at least One Week prior to such demarcation plan.
- b. The PEZDMC, on payment of the prescribed charges may allow the demarcation of a newly created plot as a result of amalgamation, If any.

4.19.4. Digging/Excavation

Nobody shall be permitted to dig or cut the road space including



shoulders/berms without prior written permission from the PEZDMC. Defaulters shall be liable to such enforcement action or penalties as may be provided under these by-laws, PEZDMC Regulations, or applicable law.

4.19.5. Disparity of ground level

The PEZDMC shall not be responsible for levelling the plot in case of any ditch, unevenness or abnormality in the plot.

4.20. UTILITY CONNECTIONS

Applications for permanent utility connections, including electricity, Sui Gas, ICT, Water Supply & Sewerage (W&S), and other utility services, shall be made to the concerned departments, agencies, or service providers after obtaining a No-Objection Certificate (NOC) from PEZDMC, where such NOC is required under these by-laws or applicable law.

- a. PEZDMC shall issue the NOC for utility connections only upon verification that at least 80% of the industrial building has been constructed in accordance with the approved Building Plans and Master Plan, and all applicable development control requirements and PEZDMC by-laws have been complied with.
- b. The allottee/lessee shall comply with all applicable rules, regulations, policies, and instructions of the respective department, agency, or company providing such services within the Industrial Estate(s).
- c. PEZDMC shall not be liable for any delay, interruption, refusal, or breakdown in utility services provided by any department, agency, or service provider for any reason whatsoever.

4.21. WATER SUPPLY, SEWERAGE AND SOLID WASTE MANAGEMENT

- a. Applications for water and sewerage connections shall be submitted on the prescribed form to PEZDMC. The allottee/lessee shall also be required to pay the service connection fee as determined by PEZDMC from time to time.
- b. The allottee/lessee shall also pay for the supply of water as per meter reading or flat rate as fixed by PEZDMC.



- c. Special rates for water supply, sewerage & solid waste, as fixed by PEZDMC, shall be charged at the time of new construction, addition or alteration etc.
- d. In case of disconnection of services by PEZDMC, the allottee/lessee shall remain liable to pay only such fixed service charges or other charges, if any, as are prescribed by PEZDMC for the period of disconnection. The allottee/lessee shall also be required to pay the re-connection charges as prescribed by PEZDMC upon restoration of the disconnected services.
- e. The allottee/lessee shall be liable to make the payment of any arrears with penalty or fine imposed by the PEZDMC.
- f. No person shall be permitted to bore a well, tube well, or install a water pump for an alternate supply of water, nor shall any person install a motor or pump directly on the water supply line in any manner. Any person who commits such an act or omission shall be liable to such enforcement action or penalties as may be provided under these by-laws, PEZDMC Regulations, or applicable law.

4.22. PARKING

- 4.22.1. Allottees/lessees are allowed to maintain a straight front boundary wall and provide parking within the site on a properly prepared and designated hard-standing area. Any internal parking constructed prior to the promulgation of this regulation shall continue to remain functional, provided it complies with applicable safety, drainage, and structural standards as prescribed in these regulations.
- 4.22.2. Up to seventy percent (70%) of the front setback area, excluding the designated utility corridor and mandatory landscaping, may be permitted for parking, subject to prior approval by the Dept. TP&BC, in addition to industry-specific requirements, on a case-by-case basis, subject to the submission of a formal request and prior approval of the plan by the Dept. TP&BC. All such parking arrangements shall comply with the applicable design, drainage, parking, and landscaping standards to maintain the aesthetics of the roads (Ref. **APPENDIX - I**). The following conditions shall be strictly observed in the design and implementation of the space:

- a. The parking area shall remain uncovered and open to the sky or Solar shades/ shades or open;
- b. The area shall be properly paved and clearly marked with lanes marking;
- c. A reverse/inverse slope shall be provided to ensure proper drainages;
- d. No HT/trucks vehicles shall be permitted to park;
- e. Minimum vehicle parking shall be provided in accordance with the applicable parking standards prescribed by PEZDMC for the relevant industrial use. In the absence of such standards, the following minimum requirements shall apply:
 - i) One car space for every 250 Sq.ft. (32 Sq.m.) of floor area of the administrative block of the building for the staff.
 - ii) One car space for every 4000 Sq.ft. (372 Sq.m.) of floor area for the workers.
 - iii) One motorcycle/scooter for every 2500 Sq.ft. (232 Sq.m.) of floor area.

4.23. RAMP FOR DISABLED PERSONS

All industrial, commercial, and public buildings shall be required to provide a ramp with a minimum width of six feet (6'-0") to ensure accessibility for persons with disabilities. In the absence of elevators or lifts, each floor shall be made accessible through such ramp. At least one universally accessible washroom for persons with disabilities shall be provided in accordance with applicable building codes and accessibility codes in these regulations.

Note: The Accessibility Code of Pakistan (2006), as amended from time to time, shall be mandatory for the provision of facilities for persons with disabilities in all building plans. Compliance with this Code shall be compulsory, and no building plan lacking such provisions shall be considered for approval.

4.24. PETROL/FUEL FILLING SERVICE STATIONS

- 4.24.1. Petrol/fuel filling service stations are establishments used for the retail sale of petrol, diesel, and other ancillary products for motor vehicles, and may include



ancillary facilities such as multi-storey garages, vehicle repair workshops, and servicing facilities subject to approval.

- 4.24.2. No petrol filling station shall be located within 200 metres of the intersection of two primary roads or a roundabout. The minimum frontage of a petrol filling station shall be 60 metres, and the minimum plot size shall be 2,500 square metres for petrol filling and associated vehicle servicing activities.
- 4.24.3. Access driveways shall be designed in accordance with the following standards:
- a. No access driveway shall cross the sidewalk at an angle exceeding 45 degrees.
 - b. The minimum width of each ingress or egress lane and fuel dispensing bay shall be 6 metres.
 - c. The curb return radius at the outer edge of the sidewalk shall not be less than 25 metres.
 - d. Separate entry and exit driveways may be provided; both ingress and egress points shall connect to the approach traffic lane at an angle not exceeding 45 degrees.
- 4.24.4. Adequate internal space shall be provided within the site for the safe parking and manoeuvring of fuel tanker trucks during unloading operations, without obstruction to internal circulation or public right-of-way.
- 4.24.5. A minimum of two toilet facilities (one for staff and one for customers, or as shared facilities where appropriate) shall be provided at each petrol filling station, maintained in hygienic condition and accessible at all times during operational hours.

4.25. SIGNBOARDS AND ADVERTISEMENT BOARDS

- 4.25.1. In order to maintain the aesthetic integrity of buildings within the Industrial Estate(s) and to prevent façade vandalism, all signboards and advertisement boards on commercial, industrial, or other buildings shall comply with the PEZDMC Signboard Policy, as issued or amended from time to time. No signboard shall be installed without prior approval of the TP&BC Dept. Design submissions indicating the size, shape, material, colour, and layout



shall be submitted in such digital or hard-copy format as prescribed by PEZDMC. Upon installation, photographic evidence of the approved signboard shall be submitted in the format specified by PEZDMC for record.

- 4.25.2. Signboards for commercial establishments shall be designed in proportion to the shopfront and may extend along the façade or a portion thereof, subject to approved architectural guidelines. The standard projection shall not exceed 3 feet in height and 1 foot projection from the building face. Signage for building or group identification shall be subject to approval by the TP&BC Department. Variations in size and design may be permitted based on building scale, frontage, and architectural façade treatment

4.26. SIGNAGE CONTROL AND INSTALLATION GUIDELINES

- 4.26.1. These by-laws shall constitute the governing policy for signage within the Industrial Estate(s). Any amendments, modifications, or updates to the PEZDMC Signage Policy issued by PEZDMC from time to time shall be deemed incorporated into these by-laws to the extent that they are consistent with applicable law.
- 4.26.2. No signage shall be erected without prior approval of the TP&BC Department. Submission requirements shall include detailed drawings indicating size, material, colour scheme, typography, and placement, submitted in triplicate on A3-size sheets. Upon installation, photographic documentation on A4-size paper shall be submitted for official record.
- 4.26.3. All signboards shall be designed in harmony with the architectural character of the building façade and shall be proportionate to the shopfront or building elevation. Signage shall not exceed approved dimensions or compromise façade integrity, architectural expression, urban design quality, or the urban character of the street.
- 4.26.4. Multiple signboards may be permitted subject to building size, frontage, and visibility requirements, provided they do not obstruct architectural features or façade treatment.
- 4.26.5. Rooftop signage shall be prohibited unless specifically permitted under these by-laws or an approved PEZDMC Signage Policy and subject to compliance with applicable structural, fire safety, and other statutory requirements. All signage shall comply with structural safety, electrical safety (where applicable),

fire safety requirements, and urban design standards to ensure a safe, orderly, and visually coherent built environment.

4.27. ENCROACHMENT

- 4.27.1. All internal and external developments within the industrial estate shall be carried out and maintained in accordance with the approved Master Plan, as amended from time to time
 - 4.27.2. No allottee, occupant, or any other person shall encroach upon or occupy any PEZDMC land, including, but not limited to, roads, rights-of-way, road reserves, utility corridors, green belts, open spaces, parks, landscaped areas, drainage channels (nullahs), buffer zones, or any other land reserved under the approved Master Plan.
 - 4.27.3. No construction, installation, storage, fencing, extension, obstruction, or any other activity shall be permitted on any public open space, right-of-way, green area, drainage channel, or other reserved land forming part of the approved Master Plan.
 - 4.27.4. PEZDMC shall have the authority to remove, demolish, or clear any unauthorized construction, encroachment, obstruction, or occupation situated on its land without payment of any compensation. All costs incurred in such removal or demolition shall be recoverable from the allottee or the person responsible for the encroachment.
- 4.28.** In addition to the removal of the encroachment, PEZDMC may impose penalties, suspend or cancel the allotment, revoke any approval or permission granted, or take such other enforcement action as may be authorized under these by-laws or applicable law, where such action is necessary in the public interest.

4.29. EXTRA LAND

- 4.29.1. Any land adjoining a plot, including residual land, voids, negative spaces, or similar areas lying outside the allotted plot boundaries, shall not form part of the allotted plot and shall not be used for any development, construction, or other permanent activity without the prior written permission of PEZDMC.
- 4.29.2. Any land adjoining a plot, including residual land, voids, negative spaces, or similar areas lying outside the allotted plot boundaries, shall not form part of the allotted plot and shall not be used for any development, construction, or

other permanent activity without the prior written permission of PEZDMC. No person shall transfer, sell, purchase, lease, or otherwise deal with such Extra Land except with the prior written permission of PEZDMC.

- 4.29.3. Where such spaces are identified, the allottee may submit a written application to PEZDMC seeking permission for their temporary use(s) and maintenance.
- 4.29.4. Permission, if granted by PEZDMC, shall be limited solely to the development and maintenance of landscaped green areas, open spaces, or other aesthetic treatments that enhance the built environment. No permanent, semi-permanent, or enclosed structures shall be erected or permitted within such areas.
- 4.29.5. Such permission shall not confer any ownership, leasehold, tenancy, easement, or other proprietary right over the land and may be revoked by PEZDMC at any time in the public interest or for implementation of the approved Master Plan.
- 4.30. Permission shall be granted on an annual basis and may be renewed by PEZDMC upon continued compliance with these by-laws and the conditions of the permission. The allottee shall pay the annual rental or licence fee as notified by PEZDMC from time to time.

4.31. CATEGORY OF INDUSTRIES

The industries are categorized based on their scale large, medium, small, and SMEs. The list is not limited to the following and is intended for guidance only. PEZDMC may classify or include additional industries not listed herein, having regard to the scale of operations, nature of the manufacturing process, environmental impacts, traffic generation, utility requirements, public health and safety considerations, and compatibility with the Industrial Estate and the approved Master Plan.

4.31.1. Category – I (Small Industries)

Industries falling under this category such as Light Industrial uses include garment and textile stitching units, knitting and hosiery production, textile printing and embroidery units, home textile product manufacturing, mobile phone and consumer electronics assembly, LED light and computer accessory assembly, plastic packaging production, household plastic product manufacturing, snack and biscuit processing units, dairy product processing,

bakeries and confectionery production, spice grinding and packaging, commercial printing presses, offset and digital printing units, corrugated box manufacturing, label and tag printing units, footwear and leather product stitching, sports goods and equipment manufacturing, cosmetic and toiletry production, candle and matchstick production, and LED display and electronic component manufacturing.

4.31.2. Category – II (Medium Industries)

Furniture manufacturing (wood, metal, MDF), paint and coating production, machinery parts manufacturing and repair, plastic moulding (injection, blow, rotational), auto parts fabrication and assembly, aluminium and light metal fabrication, rubber goods and components manufacturing, agricultural tool and equipment manufacturing, air conditioning and refrigeration unit assembly, battery and UPS manufacturing (non-lead acid types), packaging machinery manufacturing, sheet metal cutting, bending, and forming units, electrical panel and switchgear fabrication, plastic furniture manufacturing, motorcycle parts and component assembly, light construction material units (e.g., gypsum board), paint brush and roller production, cable and wire assembly units, welding electrode and filler rod production, modular kitchen and cabinet production.

4.31.3. Category – III (Large Industries)

Steel plants (blast furnace, rolling mills), chemical production (organic/inorganic), oil refineries, fertilizer manufacturing, petrochemical complexes, pulp and paper mills, glass manufacturing plants, ceramics and refractory product factories, foundries and heavy casting units, large-scale textile processing and dyeing units, asphalt and bitumen processing plants, heavy equipment manufacturing, metal smelting and alloy processing, dismantling and recycling yards, industrial chemical storage and distribution centres, and synthetic fibre and resin manufacturing.

4.32. OTHER PERMISSIBLE LIGHT INDUSTRIAL AND SUPPORT USES

The classification of industries under Categories I, II and III is based on the nature and scale of industrial activities. The designation of an enterprise as an SME shall be determined in accordance with the applicable Federal or Provincial laws and policies governing Small and Medium Enterprises and shall not, by itself, determine the industrial category under these by-laws.



4.33. MISCELLANEOUS

- 4.33.1. No construction shall be permitted in areas designated as open to the sky, as specified in Section 4.3.
- 4.33.2. A sunshade not projecting more than 3 ft. (90cm) in a building having a minimum of 20ft. (3m) open space all-round the building within its compound and not more than 1 ft. 6 inch (45cm) in a building having less than 20ft. (3m) open space at a height of not less than 7 ft. (2.2m) clear above the plinth.
- 4.33.3. The maximum area of the security office/gate office shall not exceed 200 sq. ft. Any variation from this limit must be submitted for prior approval by Dept. TP&BC.
- 4.33.4. Construction of a Prayer Area within the factory premises shall be permitted; however, it shall not be located within areas designated as open to the sky. The building plan shall clearly indicate the location of the Prayer Area, including the Qibla direction.
- 4.33.5. No commercial communication antenna, tower, or similar structure shall be constructed or erected on industrial or commercial plots/buildings.
- 4.33.6. No advertisement boards shall be permitted. The allottee/lessee may only install a factory identification board, subject to prior approval as part of the building plan submission.
- 4.33.7. Storage of construction materials shall not be permitted on the Right-of-Way (RoW) of any road.
- 4.33.8. The Completion Certificate shall be issued only after the final inspection by the Dept. TP&BC to verify the utilities network and to ensure that the industrial facility is fully operational and in compliance with these Regulations.



CHAPTER 5

ENVIRONMENTAL MITIGATION PLAN (EMP)

- 5.1. The Environmental Mitigation Plan (EMP) provides a formal framework for the identification, management, and mitigation of potential adverse environmental impacts arising from the construction and operational phases of the project. The EMP ensures that all project activities are undertaken in an environmentally responsible and sustainable manner, with due regard to the protection of natural resources, public health, and ecological integrity, in compliance with the Sindh Environmental Protection Act, 2014.

The EMP shall address the following key environmental components:

- a. **Air Quality:** Measures shall be implemented to control and minimize emissions from construction equipment, vehicles, and operational processes, thereby ensuring conformity with established air quality standards.
- b. **Water Quality:** Procedures shall be adopted to prevent contamination of surface and groundwater resources, ensure proper management of effluents, and maintain compliance with applicable water quality regulations.
- c. **Solid and Hazardous Waste Management:** All solid and hazardous waste generated by project activities shall be segregated, stored, transported, and disposed of in a safe and environmentally compliant manner, minimizing risks to human health and the surrounding environment.
- d. **Noise Pollution:** Noise generated by construction and operational activities shall be monitored and mitigated to ensure adherence to permissible limits as prescribed under relevant regulations.
- e. **Occupational Health and Safety:** The project shall promote safe working conditions through comprehensive risk assessments, provision and mandatory use of personal protective equipment (PPE), and regular training and awareness programs for all personnel engaged in project activities.

5.2. APPLICABILITY OF THE ENVIRONMENTAL MANAGEMENT PLAN (EMP)

An Environmental Management Plan (EMP) shall be prepared and submitted where required under these by-laws, the Sindh Environmental Protection Act, 2014, the applicable Environmental Impact Assessment (EIA) or Initial Environmental Examination (IEE) requirements, or as directed by PEZDMC. Where applicable, the EMP shall form part of the project documentation submitted for approval and shall be implemented throughout the construction and operational phases.

5.3. PLAN REQUIREMENTS

The EMP is structured to provide a comprehensive, systematic, and enforceable approach to environmental management, encompassing the following components:

5.3.1. Baseline Environmental Assessment

- a. Establish and document the existing environmental conditions of the project site and its surrounding areas, encompassing air, water, soil, biodiversity, and socio-economic parameters.
- b. Utilize the baseline assessment as a reference framework for evaluating potential environmental impacts and for informing appropriate mitigation measures.

5.3.2. Impact Identification and Analysis

- a. Systematically identify and assess potential environmental impacts arising from all project activities.
- b. Evaluate the magnitude, probability, and significance of each identified impact to prioritize mitigation efforts.
- c. Take into account cumulative, indirect, and long-term environmental effects in the assessment process.

5.3.3. Formulation of Mitigation Measures

- a. Develop specific, practical, and cost-effective measures to prevent, minimize, or manage identified environmental impacts.



- b. Incorporate recognized international best practices, technical controls, and operational procedures in the design of mitigation measures.
- c. Ensure all mitigation measures are fully compliant with the Sindh Environmental Protection Act, 2014, and all other applicable laws, regulations, and standards.
- d. Ensure that all industrial effluent is collected, treated, managed, and disposed of in accordance with the Sindh Environmental Protection Act, 2014, applicable SEPA requirements, and all other applicable environmental laws, regulations, and standards.

5.3.4. Implementation and Monitoring

- a. Integrate mitigation measures into project planning, scheduling, and operational procedures.
- b. Define clear roles and responsibilities for project management, contractors, and designated environmental personnel.
- c. Establish and maintain monitoring programs to evaluate environmental performance and the effectiveness of implemented mitigation measures.

5.3.5. Documentation and Reporting

- a. Maintain comprehensive and accurate records of environmental performance, monitoring results, and any incidents.
- b. Prepare periodic environmental reports for internal management review and submission to regulatory authorities, as required.
- c. Document corrective actions and lessons learned to facilitate continual improvement of project practices.

5.3.6. Review and Continuous Improvement

- a. Conduct periodic reviews and updates of the EMP to incorporate lessons learned, technological advancements, and feedback from monitoring activities.
- b. Continuously refine mitigation strategies to improve environmental performance and ensure ongoing regulatory compliance.



5.3.7. Project Information Requirements

- a. Clearly define the project location, scope, and activities.
- b. Provide detailed timelines for both construction and operational phases.
- c. Describe all equipment, processes, and technologies employed in project implementation.

5.3.8. Legal and Regulatory Requirements

- a. Identify and adhere to all applicable environmental laws, regulations, and standards.
- b. Ensure all required permits, licenses, and approvals are obtained and maintained for construction and operational activities.

5.3.9. Training and Awareness

- a. Conduct regular training for project staff, workers, and contractors on environmental management, occupational health, and safety practices.
- b. Implement awareness campaigns and provide guidance materials to ensure effective EMP implementation.

5.3.10. Emergency and Contingency Planning

- a. Develop procedures for the prevention, response, and management of environmental incidents or emergencies.
- b. Establish stakeholder engagement and community awareness plans to promote preparedness and transparency.

5.4. EMP PROCESS STEPS

- a. Preparation and Planning;
- b. Impact Identification and Risk Assessment;
- c. Design of Mitigation Measures;
- d. Implementation;



- e. Monitoring and Reporting;
- f. Corrective Actions and Continuous Improvement.

The Environmental Mitigation Plan provides a structured approach to minimize environmental impacts throughout the project lifecycle. By addressing air, water, waste, noise, and occupational safety, it ensures compliance with the Sindh Environmental Protection Act, 2014. The EMP promotes sustainable practices, protects natural resources, and safeguards public health. Continuous monitoring, documentation, and improvement ensure that mitigation measures remain effective and adaptive. The EMP serves as a practical tool for responsible environmental management and project sustainability.

Note: EMP shall be approved in accordance with the provisions of the Sindh Environmental Protection Act, 2014.



CHAPTER 6

STRUCTURAL AND ENGINEERING DESIGN REQUIREMENTS FOR BUILDINGS

6.1. SOIL INVESTIGATION AND SITE PREPARATION REQUIREMENTS

- 6.1.1. The preparation of a site shall be based on the results of a comprehensive soil investigation. Such investigation shall include both intrusive and non-intrusive sampling and testing, as necessary, to determine relevant soil parameters required for the safe design and construction of the proposed development.
- 6.1.2. The scope, extent, and methodology of the site investigation shall be appropriate to the nature and scale of the proposed development and shall take into account the previous use of the land. The investigation shall typically address, but not be limited to, groundwater levels and flows, underlying geological conditions, and the geotechnical and hydrogeological characteristics of the site. A geotechnical investigation must identify any physical hazards to development, support appropriate foundation and structural design, and provide all necessary soil data for engineering purposes.
- 6.1.3. In instances where groundwater conditions beneath or around the building may pose a risk to ground stability or structural performance, suitable measures such as site drainage systems or other ground protection techniques shall be incorporated into the design and development plan to mitigate such risks.

6.2. SITE PREPARATION

- 6.2.1. The ground where the building is to be constructed shall be clear of anything that could damage the building or weaken its stability, including trees, bushes, organic matter, topsoil, and any old foundations.
- 6.2.2. Proper measures shall be taken to prevent any health or safety risks from contaminants in or on the ground where the building shall be located, or on any connected land.
- 6.2.3. Adequate sub-soil drainage shall be provided if it is needed to avoid:
 - a. Entry of ground moisture into the interior of the building;



- b. Harm to the building, including damage caused by water-borne contaminants reaching its foundations.
- 6.2.4. For the purposes of this requirement, “contaminant” refers to any substance that is, or may become, harmful to people or buildings, including those that are corrosive, explosive, flammable, radioactive, or toxic.
- 6.2.5. Various solid, liquid, and gaseous contaminants may be present on sites, particularly where there has been previous industrial activity. For example, the burial of biodegradable waste in landfills can produce landfill gas. Even sites used mainly for rural purposes, such as farming or forestry, may be contaminated by pesticides, fertilizers, fuels, oils, or decaying biological matter.
- 6.2.6. Consideration shall also be given to sulphate attack on concrete floor slabs and oversite concrete that may occur in association with certain soil strata.
- 6.2.7. **Disclaimer:** Responsibility for the structural design, geotechnical investigation, site preparation, and construction of the development shall rest with the allottee/lessee and their appointed licensed professionals. Nothing in these by-laws shall relieve any person from liability arising under applicable law.

6.3. EARTHQUAKE RESISTANT DESIGN

- 6.3.1. The structural design of buildings and their individual components shall comply with the applicable codes for earthquake resistance, including the provisions of the structure analysis, design, and detailing (for both vertical & horizontal load) shall be in accordance with requirements of the provisions of the Building Code of Pakistan-2021 as updated from time to time.
- 6.3.2. The seismic zone factor for buildings shall be determined with reference to the Seismic Zone Map of Pakistan (

6.3.3. APPENDIX - J).**6.3.4. Structural Design****a. Loads**

The following basic loads shall generally be taken into account, as a minimum:

- i) Dead loads;
- ii) Live loads;
- iii) Earth pressure;
- iv) Pressure of water and other liquids;
- v) Wind loads, where they govern the design;
- vi) Seismic loads;
- vii) Any other loads as are relevant.

b. Additional Loads to be Included in Special Cases

The following loads shall also be taken into account where there is a reasonable probability of their occurrence, or in cases where the applicable codes require their consideration:

- i) Explosion (state the specific risk specified);
- ii) Impact (state the specific risk specified);
- iii) Effects of equipment (state the specific characteristics of the equipment intended to be placed);
- iv) Removal of support(s) (state the specific facts of the case when undertaking modification(s) of an existing building).

6.3.5. Compliance to Design Codes



The structural design of buildings shall comply with the Building Code of Pakistan, 2021, as amended from time to time. International codes and standards may be applied only where expressly adopted or referenced by the Building Code of Pakistan or with the approval of PEZDMC:

- a. Uniform Building Code, 1997 Edition, International Conference of Building Officials, USA;
- b. International Building Code, 2000 Edition, International Code Council, USA;
- c. Building Code of Pakistan;
- d. Building Code Requirements for Structural Concrete (ACI 318-99) and Commentary (ACI 318 R-99), American Concrete Institute, USA.

6.3.6. Structural Drawings

- a. Structural drawings shall show all details/ information required.
- b. Drafting shall follow the generally accepted conventions.
- c. All drawings shall be numbered and revision numbers with dates shall be clearly marked.
- d. Specific values of the various geotechnical parameters adopted.
- e. Specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed.
- f. Specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.
- g. Live loads as per the latest code for each floor.
- h. Uniformly distributed and other dead loads as per the latest code for each floor.
- i. A description of partitions at each floor and the loading adopted to account for them.

- j. Structural drawings shall bear the seal and signatures of the structural engineer.

6.3.7. Geo-Technical Investigations

Geotechnical investigations shall be carried out with due consideration to the specific characteristics of the proposed building, including the nature and magnitude of structural loads and any special design requirements. The scope, extent, and type of testing shall be commensurate with the technical parameters and complexity of the project, and shall conform to applicable codes, standards, and regulatory requirements.

6.3.8. Testing of Construction Materials

- a. The PEZDMC shall have the right to require testing of any construction materials, at any stage of the work, to verify compliance with the quality and specifications prescribed under these Regulations or applicable standards.
- b. All material tests shall be conducted by a laboratory accredited by the Pakistan National Accreditation Council (PNAC) or any other nationally recognized accreditation body, or by a testing agency approved by PEZDMC where no such accredited laboratory is available. The cost of such testing shall be borne solely by the builder/developer (allottee/lessee). All tests shall be carried out in accordance with the relevant and prevailing national or international standards.
- c. A complete and verifiable record of all material and concrete tests shall be maintained at the site and made available for inspection by the Building Inspector.

6.3.9. Ground Condition Requirements

- a. All natural surface features, including turf, roots, and organic matter, shall be removed from the area to be covered by the building to a depth sufficient to prevent future growth that could compromise structural stability. The presence and potential effects of roots located in proximity to the building shall be assessed and mitigated accordingly.



- b. Where mature trees are located on sites with shrinkable clay soils, an assessment shall be conducted to determine the potential risk of ground heave affecting building components, including floor slabs, oversite concrete, and underground services. All below-ground services, including drainage systems, shall be designed and constructed to be sufficiently robust or flexible to withstand the influence of root systems. All joints shall be sealed to prevent root intrusion. Where roots are identified as a potential hazard to building services, appropriate mitigation measures, including root removal, shall be undertaken.
- c. On previously developed sites, a thorough investigation shall be conducted to identify the presence of any existing structures, including foundations, underground utilities, storage tanks, or other subsurface infrastructure. Measures shall be implemented to mitigate any risks posed by such elements to the safety of persons occupying or visiting the building, as well as adjacent land.
- d. Where fill material is present on the site, due consideration shall be given to its compressibility, stability, and susceptibility to collapse upon wetting. Appropriate geotechnical assessments and remedial measures shall be implemented to prevent differential settlement that may cause damage to the structure.

6.3.10. Resistance to Moisture

The floors, walls and roof of the building shall adequately protect the building and people who use the building from harmful effects caused by:

- a. Ground moisture; and
- b. Precipitation.

6.3.11. Ground Supported Floor Requirements

- a. Floors next to the ground shall:
 - i) Resist the passage of ground moisture to the upper surface of the floor;
 - ii) Not be damaged by moisture from the ground;

- iii) Not be damaged by groundwater.
- b. A ground-supported floor shall be deemed to comply with the relevant provisions of these Regulations if it is constructed with dense concrete placed over a well-compacted hardcore bed, and is provided with an effective damp-proof membrane to prevent moisture ingress.
- c. The damp-proof membrane may be positioned either above or below the concrete slab, provided it forms a continuous barrier with the damp-proof course installed in adjoining walls, piers, and similar structural elements.
- d. In cases where the ground is known to contain water-soluble sulphates, or where there is a risk of contamination of the hardcore by sulphates or other harmful substances, the damp-proof membrane shall be placed at the base of the concrete slab to prevent chemical attack and deterioration of the floor structure.

6.3.12. Walls

- a. All walls shall be designed and constructed to meet the following requirements:
 - i) To resist the passage of moisture from the ground into the interior of the building;
 - ii) To be constructed with materials and methods that prevent damage from moisture ingress and do not transfer ground moisture to any part of the structure that may be adversely affected;
 - iii) In the case of external walls, to resist the penetration of precipitation into structural components that could be damaged by moisture; and
 - iv) To prevent the ingress of precipitation into the interior of the building.
- b. An internal or external wall shall be deemed to comply with the above requirements if constructed as follows:
 - i) It incorporates a continuous damp-proof course made of bituminous material, polyethylene sheeting, engineering bricks or blocks, slates set in cement-sand mortar, or any other approved material that

effectively prevents the passage of moisture, and such damp-proof course is continuous with any damp-proof membrane used in the floors; and

- ii) For external walls, the damp-proof course shall be installed at a height of not less than 150 mm above the adjoining ground level, unless architectural features or building projections adequately protect the wall.
- c. External walls shall provide protection against precipitation. Such protection may be achieved either by:
 - i) Constructing a solid wall of sufficient thickness; or
 - ii) Installing impervious or weather-resistant cladding systems.
- d. A solid wall shall be deemed to comply with the requirements if it is capable of temporarily retaining moisture from rainfall and subsequently releasing it during dry periods, without allowing penetration to the building's interior or causing structural damage.
- e. Wall cladding systems shall be designed and constructed to:
 - i) Resist the penetration of precipitation into the interior of the building; and
 - ii) Be resistant to precipitation and not transmit it to any part of the building susceptible to moisture damage.
- f. Cladding systems may be designed to resist wind-driven precipitation by either:
 - i) Preventing moisture ingress at the external face of the building; or
 - ii) Preventing penetration beyond the back of the cladding system.
- g. A cladding system shall be deemed to comply with these requirements if:
 - i) It is jointless or contains sealed joints, and is impervious to moisture; or

- ii) It comprises overlapping dry joints, is impervious or weather-resistant, and is backed by a moisture-diverting material that channels any water ingress to the outer face.
- h. All load-bearing walls shall be designed in accordance with the applicable building codes and standards regarding their structural load-bearing capacity. Such walls shall be constructed using materials that comply with the structural and fire-resistance requirements of the applicable Building Code of Pakistan and these by-laws All partition and panel walls shall be designed and constructed with sufficient thickness and structural strength to prevent breakage or failure due to vibrations from adjacent machinery.
- i. The number and width of doors in load-bearing or partition walls shall be sufficient to allow for the movement of machinery and ensure the safe and efficient evacuation of workers in the event of a fire or emergency.
- j. Proper and clearly marked fire escape routes shall be provided for all workers, in accordance with applicable fire safety codes.
- k. The external finishing of walls and columns shall conform to the approved architectural plans and elevations as approved by PEZDMC.

6.3.13. Roofs

- a. All roofs shall be designed and constructed to meet the following functional requirements:
 - i) To effectively resist the penetration of precipitation into the interior of the building; and
 - ii) To be composed of materials and constructed in a manner that prevents damage from precipitation, and does not transmit moisture to any building component that could be adversely affected by it.
- b. Roofing systems shall be designed to protect the structure either by preventing precipitation from entering at the exterior surface or by ensuring that any moisture which does penetrate is prevented from reaching vulnerable parts of the building.
 - i) A roof shall be deemed to comply with the above requirements where it is designed and constructed in accordance with the

applicable Building Code of Pakistan and these by-laws, including, where applicable, the following minimum requirements: The roofing system is jointless or incorporates sealed joints, and is constructed of materials that are impervious to moisture, thereby preventing the ingress of water; or

- ii) The roofing system includes overlapping dry joints and is composed of impervious or weather-resistant materials, supported by an underlying layer or backing that redirects any penetrating precipitation back toward the outer surface, such as roofing felt or a similar approved system.

CHAPTER 7

HEALTH, SANITATION, SAFETY, FIRE, DRAINAGE, WATER SUPPLY AND PRECAUTIONS

7.1. LIGHT AND VENTILATION

- 7.1.1. Every building shall be provided with suitable window or ventilation openings to ensure necessary light and air. The total area of such openings shall not be less than one-twelfth ($1/12$) of the floor area of the building, or 0.5 square meters (5 square feet) per person employed or required to work in such room or rooms, whichever is greater.
- 7.1.2. All buildings shall be provided with cross-ventilation, except for those designed to be centrally air-conditioned.
- 7.1.3. Every room or workplace shall be adequately ventilated to prevent the stagnation of air.
- 7.1.4. Exhaust fan(s) shall be provided wherever there is a possibility of air stagnation as mentioned above.
- 7.1.5. All places in a building where any person works or attends from time to time shall have enough lighting to avoid eye strain.
- 7.1.6. Light fixtures, wherever provided, shall be so located so as not to affect directly, the eyes of workers.



- 7.1.7. All bathrooms, lavatories, and water closets shall have ventilation located in or near the ceiling, opening directly to the outside air. The area of a bathroom shall not be less than 25 square feet, and the area of a water closet shall not be less than 20 square feet.

7.2. LAVATORY

- 7.2.1. Every lavatory or urinal shall be constructed and maintained in a sanitary and serviceable condition so as to prevent any nuisance or offensive odor to the surrounding or adjoining areas. No seat shall be visible from any adjacent habitable or commonly used space when the outer door is open.
- 7.2.2. The walls of every urinal shall be finished with cement plaster or another waterproof material up to a height of at least four (4) feet from the floor.
- 7.2.3. Every lavatory and urinal shall be provided with a drain constructed of glazed pipes or other approved waterproof material, connecting the floor of the facility to the sewer system through one or more manholes.
- 7.2.4. Every factory shall be provided with the following number of water closets and lavatory:

FITMENT	FOR MALE PERSONNEL	FOR FEMALE PERSONNEL
Water Closets Note: A cleaners sink should be fitted adjacent to sanitary accommodation (CP305)	One for 1-15 persons Two for 16-35 persons Three for 36-65 persons Four for 66-100 persons From 101-200 add at the rate of 3% For over 200 add of the rate of 2½%	One for 1-12 persons Two for 13-25 persons Three for 26-40 persons Four for 41-57 persons Five for 58-77 persons Six for 78-100 persons From 101-200 add at rate of 5% For over 200 add at rate of 4%
Lavatory	1 up to 6 persons 2 for 7-20 persons 3 for 21-45 persons 4 for 46-70 persons 5 for 71-100 persons From 101-200 add at rate of 3%	-



	For over 200 add at rate of 2.5%	
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- 7.2.5. The Lavatory shall be located at an accessible place within the precincts of the factory, and each toilet shall be separated from an adjoining toilet by a partition wall not less than six (06) feet in height.
- 7.2.6. If female workers are employed, separate toilets screened from those for males and marked in vernacular in bold letters “For Females only” shall be provided in the same manner as described in 7.2.4 above. Those for males shall be similarly marked “For Males only”. Plates showing figure of a man, or of a woman, shall also be exhibited at the entrance of the latrine for each gender.

7.3. BATHING AND WASHING ACCOMMODATION

In every factory, at least two (04) washbasins shall be provided for up to twenty (20) persons, and an additional one (02) washbasin shall be provided for every additional twenty (20) persons or less, for the washing needs of workers.

7.4. SANITATION AND DRAINAGE

- 7.4.1. Every plot shall be provided with paved surface drains disposal of surplus water, and such drains shall be flushed or cleaned at least once each day.
- 7.4.2. No foul sewage or harmful fumes shall be released into the open air or surface drains.
- 7.4.3. In underground sanitary lines, manholes shall be installed at every bend and at the junctions of pipes of different sizes, and no manhole shall be left uncovered.
- 7.4.4. Vent pipes shall extend to a height of not less than four (04) feet above the building to which they are attached.

- 7.4.5. The allottee/lessee of the plot shall, with due approval of PEZDMC, make arrangement for disposal of its wastewater into the sewerage/drainage system in MIP. Pre-treatment of wastewater, including the provision of a solid retention tank, septic tank, grease trap, oil interceptor, or other appropriate treatment facility, shall be provided where required by PEZDMC or applicable environmental laws, having regard to the nature and characteristics of the wastewater to be discharged. The design of Solid Retention Tank/Septic Tank shall be subject to approval of PEZDMC. The minimum hydraulic retention time of the Solid Retention Tank/Septic Tank shall be 02 hours at the average wastewater flow being discharged by the industry.
- 7.4.6. Roof water from any building shall not be discharged into adjoining plot(s) or building(s). Where necessary, gutters and rainwater pipes shall be installed to ensure proper roof water drainage.
- 7.4.7. Any drain located beneath a floor shall be constructed using gas-tight cast iron pipes to ensure proper sealing.

7.5. DISPOSAL OF SEWERAGE/COMBINED EFFLUENT TREATMENT PLANT (CETP)

- 7.5.1. The discharge of any heavy, highly toxic, or hazardous material into the Industrial Estate(s) sewerage system is strictly prohibited. No untreated sewerage shall be discharged into the Malir Industrial Park (MIP) effluent system unless it has been treated through an Effluent Treatment Plant (ETP) duly approved by PEZDMC. Permission may be granted on case-to-case basis.
- 7.5.2. Any allottee/lessee found in violation of these provisions shall be liable to immediate disconnection from the effluent network and shall be subject to penalties, including suspension of services, fines as prescribed by PEZDM, and any other legal action deemed appropriate under Sindh Environmental Protection Act, 2014 amended from time to time.

7.6. SOLID WASTE STORAGE

- 7.6.1. Each plot shall be equipped with sufficient facilities for storing solid waste, with a capacity to accommodate at least twenty-four (24) hours of waste generation.

- 7.6.2. The allottee, or lessee of the plot shall ensure the provision of adequate access facilities.
- a. For people in the building to the place of storage; and
 - b. From the place of storage to collection point (inside the factory premises/plot);
 - c. For waste collection, collecting the waste from collection point.
- 7.6.3. The Solid waste storage/collection point shall be:
- a. Designed and sited so as not to be injurious to health;
 - b. Of sufficient area having regards to the requirements of the Industrial Estate(s);
 - c. Easily accessible for collection by PEZDMC.
- 7.6.4. PEZDMC will give schedule to industries for collection of solid waste.
- a. PEZDMC may, in accordance with these by-laws, applicable environmental laws, and any waste management guidelines issued by PEZDMC, require: Hazardous waste of certain types to be stored separately;
 - i) Plot allottees/lessees to provide containers of a specified type for storage of waste;
 - ii) Additional containers to be provided for separate storage of recyclable waste;
 - iii) Locations where containers should be placed for emptying.
- 7.6.5. The access provided for removal of waste shall not be obstructed by any means.
- 7.6.6. PEZDMC shall levy charges for the above services and notify from time to time.
- 7.6.7. Waste treatment facilities and disposal systems shall be established in compliance with the design and construction standards prescribed by the

Sindh Environmental Protection Agency (SEPA). Such facilities shall not be located within mandatory open spaces.

7.7. FIRE SAFETY

- 7.7.1. The provisions set out in this document deal with different aspects of fire safety for the completed building with the following aims:
- a. A detailed Evacuation and Emergency Response Plan shall be submitted with the building plan and must be certified/attested by a licensed Fire Safety Consultant;
 - b. To make sure there are proper arrangements for sounding a fire alarm and safe ways for people to leave the building if a fire occurs;
 - c. To stop fire from spreading across the inside walls and surfaces of the building;
 - d. To keep the building strong during a fire, to provide enough separation to stop fire from spreading inside the building or to nearby buildings, and to prevent fire and smoke from moving through hidden spaces;
 - e. To ensure that external walls and roofs are sufficiently resistant to the spread of fire across the building's outer surfaces, and to limit the transmission of fire from one building to another;
 - f. To guarantee proper access for fire-fighting equipment to buildings, and to provide necessary facilities within buildings to support firefighters in rescuing people inside and nearby.
- 7.7.2. The provisions however do not address the risk of fire during the construction work which should be addressed appropriately by the allottee/lessee as per Factories Act, 1934 as amended from time to time by Government.
- 7.7.3. Provisions of Part – 4 of Building Code of Pakistan must be followed while incorporating fire safety measures.
- 7.7.4. All air conditioning or ventilation ducts including framing, shall be constructed entirely of non-inflammable materials and shall be adequately supported throughout their length:

- a. Where ducts pass through floors or walls, the space around the duct shall be sealed completely with non-inflammable materials to prevent the passage of flames and smoke;
- b. The air intake of any air-conditioning apparatus shall be so situated that air does not re-circulate from any space in which objectionable quantities of inflammable vapours or dust are given off and shall be so situated as to minimize the drawing of inflammable material or other fire hazards;
- c. Where the duct systems serve two or more floors of a building or pass through walls, approved fire dampers with fusible links and access doors shall be located at the duct opening and such dampers shall be so arranged that the disruption of the duct will not cause failure to protect the opening.

7.7.5. Every industrial building shall be provided with fire protection and firefighting facilities appropriate to its occupancy classification, fire risk, size, height, and use, in accordance with the Building Code of Pakistan and other applicable fire safety regulations, including, where required, the following: -

- a. Fire extinguishers;
- b. Sand filled buckets;
- c. An independent water supply system in pipes of steel or cast iron with adequate system of hydrants, pumps and hose reels;
- d. A separate overhead water tank to be provided for firefighting;
- e. Separate fire exit stairs;
- f. Fire Alarm System;
- g. First Aid Box;
- h. Smoke masks;
- i. Breathing apparatus;
- j. Every fire escape, fire exit, and emergency exit route shall be designed, constructed, maintained, and kept unobstructed at all times in

accordance with these by-laws, the Building Code of Pakistan, and the applicable Fire Safety Standards.

- 7.7.6. PEZDMC shall require accreditation or certification by firefighting department of Government to ensure requisite performance of materials, systems, products etc. before issuance of Completion Certificate.
- 7.7.7. No external wall and no covering of a roof shall consist of wood, cloth, canvas, leaves, mats, grass or any other inflammable or combustible material.
- 7.7.8. Every factory shall be provided with:
- a. Latest firefighting equipment conforming to the standards of Building Code of Pakistan – Fire Safety Provision 2016.
 - b. Ample supply of water maintained at the pressure sufficient to reach all parts of the factory building, together with necessary hose pipes and hydrants, the number and location of which shall be as per the approved plan.
- 7.7.9. Chemical fire extinguishers approved by Building Code of Pakistan – Fire Safety Provision 2016 will be installed as per following standards.
- a. Each floor shall be provided with at least two (02) chemical fire extinguishers.
 - b. All such firefighting extinguishers /apparatus shall be kept in good order and periodically examined and tested.
- 7.7.10. Every multi-storeyed building shall be provided with the required number of protected stairways and other means of egress in accordance with the applicable Building Code of Pakistan. Escalators shall not be regarded as a required means of escape unless specifically permitted by the applicable code. The stairs shall be permanently fixed and made of non-combustible material and shall be provided with suitable and sufficient handrails.
- 7.7.11. Necessary directions shall be issued to the allottees/lessee of the industrial buildings to hold/arrange firefighting drills at frequent intervals but not less than twice a year in consultation with the Firefighting Department of Government.

7.8. MEANS OF WARNING AND ESCAPE

- a. The building shall be planned and constructed to ensure adequate provisions for early fire detection and effective escape routes, enabling safe evacuation to a secure location outside the building at all times. This requirement shall be considered fulfilled if:
 - i) There are routes of sufficient number and capacity, which are suitably located to enable persons to escape to a place of safety in the event of fire.
 - ii) The routes are sufficiently protected from the effects of fire by enclosure where necessary.
 - iii) The routes are adequately lit.
 - iv) The exits are suitably signed, and if
 - v) There are appropriate facilities, to either limit the ingress of smoke to the escape route(s) or to restrict the fire and remove smoke.
 - vi) All to an extent necessary that is dependent on the use of the building, its size and height.
 - vii) There is sufficient means for giving early warning of fire for persons in the building.
 - viii) That there are alternative means of escape from most situations; and
 - ix) Where direct escape to a place of safety is not possible, it should be possible to reach a place of relative safety, such as a protected stairway, which is on a route to an exit, within a reasonable travel distance.
- b. The following are not acceptable as means of escape:
 - i) Lifts (except for a suitably designed and installed evacuation lift that may be used for the evacuation of disabled people, in a fire);
 - ii) Portable ladders and throw-out ladders; and
 - iii) Manipulative apparatus and appliances: e.g. fold down ladders and chutes.



- c. Escalators shall not be considered as providing reliable exit capacity. Mechanized walkways may be permitted, with their capacity evaluated based on their function as a static walking route.
- d. In cases where special structural provisions for facilitating escape of persons with disabilities are not required, appropriate management arrangements ensuring assisted evacuation shall be deemed sufficient.

7.9. WATER SUPPLY AND DRINKING WATER

All allottee or lessee of the MIP shall be allowed to make use of the common water supply system laid in the MIP for their water requirements. The allottee/lessee shall not be permitted to install hand pump(s) or tube-wells(s) within the premises of building(s), except in case(s) where the water requirement of a single unit is beyond the resources of the common water supply system, for which special prior permission of PEZDMC is required.

7.10. HEALTH AND SAFETY

- a. For every person employed in any room of a factory, there shall be provided a minimum floor area of thirty-six (36) square feet (3 square meters), exclusive of the area occupied by machinery, and a breathing space of not less than:
 - i) 700 cubic feet (20 cubic meters) shall be provided where mechanical or electrical power is in use.
 - ii) 500 cubic feet (15 cubic meters) shall be provided where neither mechanical nor electrical power is in use.
 - iii) In calculating the breathing space available under this section, any space situated more than six (6) feet above the floor level shall not be taken into account.
- b. All kinds of power connections shall be installed in the manner so as to avoid any injury or harm to any person.
- c. No part of building structure like staircase, beams, balconies, or any other projections shall be placed in a manner likely to cause bodily injury to any of the workers or cause inconvenience in free movement.



7.11. ELECTRICAL SAFETY

- a. Electrical installations shall be designed, installed, inspected, and tested in a manner that ensures reasonable protection for individuals against fire hazards or injury.
- b. Electrical installations shall be confined to the approved plot boundaries and the approved building plans. No electrical installation extending beyond the approved premises shall be permitted without the prior written approval of PEZDMC. Any unauthorized installation shall constitute a violation of these by-laws and shall be subject to enforcement action in accordance with these by-laws.
- c. Adequate information shall be provided to enable individuals responsible for operating, maintaining, or modifying an electrical installation to do so safely.
- d. Electrical systems shall be designed and installed to provide suitable protection against mechanical and thermal damage, ensuring they do not pose risks of electric shock or fire to people.
- e. Electrical systems shall undergo proper inspection and testing to confirm compliance with applicable equipment and installation standards.
- f. Compliance with these fundamental principles may be achieved by following:
- g. Electrical installations shall comply with the applicable Building Code of Pakistan and other applicable Federal and Provincial electrical safety laws and standards. International standards may be applied only where they are expressly adopted or referenced by the applicable Pakistani codes or standards. For the purposes of guidance, reference shall be made to installation manuals consistent with the IEE On-Site Guide, the Pakistan Standards Institution series, IEE publications, and Guidance Notes Nos. 1 to 7.



CHAPTER 8

FIRE RESISTANCE AND FIRE PRECAUTIONS

8.1. Every building shall comply with the applicable fire safety provisions of the Building Code of Pakistan, as amended or updated from time to time, and these by-laws. In the event of any inconsistency, the Building Code of Pakistan shall prevail unless these by-laws prescribe a more stringent requirement.

8.2. STAND PIPES SYSTEM

8.2.1. Requirements for Fire Prevention and Fire Extinguishing shall be the following:

- a. All buildings which are ground plus three storeys or above or more than 43ft.(13m) high shall be provided a set stand pipe/ pipes equipped with not less than 2inch(5.1cm) dia stand pipes.
- b. The number of stand pipes shall be such that all parts of every floor area are at a maximum distance of 120ft. (36.5m) from the stand point.
- c. In so far as practicable, stand pipes shall be located with outlets within stairway enclosures; but if these are not available the stand pipes shall be located in a common corridor. In any case, one shall be located in the main.
 - i. The construction of stand pipes shall be of mild steel.
 - ii. Stand pipe risers shall extend from the lowest to the top most storey of the building or part of building which they serve.
 - iii. When more than one stand pipe is required, they shall be interconnected at their bases by pipes equal in size to that of the largest riser.
 - iv. Every stand pipe or stand pipe system in case of inter connected stand pipes, shall be equipped with a fire department approved inlet connection of corrosion resistive metal (e.g. gunmetal) located on an outer building face nearest to street approximately 20ft.(6m) to 30ft. (9.13m) above finished ground and suitably marked "Fire Department Connection – Stand Pipe".

- v. Standpipes shall be provided in every storey with a 1.5inch (3.8cm) diameter flexible hose not less than 100ft.(30m) long, with a 0.5inch (1.25cm) nozzle, hang in an approved rack or cabinet.
- vi. The standpipes shall be fed by water reserved for this purpose with a minimum of 7ft.(2.1m) head above the discharge point. (Overhead Tank =1 day+25% reserved for firefighting).

8.3. AUTOMATIC SPRINKLER SYSTEM

8.3.1. Automatic sprinkler system shall be provided in the following:

- a. In covered car parking areas in buildings of which upper storeys are designed for other uses when such parking area exceeds 5000 Sq.ft.(464.6 Sq.m.);
- b. Each floor industrial building which is more than one storey high and which exceeds 20,000 Sq.ft. (1858.73 Sq.m.) covered area;
- c. All building compartments used for manufacture, display of combustible materials and products which are more than 7000 Sq.ft.(650.5 Sq.m.) in covered area;
- d. All building areas used primarily for storage of goods, and material including areas clearly specified for storage of incombustible materials and goods, which are more than 1000 Sq.ft.(92.93 Sq.m.) in areas.

8.4. Fire protection for generator rooms, electrical rooms, and electrical equipment shall be provided in accordance with the applicable Building Code of Pakistan and relevant fire protection standards. Where water-based sprinkler systems are not appropriate, suitable alternative fire suppression systems shall be provided

8.5. SPRINKLER SYSTEM CONSTRUCTION

8.5.1. Sprinkler – System Construction shall be in the following manner:

- a. Sprinkler pipes, hangers and sprinkler heads shall be protected from corrosion.
- b. Every sprinkler system shall be equipped with a fire department approved inlet connection located on an outer building face nearest to street



approximately 20 to 30ft. (6 to 9.13m) above finished ground and suitable marked "Fire Department Connection – Automatic Sprinklers".

- c. Automatic Sprinkler System shall be fed by an overhead water tank reserved solely for this purpose. The tanks shall be capable of supplying 25% of the Sprinkler heads for 20 minutes but the minimum capacity of any tank shall be 5000 gallons (18,925 Lit). There shall be a minimum head of 15Lbs./Sq.in. (1.02 Kg/cm²) above the highest discharge point.
- d. Automatic Sprinkler System shall be arranged to set off automatic fire alarm system simultaneously.
- e. Every Sprinkler System shall be provided with a readily accessible outside valve to control all sources of water supply.

8.6. MANUAL FIRE EXTINGUISHING EQUIPMENT

- 8.6.1. At least one extinguisher on each floor at stairway landing and in corridor.

8.7. INSTALLATION OF INTERIOR FIRE ALARM SYSTEM

- 8.7.1. Installation of interior fire alarm system shall be installed in the following:
 - a. All factory buildings exceeding two (2) storey in height and with more than 4000 Sq.ft.(371.74 Sq.m.) above the first floor.

8.8. SIGNAL STATIONS

- 8.8.1. Signal Stations shall be provided as follows:
 - a. At least one (1) station shall be located in each storey in an accessible location in the natural depth of exit-way or escape.
 - b. All stations shall be so located that no point on any floor or the building is more than 150ft. (45.69m) distant from a station.



CHAPTER 9

PARKING REQUIREMENTS

9.1. Parking requirements for motor vehicles specified in these Regulations shall apply whensoever: -

9.1.1. A new building is constructed or a change of use of existing building is established.

9.1.2. An existing building is altered and there is an increase in the floor area of the building, then additional parking requirement shall be totally applicable to the proposed addition only within the property limits as required under these Regulations.

9.2. GENERAL CONDITIONS

9.2.1. The parking space, including ramps, shall not be included in FAR.

9.2.2. Total parking space with regard to number of cars shall be determined as a sum of parking requirement for each type of use to which the building is subjected. Henceforth, the overall required space for car parking shall be according to schedule of parking as provided in **Table 5**.

9.2.3. Minimum clear height of parking structure without obstruction shall be 7'- 6" (2.28m).

9.2.4. Detailed plan clearly showing entry, exit, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc. shall be submitted.

9.2.5. In addition to Total Project parking, additional 16% motorcycles parking space shall be provided @ Six (6) motorcycles and Eight 8 bicycles for every one car shall be provided.

9.2.6. Minimum one out of every 50 car parking stalls or less as required by these regulations shall be dedicated for the disabled persons at most convenient location.

9.2.7. When units of measurement used in computing the number of parking spaces result in the requirement of a fractional space, the nearest whole number to next higher side of parking spaces shall be taken.



- 9.2.8. All building shall be required to provide off street parking in accordance with the standard provided in these regulations.
- 9.2.9. In case of plots where required depth/slope is not achievable, the parking placement shall be decided on the merit of the case.

9.3. APPLICATION OF PARKING REQUIREMENTS

- 9.3.1. Minimum one motor vehicle parking space shall be provided for:
 - a. Every 1000 Sq.ft.(92.93 Sq.m.) of floor area of office space in an industrial building unit.

9.4. PARKING REQUIREMENTS FOR OTHER USES

- 9.4.1. In the case of land development, structure or facilities where uses do not fit the categories given above, the agency determining an application for a development permit may require the provision of parking spaces to the extent reasonably necessary to promote any of the purposes.
- 9.4.2. In addition to the foregoing requirements the authority determining an application for a development permit shall require the provision of off-street parking spaces for all motor vehicles, including trucks, fork lifter etc. and any animal-drawn vehicles essential for the operation of facilities or enterprises on the premises, and the provision of adequate loading and unloading facilities for industrial unit for supply vehicles so located as to cause the least possible obstruction to the pedestrians.
- 9.4.3. As a condition for the granting of permission for land development involving the laying out of new roads, road widening or road expansion, or otherwise having a significant impact on traffic conditions in the vicinity, MIP may require any of the following:
 - a. the provision of off-street parking space facilities for terminals for public service vehicles, including buses, taxis, trucks and animal drawn vehicles;
 - b. the provision within transportation rights-of-way of parking strips, or taxi, carriage, or bus stands, or loading and unloading spaces for supply vehicles; or

- c. the incorporation of any other design features necessary to achieve any of the purposes set forth in these Regulations.

9.5. Standards for Parking spaces

- 9.5.1. Configuration of parking space under these Regulations shall conform to the minimum standards given in the table below:

Table 5

DESCRIPTION	FOR CAR	FOR MOTORCYCLE
Bay width	8ft.(2.43m)	2.5ft.(0.75m)
Bay length	16ft.(4.86m)	6ft.(1.8m)
Gradient of ramp*	1:7.5	1:7.5
Straight Ramp Turning radius (outer) Helical Ramp Turning radius (outer) Lot Turning radius	24ft.(7.3m) 32ft.(9.7m) 17.5ft.(5.3m)	--
Minimum Ramp and Driveway width Two way traffic One way traffic	18ft.(5.5m) 11ft.(3.4m) as per Diagrams of Dimension of Car Parking Stalls and Circulations Aisles.	--

- *i) For ramp gradient with 1:7.5 transition space of 8.5ft. length shall be provided at start and termination of ramp with gradient of 50% of the main ramp gradient.
- ii) For total climb of up to 3.3ft.(1m), the above shall be exempted.

- 9.5.2. In the event that column/s are located in ramp, the clear dimension within the face of column/s of the ramp shall be minimum 9'-0" (2.7m) on each side.

9.6. Exemption from Provision of Parking Space

The following types of buildings/plots shall be exempted from provision of car parking space within the premises.

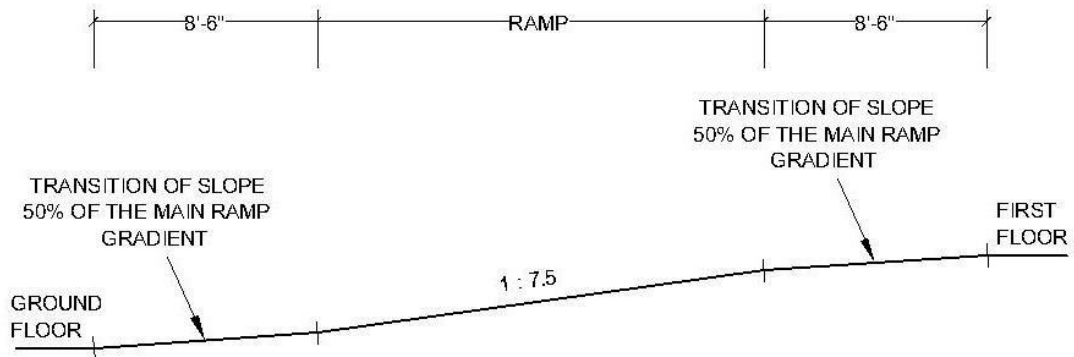
- 9.6.1. All buildings on plots of odd shapes and dimensions where there is no physical possibility of designing car parking space within the premises. Such exemption may be granted by PEZDMC only where it is demonstrated, to the satisfaction of PEZDMC, that compliance is not reasonably practicable due to the plot's size,



shape, topography, or other physical constraints, and that the exemption will not adversely affect traffic circulation, public safety, or adjoining properties. The appeal against the decision of the MIP may be referred to PEZDMC and its decision shall be final.

9.6.2. All places of worships.

DIMENSION OF CAR PARKING STALLS AND CIRCULATION AISLES



GRADIENT OF RAMP

FIGURE - 1

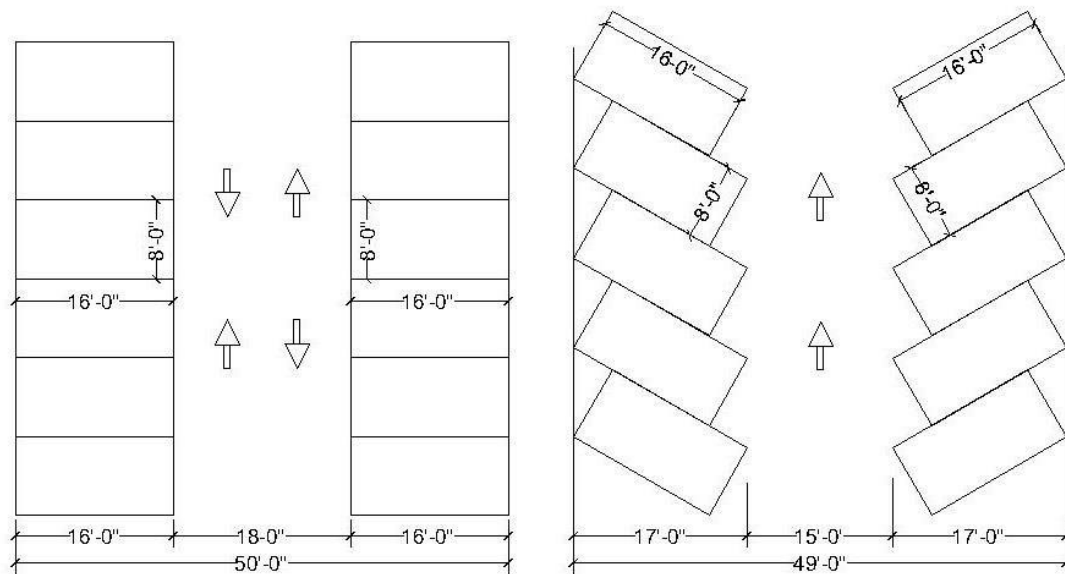
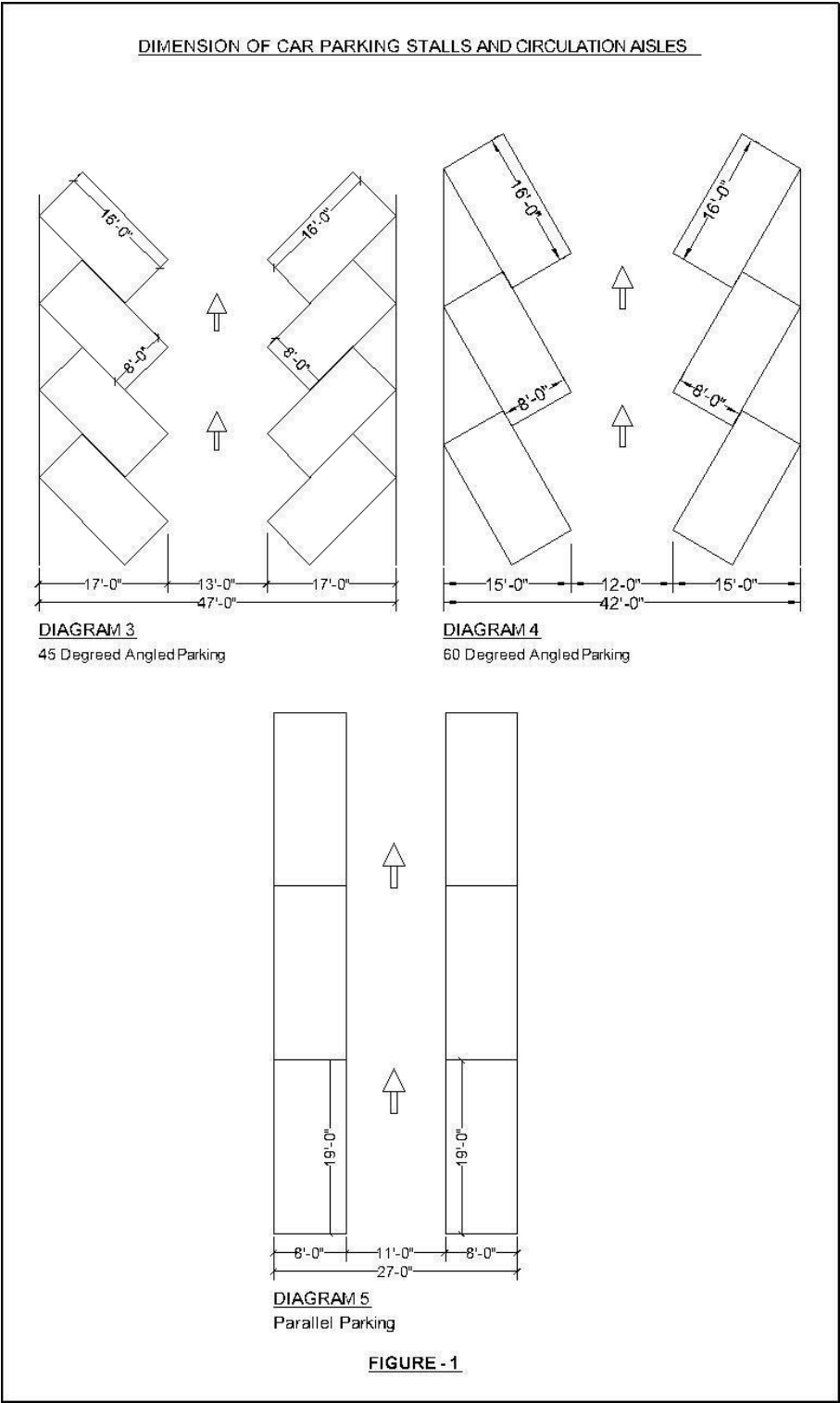


DIAGRAM 1

90 Degree Angled Parking

DIAGRAM 2

30 Degree Angled Parking





CHAPTER 10

GENERAL INSTRUCTIONS & POLICY GUIDELINES

- 10.1.** Plot allottees/lessees are encouraged to adopt sustainable planning and building principles such as energy-efficient design, water conservation measures, and the use of renewable energy sources (e.g., solar panels etc.).
- 10.2.** Proper site layout and circulation planning should ensure optimum use of land and smooth traffic flow for both goods and personnel.
- 10.3.** Construction and operational sites must be maintained in clean, organized, and hazard-free conditions.
- 10.4.** Waste disposal should comply with environmental and safety standards. Industrial waste must be segregated and disposed of as per environmental regulations.
- 10.5.** Ensure the provision of proper ventilation, lighting, and emergency exits in all workspaces.
- 10.6.** All Streams/ waterbodies shall be maintained as per the approved Master plan updated from time to time.
- 10.7.** Any damage to existing roads, sewerage systems, stormwater drains, or utility services during construction or extension of services is strictly prohibited. In cases where such work is likely to affect infrastructure, prior written approval from PEZDMC shall be mandatory. No excavation, trenching, or civil work impacting roads or utilities shall commence without this approval. If any damage occurs, PEZDMC reserves the right to impose penalties and recover the full cost of restoration or repair from the responsible allottee/lessee, which shall be treated as arrears of dues.
- 10.8.** Factory/warehouse designs should include designated spaces for worker rest, food preparation (mess), toilets, and emergency first aid medical facility.
- 10.9.** Adequate firefighting equipment shall be installed and maintained at all times. In the event of non-compliance or failure to maintain such equipment, PEZDMC shall have the right to impose penalties or take any other action deemed appropriate.



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- 10.10.** Landscaping and facade treatments are encouraged for uniformity appearance throughout built environment.
- 10.11.** Avoid use of unapproved signage, billboards, or banners that affect the aesthetic character of the Industrial Estate(s).
- 10.12.** All plots within the industrial site(s) are allotted for designated industrial or allied uses only. No change in land use (e.g., conversion to residential, institutional, or purely commercial purposes) shall be permitted under any circumstances.
- 10.13.** Special industries, warehouses, and other similar types of industries may be permitted on a case-to-case basis, subject to special conditions and approvals by the PEZDMC, subject to compliance with applicable environmental, safety, infrastructure, traffic, and planning requirements, and such conditions as may be specified by PEZDMC.
- 10.14.** Subdivision or partitioning of allotted plots into smaller plots or independent units is not allowed. The plot shall be used and developed as a single, integrated industrial unit.
- 10.15.** Amalgamation of two or more adjoining plots for larger-scale industrial development may be considered, subject to prior written approval from PEZDMC. Revised plans reflecting the new configuration must be submitted for approval by the applicant/allottee/lessee.
- 10.16.** Amalgamation of plots shall be submitted by the applicant/allottee/lessee, clearly indicating all surrounding roads and utility networks, and shall be duly signed by the allottee/lessee and a Registered Town Planner.
- 10.17.** All amalgamation cases shall be treated case by case with respect to nature of industry, as deemed appropriate.
- 10.18.** In cases where two or more plots are amalgamated, the combined plot shall be treated as a single entity for the purposes of determining Built-up Area, Compulsory Open Space, and Building Height, in accordance with the provisions set forth in Section 4.3 of these Regulations.
- 10.19.** Amenities, special network projects, or buildings proposed in the approved master plan, as amended from time to time, shall be developed in accordance with the provision of these regulations, applicable local and national guidelines, and recognized best practices in town planning and architecture. In cases where
-



no specific provision or guideline exists, recognized best practices in planning, engineering, and architecture shall be followed, or prior approval may be obtained from the PEZDMC on a case-by-case basis.

- 10.20.** Selling, leasing, or transferring of a plot without prior approval is strictly prohibited. Any such unauthorized may lead to revocation of allotment or lease, in addition to legal consequences.
- 10.21.** Parking and loading/unloading zones must be clearly demarcated and should not obstruct internal roads of Industrial Estate(s).
- 10.22.** No-objection certificate is mandatory from PEZDMC for any connection/services.
- 10.23.** Avoid illegal tapping or modification of utility lines; such acts will lead to high penalties and disconnection.
- 10.24.** Only authorized entry/exit points shall be used for movement of goods and vehicles.
- 10.25.** All commercial vehicles should adhere to designated routes and parking guidelines within the industrial estate(s).
- 10.26.** All approvals, inspections, and certifications (such as building completion, fire safety, etc.) must be obtained from PEZDMC before commencing operations.
- 10.27.** Any alteration or modification to the approved building plan requires prior approval.
- 10.28.** Noise, air, and water pollution must be minimized. Regular environmental audits are recommended.
- 10.29.** All main infrastructure shall be provided by PEZDMC, while all services shall remain the responsibility of the allottee/lessee. Accordingly, every allottee/lessee shall ensure the installation and maintenance of appropriate filters, scrubbers, effluent treatment plants, and other requisite environmental control systems etc., as may be required under applicable environmental and industrial safety standards.
- 10.30.** Each industrial unit is encouraged to adopt and install renewable and alternate energy systems within its premises to promote energy efficiency and sustainability.



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- 10.31.** Plot allottee/lessee should coordinate with PEZDMC centralized security & surveillance system and consider installing CCTV cameras on premises.
 - 10.32.** Entry of unauthorized persons or vehicles must be strictly controlled.
 - 10.33.** Allottee/lessee must respect the operational rights of neighbouring plots.
 - 10.34.** Disputes conflict should be addressed through peaceful negotiation process or raised with PEZDMC for resolution.
 - 10.35.** All industrial buildings are required to provide fire exits. Minimum two exits for factories with 50+ workers.
 - 10.36.** All existing settlements, village areas, heritage sites, environmentally sensitive zones, and other lands designated for non-industrial uses under the approved Master Plan shall not be sold, transferred, amalgamated, or converted for industrial purposes. Any attempt to alter the approved land use of such areas shall be deemed void and unauthorized. The PEZDMC shall strictly enforce the preservation of these designated areas, and any violation shall attract penalties, including cancellation of approvals, demolition of unauthorized works, and initiation of legal proceedings against the violator, in the public interest.
 - 10.37.** PEZDMC reserves the exclusive right to revise, amend, or modify these by-laws at any time, whether to bring them into conformity with changes in the approved Master Plan or for any other administrative, regulatory, or operational purpose. Such revisions, amendments, or modifications may apply to any existing or future Industrial Estate(s) under the jurisdiction of PEZDMC.



FORM - A

**PAKISTAN ECONOMIC ZONE DEVELOPMENT AND MANAGEMENT COMPANY
(PEZDMC)**

(MALIR INDUSTRIAL PARK)

Plot No. _____ Total Area _____ sq.
Ft.(sq.m)

Plot Address: _____

Applicant _____

Nature of Industry & Product _____



**APPLICATION FOR PERMISSION TO UNDERTAKE CONSTRUCTION OF
BUILDING UNDER THE BY-LAWS OF INDUSTRIAL ESTATE(S)**

To

The Department TP&BC,
PEZDMC, Karachi.

No. _____

Sir,

I/we hereby apply for permission to execute the work of erecting/re-erecting a building of the following description at Plot No. _____, Industrial Estate(s) _____.

1. The following papers and a CD/USB containing them accompany this Application:

-

Site Plan	Sheets _____	Copies _____
Building Plan	Sheets _____	Copies _____
Specifications	Sheets _____	Copies _____

(Form "B" and "C")

2. The plans and specifications have been drawn by
M/s. _____
(Professional Qualification) _____.

3. The construction of the building will be supervised by

(Professional Qualifications) _____.

4. I/we herewith certify that I/we know and accept the TP&BC Regulations for the Industrial Estate(s) - 2026 and undertake that the construction work will be done in accordance with these regulations and the sanctioned plan(s).

Yours Sincerely,

(Signature/Seal)

**FORM - B**

**PAKISTAN ECONOMIC ZONE DEVELOPMENT AND MANAGEMENT COMPANY
(PEZDMC)**

INDUSTRIAL ESTATE(s)

Plot No. _____ Total Area _____ sq. ft.(sq.m)

Plot Address _____

Name of Industrial Estate(s) _____

Applicant _____

Nature of Industry & Product _____

SPECIFICATIONS:

1. The materials and methods of construction to be used for: -	
a) Foundation	
b) Load bearing walls	
c) Pillars and columns	
d) Partitions	
e) Slabs, Beams & Joints	
f) Roof construction	
g) Roof Covering	
h) Fireplaces	
i) Damp proof course	
j) Floors	
The number of storeys of which the building will consist.	
The purpose or purposes for which it is intended to use the building	
Percentage of built-up area	



a. The number of persons likely to occupy the building	
b. Floor area per person in sq. ft (sq.m)	
c. Breathing space per person in cu. ft (cu. meters)	
The number of toilet seats and urinals to be provided.	
The manner in which the drainage of the premises will be disposed of.	
Proposed fire precautions	
In case of minor alterations or additions for sanctioned plan: a. A description of the alterations or additions proposed b. The materials to be used for such alterations or additions c. The date of sanction of previous applications, plans, and specifications of which are relied upon for obviating the need to submit full plans and specifications of whole building	

Name: _____

Signatures: _____

PCATP/PEC Regt. Number: _____

Address: _____

Date: _____

Name of the Applicant: _____

Signature of the Applicant: _____

Address: _____

Date: _____



FORM - C

**PAKISTAN ECONOMIC ZONE DEVELOPMENT AND MANAGEMENT COMPANY
(PEZDMC)**

INDUSTRIAL ESTATE(s)

Plot No. _____ Total Area _____ sq. ft.(sq.m)

Plot Address _____

Name of Industrial Estate(s) _____

Applicant _____

Nature of Industry & Product _____

BUILDING COST ESTIMATE

A. Building Costs:

Description of Building	Covered Area Sq. ft (Sq. m)	Building height from plinth level in feet (Meters)	Roof construction (Light or R.C.C)	Rate Estimated (Rs.)	Cost Estimated (Rs.)
Factory Hall					
Office room or building					
Latrine, washing accommodator, chowkidar, lockers, tea- kitchen, etc.					
Garrages					

Total covered area _____ sq. ft. (sq. m.) Total building cost _____

B. Infrastructure Work costs:

Description	Quantity	Unit	Rate per unit (Rs.)	Total (Rs.)
Boundary wall and gates		Running feet (meters)		
Paver paving of driveway and surface drains inside of factory premises.		Sq. ft. (Sq. m.)		
Landscaping of open spaces		Sq. ft. (Sq. m.)		

Total Infrastructure Work Cost: Rs. _____

Total Building + Infrastructure Work Cost (A+B) Rs. _____

Name: _____

Signatures: _____

PCATP/PEC Regt Number: _____

Address: _____

Date: _____

Name of the Applicant: _____

Signature of the Applicant: _____

Address: _____

Date: _____



APPENDIX - A

Certificate by the Architect/Engineer/Town Planner

(To be submitted with Site Plan/Building Plans/Structure Plan, MEP etc.)

I, _____, on behalf of _____ do hereby certify that the site plan/building plans/structure plan, MEP etc. of _____ to be constructed on plot number _____ of Malir Industrial Park have been prepared and strictly in accordance with the Planning and Building Regulations of Malir Industrial Park and we do hereby affirm that no provision of the Planning and Building regulation has been violated.

In confirmation of this I also append my signatures and seal on each page of Building Regulations and wherever required by PEZDMC.

Name: _____

Signatures: _____

PCATP/PEC Regt Number: _____

Address: _____



APPENDIX - B

STRUCTURE STABILITY CERTIFICATE

(Certificate to be submitted with Building Application)

Name and Address of the Building: -

I, Mr/Ms. _____ (Structure Engineer) hereby undertake as follows:

The structure of the proposed building has been designed by me in accordance with the Building Codes mentioned in Malir Industrial Park Building Regulations.

I shall carry out regular site inspections to see the quality of the material especially of steel and concrete to be used in this building.

I shall ensure testing of the structure during the course of construction through Resident Engineer and shall ensure the stability of the adjoining buildings/utility services/roads during digging for basement.

I shall submit the required certificate after completion of construction along with consulting Architect and Resident Engineer.

Name: _____
(Structure Engineer)

Address: _____

PEC Registration License No. _____



APPENDIX - C

Geotechnical Certificate

(Certificate to be submitted with Building Application)

Name and Address of the Building: -

I, Mr./Ms. _____ (Geotechnical Engineer) hereby undertake as follows:

The site investigation and soil/ground conditions of the proposed building have been assessed by me in accordance with the Malir Industrial Park Building Regulations and relevant geotechnical standards.

I shall provide recommendations regarding the foundation type, bearing capacity, soil treatment, and any necessary ground improvement measures for the safe construction of the building.

I shall monitor the implementation of the foundation works and provide guidance to the Resident Engineer to ensure that construction complies with the approved geotechnical recommendations.

I shall ensure that the stability of adjoining buildings, utility services, and roads is maintained during excavation, piling, or other groundworks for the building.

I shall submit the required Geotechnical Completion Certificate after completion of foundation works along with the Consulting Architect, Resident Engineer, and Structural Engineer.

Name: _____
(Geotechnical Engineer)

Address: _____

PEC Registration License No. _____



APPENDIX - D

Environment Certificate

(Certificate to be submitted with Building Application)

Name and Address of the Building: -

I, Mr./Ms. _____ (Environmental Engineer/Consultant) hereby undertake as follows:

I have reviewed the proposed building project and assessed potential environmental impacts in accordance with the Malir Industrial Park Building Regulations and applicable environmental standards.

I shall provide recommendations regarding environmental management measures, including but not limited to:

- a. Air and water quality management
- b. Solid and hazardous waste handling
- c. Noise control
- d. Stormwater and drainage management

I shall monitor the implementation of environmental mitigation measures during construction to ensure compliance with the approved EMP (Environmental Mitigation Plan) and relevant regulations.

I shall ensure that construction activities do not adversely affect the surrounding environment, including neighbouring buildings, roads, and utility services.

I shall submit the required Environmental Compliance Certificate after completion of construction along with the Consulting Architect, Resident Engineer, and Structural Engineer.

Name: _____

(Environmental Engineer/Consultant)

Address: _____

PEC Registration License No. _____



APPENDIX - E

Fire Safety Certificate

(Certificate to be submitted with Building Application)

Name and Address of the Building: -

I, Mr./Ms. _____ (Fire Safety/Safety Engineer) hereby undertake as follows:

The building design and proposed use have been reviewed by me to ensure compliance with the Malir Industrial Park Building Regulations and applicable fire safety codes and standards.

I shall prepare and provide a comprehensive Evacuation and Fire Safety Plan, which not limit to following :

- a. Safe evacuation routes and staircases
- b. Staff training schedules and drill protocols
- c. Emergency exits
- d. Emergency assembly points
- e. Fire alarm and detection systems
- f. Firefighting equipment (fire hoses, extinguishers, hydrants)
- g. Safety signage and emergency lighting
- h. Occupancy loads management
- i. Access for emergency services (e.g., fire tenders)

I shall ensure that all fire safety measures are properly installed, functional, and maintained throughout the construction and operational phases of the building.

I shall coordinate with the Resident Engineer and Consulting Architect to ensure that the construction activities do not compromise the fire safety systems and that all safety measures are implemented before building occupancy.

I shall submit the required Fire Safety Compliance Certificate after completion of construction along with the Consulting Architect, Resident Engineer, and Structural Engineer.

Name: _____
(Fire Safety Consultant)

MALIR INDUSTRIAL PARK (MIP)



Address: _____

PEC Registration License No. (If applicable): _____

APPENDIX - F

FEES

PEZDMC shall charge fee for the possession of plots and scrutiny of building plans required to be submitted under these building regulations & other matters arising during the disposal of the plans or course of its construction, at rates specified as follows subject to revision from time to time.

POSSESSION CHARGES

Serial	Plot Size Up To	Fee (Rupees)
1	Up to 0.5 Acre	-----
2	Above 0.5 & less than 1.0 Acre	-----
3	Above 1.0 & less than 2.0 Acre	-----
4	Above 2.0 & less than 4.0 Acre	-----
5	Above 4.0 & less than 5.0 Acre	-----
6	Above 5.0 & less than 10.0 Acre	-----
7	Above 10.0 Acre	-----

SCHEDULE-A

Scrutiny fee for approval of proposed building plans or completion/ regularization plans:

Category	Area falling under various categories of Property Valuation Table of FBR.	Rates (P.s.f)
- Industrial	All categories	Rs. ____

NOTE:-

- Addition/Aalteration in any building shall be charged at the rate of 50% of scrutiny fee mentioned against each category of plot on the area where addition/alteration is proposed. However, for face lifting, colouring, plastering and no such fee shall be charged provided there is no change in approved FAR.

2. Renewal Fees:

50% of the rates mentioned vide Schedule-A.

Rates

3. **Attestation fee for Building Plan** Rs.____/=

(to be issued to the allottee/lessee/ adjoining neighbours)

4. **Copy of approved Building Plan** Rs.____/=

(to be issued to the allottee/lessee/ adjoining neighbours)

5. Composition Fee Schedule**Table 6**

Description	C/Fee Rates
Violation of Built-up area.	Rs.____/= P.s.ft.
Violation of Built-up area in Compulsory Open Space.	Rs.____/= P.s.ft.
Occupying the premises prior to obtaining Occupancy Certificate.	Re. ____/= P.s.ft. on the net covered area.
Regularization of floors permissible under these regulations but constructed without obtaining approval. Not following approved building plan.	Re.____/= P.s.ft. on the net covered area.

6. Fee for grant of Demolition Permission:

i) **Industrial.** Rs.____/-

Proposed Rate

7. Structure Scrutiny fee in respect of Rs. _____p.s.f cases to be scrutinized departmentally.



8. Vetting Charges:

- (a) Pre-vetted Cases (Structure Scrutiny Fees) for PEZDMC: Rs. ____-p.s.f.
- (b) Other than pre-vetted cases (Structure Scrutiny Fees) for PEZDMC. Rs. ____ -p.s.f.
- (c) Vetting fees of Proof Engineers for all cases. Rs. ____ - p.s.f.



APPENDIX - G

STRUCTURE STABILITY CERTIFICATE

(Certificate to be submitted upon completion of Building)

We hereby certify as follows:

a) That the construction of the building(s) at

_____ has been supervised by us & has been completed on
_____ as per sanctioned plans.

b) That the construction works have been completed to our satisfaction & that the workmanship & all the materials have been used strictly in accordance with the approved structural design & technical specifications.

c) That the construction has been done under our supervision & guidance & that the records of the supervision have been maintained.

d) That no provision of the MIP Planning and Building Regulations has been violated.

e) That the building is fit for the purpose(s) for which it has been constructed.

Allottee's Signature with date: _____

Name: _____

Address: _____

Architect's Signature with date: _____

Name: _____

License #: _____

Address: _____

Structural Engineer's Signature with date: _____

Name: _____

PEC Registration #: _____

Address: _____

MALIR INDUSTRIAL PARK (MIP)



Resident Engineer's Signature with date: _____

Name: _____

PEC Registration #: _____

Address: _____



FORM D- 1

PAKISTAN ECONOMIC ZONE DEVELOPMENT MANAGEMENT COMPANY

Industrial Estate(s)

VERIFICATION OF BUILDING LINE

(PLINTH VERIFICATION CERTIFICATE)

**(TO BE SUBMITTED UPON COMPLETION OF THE PLINTH OR THE BASEMENT
FOUNDATION, IF THERE IS ONE)**

To,
Department TP & BC
PEZDMC, Karachi

I/We hereby inform that the Plinth/Foundation of the Basement stage of the building on plot No. _____, Industrial Estate(s) _____, has been achieved. Proposed building plan consisted of _____ floors have been Approved *vide* No. _____ dated: _____.

You are therefore, requested to depute a representative to verify the building lines so as to enable me/us to carry out the building work.

Allottee Signature: - _____

Name: _____

CNIC No: _____

Mailing Address: _____

Phone/Mobile No: _____

Encl.:

1. Steel test report
2. Cement test report
3. Cube test report

Dated: _____



FORM D- 2

PAKISTAN ECONOMIC ZONE DEVELOPMENT MANAGEMENT COMPANY

Industrial Estate(s)

Web Site: <https://pezdmc.com/>

E-mail: info@pezdmc.com

**NOTICE OF COMPLETION AND
PERMISSION FOR OCCUPATION**

The Department TP & BC,
PEZDMC, Karachi

SUBJECT: APPLICATION FOR THE GRANT OF COMPLETION/OCCUPANCY
CERTIFICATE FOR PLOT NO: _____

I/We: _____ hereby give notice of completion of Building Works in the
building on the plot mentioned above and of drainage and water arrangements therein
and apply for permission for occupation of the said building.

The said work has been carried out in accordance with the Building Plan approved
vide No: _____ Dated: _____ Karachi.

ALLOTEE(S) NAME: _____

SIGNATURE: _____

CNIC NO: _____

PRESENT ADDRESS: _____

TEL./MOB. NO: _____

Dated : _____



FORM D- 3

PAKISTAN ECONOMIC ZONE DEVELOPMENT MANAGEMENT COMPANY

Industrial Estate(s)

Web Site: <https://pezdmc.com/>

E-mail: info@pezdmc.com

No : _____

Dated : _____

The Department TP & BC

PEZDMC, Karachi

I/We: _____ apply for permission to demolish the building on
Plot No.: _____ which particulars are given below and certified to be
true.

1. Name of the Allottee _____
2. Location of Building: _____
3. Name of Industrial Estate(s) _____
4. Date of Construction of Building: _____
5. Condition of the Building: _____
6. No. of storeys of the buildings: _____
7. Type and date of lease of Plot/building: _____
8. Status of the building i.e. fully vacant/partly occupied: _____

9. Consent of the tenants/present Occupiers. If any (please attach): _____

10. Legal status i.e. whether the building is under litigations: _____



-
11. Whether the building or part thereof has been declared as dangerous. If so state Number and date: _____
12. Whether any portion of the adjacent building is likely to be affected by demolition? If so, please submit details and precautionary measures to be adopted _____
13. The following existing supply services were affected and the authorities concerned have cut off their connections to the plot.

(1) Electricity

(4) Telephone

(2) Gas

(5) Water

(3) Sewerage

(6) Other Services _____

Rs. _____ have been deposited vide Challan No. _____

Dated _____ as a Fee for Demolition permission (copy enclosed)

14. I/We _____ undertake to observe all proper precautions as prescribed under the relevant rules and regulations in vogue to ensure safety of the public, of persons employed at the site and of adjacent buildings.

15. Mr. _____ License Architect/Engineer Supervisor has been engaged to supervise the demolition work.

16. I/We _____ also further under-take that the digging and filling of the plot, shall be carried out within the stipulated time specified in the letter of Permission.

SIGNATURE OF Allottee

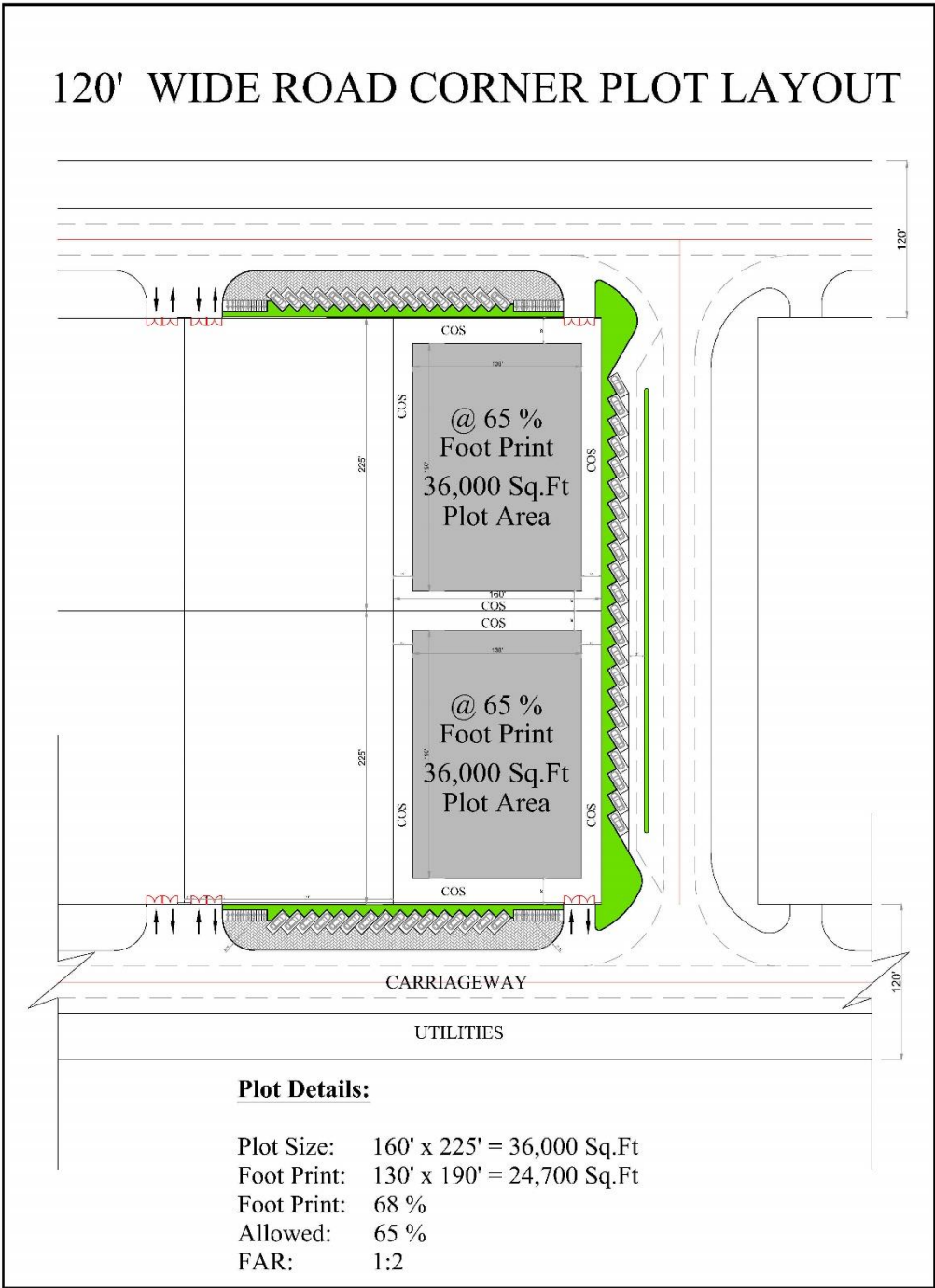
SIGNATURE OF LICENSED
ARCHITECT/ENGINEER
SUPERVISOR

APPENDIX - H

Check List of Documents/Requirements for Submission of Drawings

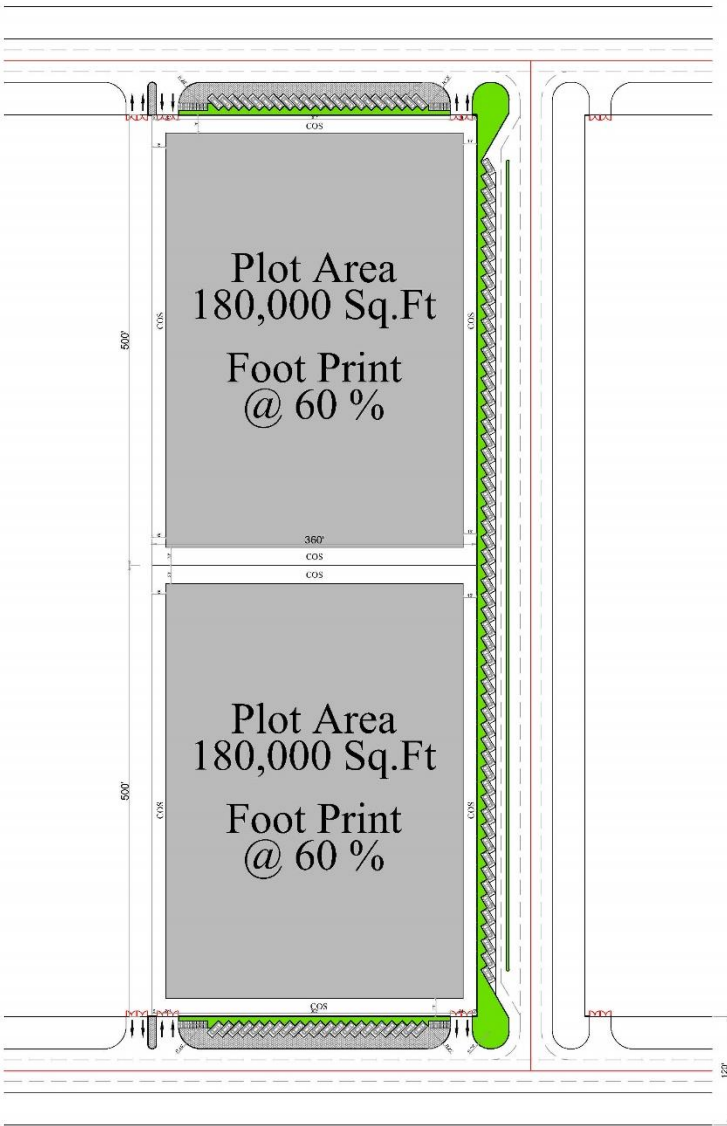
- ☐ Documentary Proof (Allotment Order)
- ☐ CNIC copy (Owner/Allottee or Attorney and Developer)
- ☐ Form (Undertaking)
- ☐ Two Passport size pictures (Owner/Allottee or Attorney and Partners)
- ☐ Registered General Power of Attorney (if any)
- ☐ NTN Certificate
- ☐ Copy of Possession Letter
- ☐ Copy Demarcation Plot
- ☐ Site Plan
- ☐ Six Sets of Drawings.
- ☐ Agreement with Contractor
- ☐ Form duly signed by owner and builder & professionals
- ☐ Agreement with Town Planner, Architect, Structure Engineer/The Engineer
- ☐ NOC from SEPA where applicable before issuance of NOC
- ☐ Current pictures of the project site

APPENDIX - I





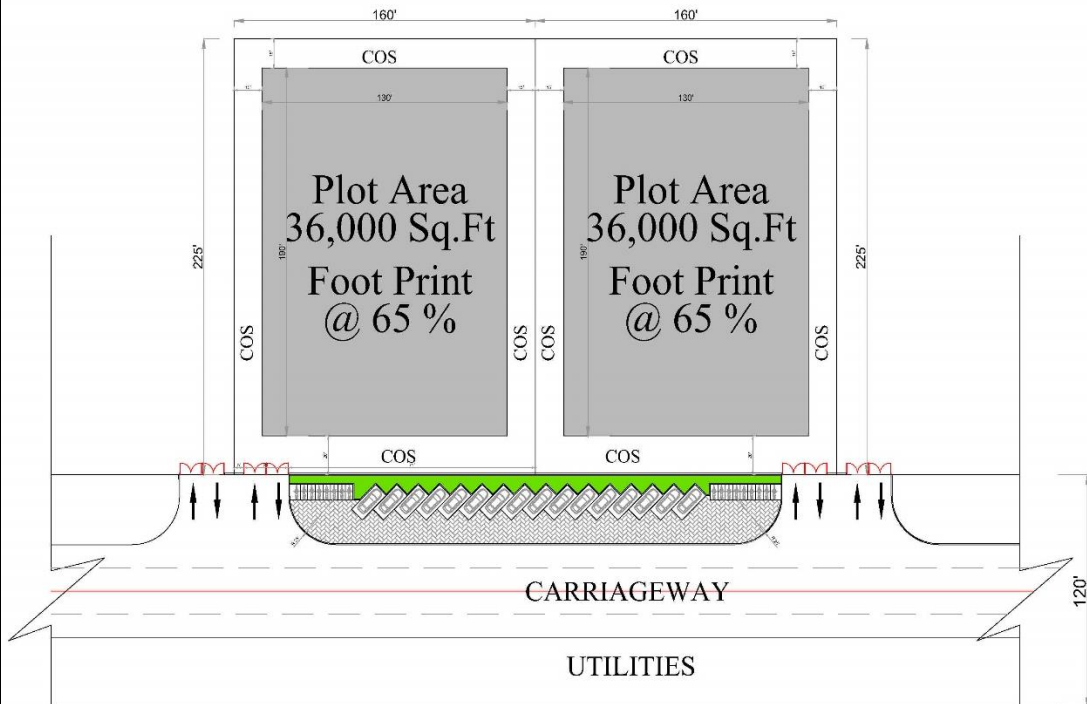
120' WIDE ROAD CORNER PLOT LAYOUT



Plot Details:

Plot Size: 360' x 500' = 180,000 Sq.Ft
Foot Print: 330' x 460' = 148,500 Sq.Ft
Foot Print: 82 %
Allowed: 60 %
FAR: 1:2

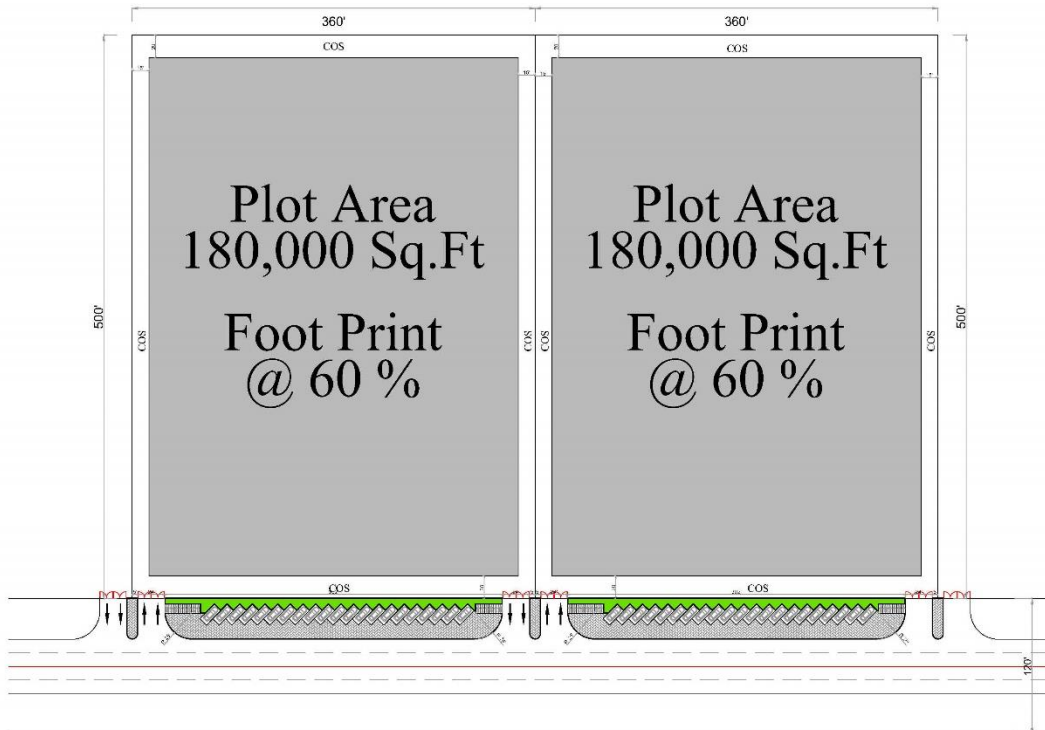
120' WIDE ROAD TYPICAL PLOT LAYOUT



Plot Details:

Plot Size: 160' x 225' = 36,000 Sq.Ft
 Foot Print: 130' x 190' = 24,700 Sq.Ft
 Foot Print: 68 %
 Allowed: 65 %
 FAR: 1:2

120' WIDE ROAD TYPICAL PLOT LAYOUT

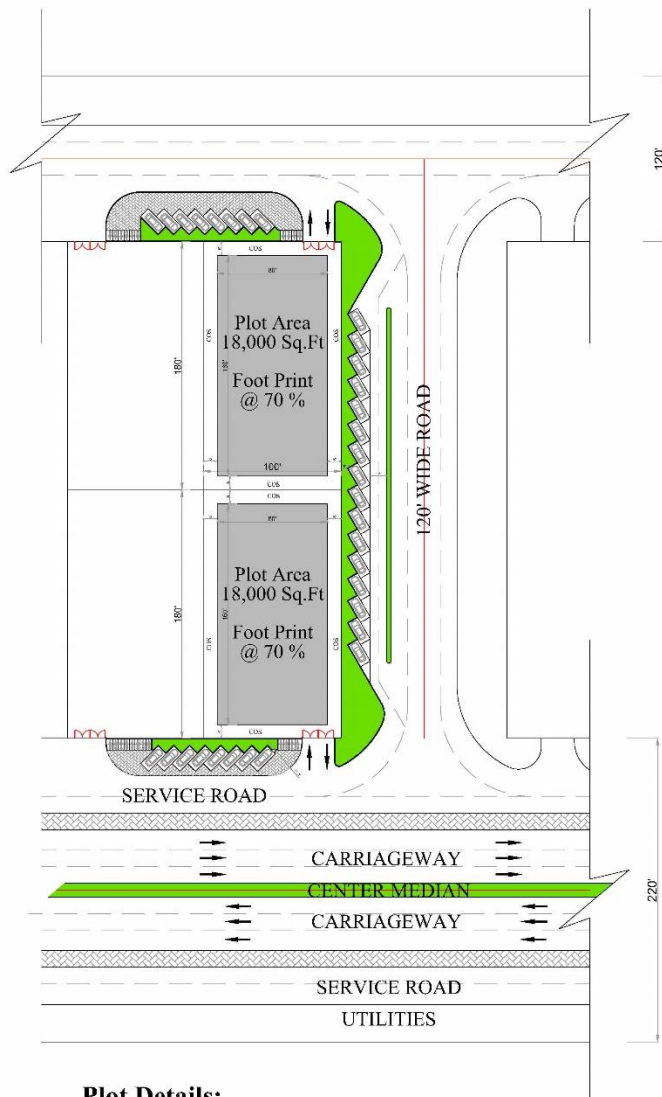


Plot Details:

Plot Size: 360' x 500' = 180,000 Sq.Ft
Foot Print: 330' x 460' = 148,500 Sq.Ft
Foot Print: 82 %
Allowed: 60 %
FAR: 1:2



220' WIDE ROAD CORNER PLOT LAYOUT

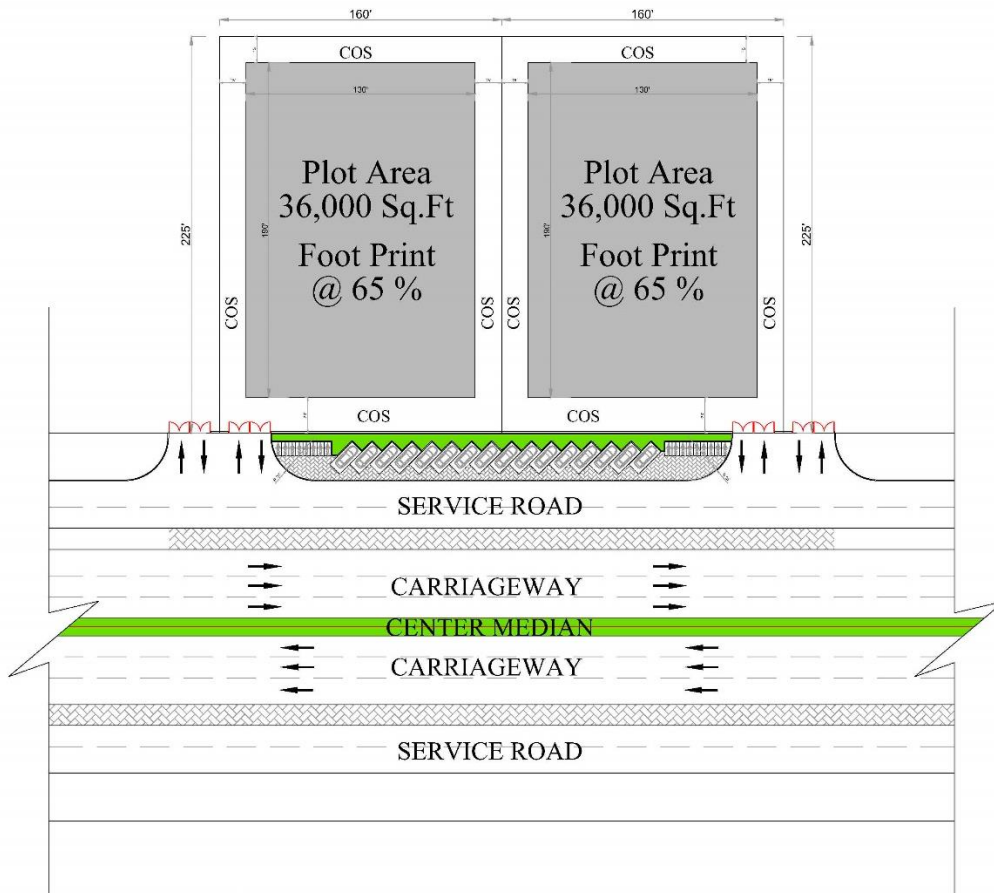


Plot Details:

Plot Size: 100' x 180' = 18,000 Sq.Ft
Foot Print: 80' x 160' = 12,800 Sq.Ft
Foot Print: 71 %
Allowed: 70 %
FAR: 1:2.5

Plot Size: 160' x 225' = 36,000 Sq.Ft
Foot Print: 130' x 190' = 24,700 Sq.Ft
Foot Print: 68 %
Allowed: 65 %
FAR: 1:2

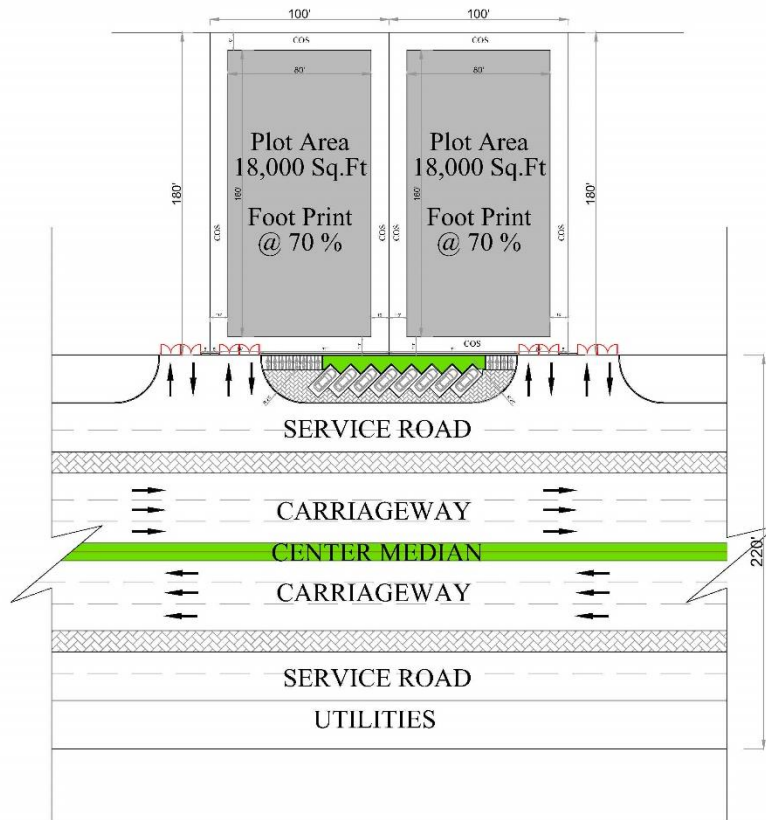
220' WIDE ROAD TYPICAL PLOT LAYOUT



Plot Details:

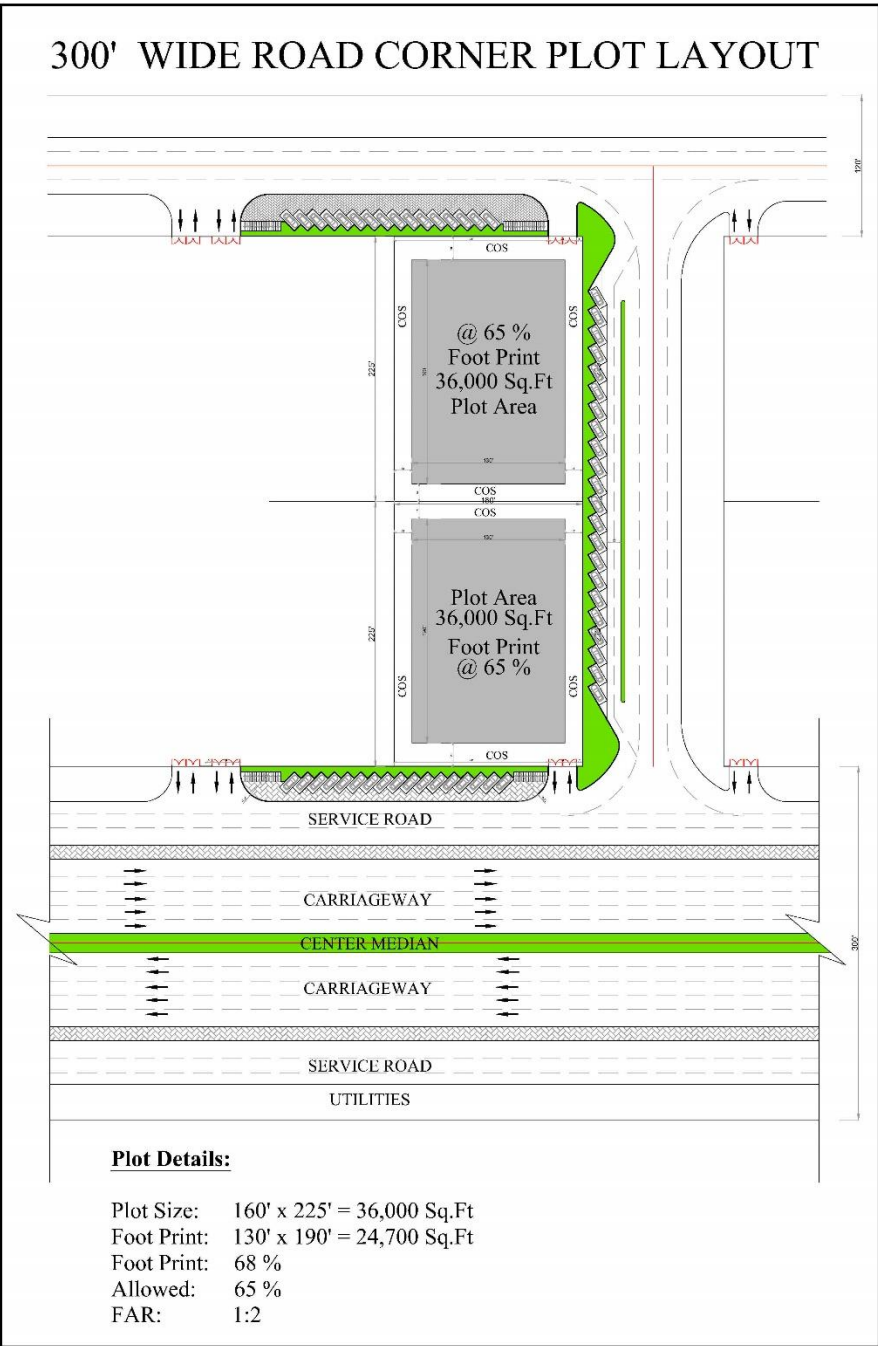
Plot Size: 160' x 225' = 36,000 Sq.Ft
 Foot Print: 130' x 190' = 24,700 Sq.Ft
 Foot Print: 68 %
 Allowed: 65 %
 FAR: 1:2

220' WIDE ROAD TYPICAL PLOT LAYOUT

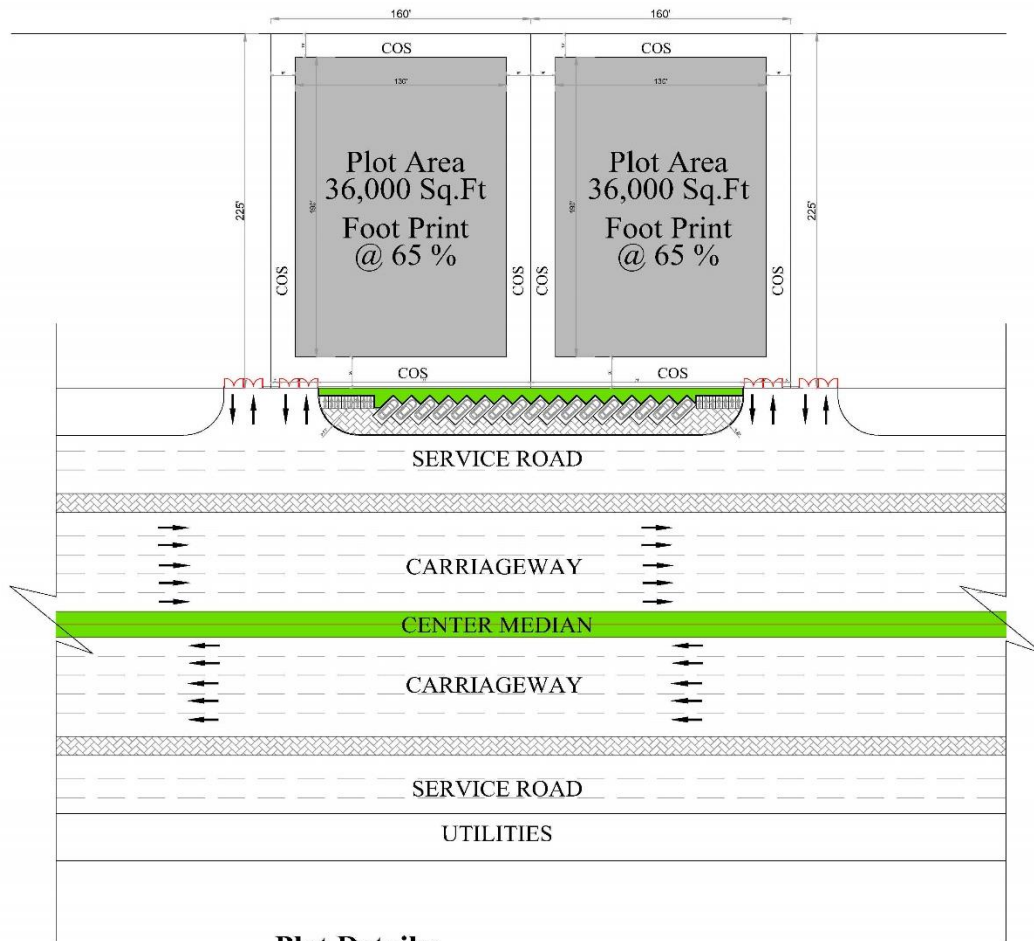


Plot Details:

Plot Size: 100' x 180' = 18,000 Sq.Ft
 Foot Print: 80' x 160' = 12,800 Sq.Ft
 Foot Print: 71 %
 Allowed: 70 %
 FAR: 1:2.5



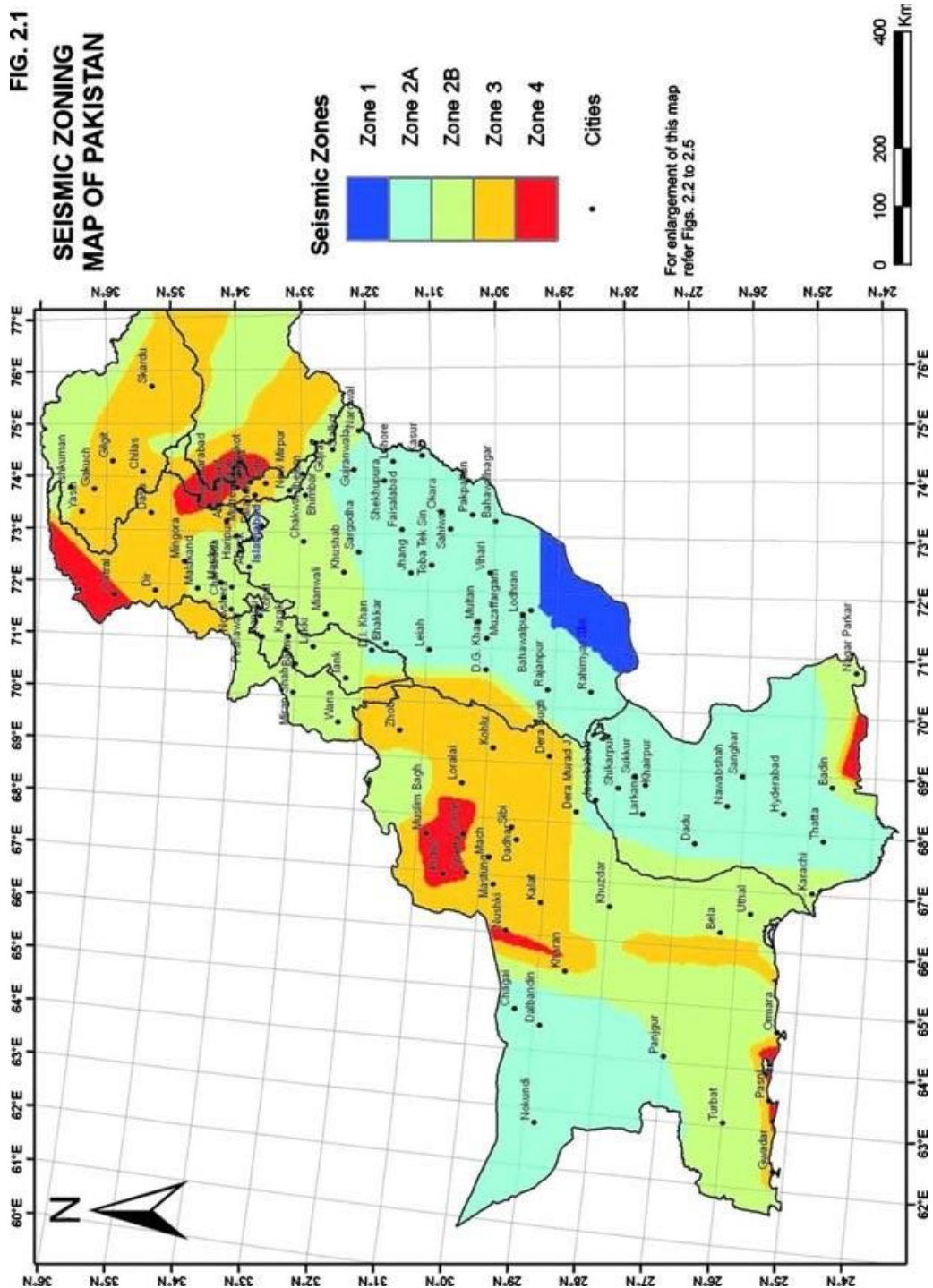
300' WIDE ROAD TYPICAL PLOT LAYOUT



Plot Details:

Plot Size: 160' x 225' = 36,000 Sq.Ft
Foot Print: 130' x 190' = 24,700 Sq.Ft
Foot Print: 68 %
Allowed: 65 %
FAR: 1:2

APPENDIX - J



ACRONYMS

ASTM	American Society for Testing and Materials
ACI	American Concrete Institute
BI	Building Inspector
BOD	Board of Directors
BCE	Building Control Engineer
BS	British Standard
CD-R	Compact Disc
COS	Compulsory Open Spaces
Dept. TP & BC	Department of Town Planning & Building Control
EB	Executive Board
Engr. Dte.	Engineering Department
EVP	Evidence of Permission
EPA	Environmental Protection Agency
FAR	Floor Area Ratio
FRL	Finished Road Level
HVAC	Heat Ventilating and Air-Conditioning
IEE	Institution of Electrical Engineers
MDF	Medium Density Fibreboard
MIP	Malir Industrial Park
PEC	Pakistan Engineering Council
PCATP	Pakistan Council of Architects and Town Planners
PEZDMC	Pakistan Economic Zone Development Company
PS	Pakistan Standard
ROW	Right of Way
RCC	Reinforced Cement Concrete
SME	Small Medium Enterprises
UPS	United Parcel Service
WC	Water Closet

REFERENCE

1. National Building Code of Pakistan (NBCP), 2007 (updated editions)
2. National Reference Manual 1989
3. Building by-laws Port Qasim Authority for Industrial Park
4. Cantonment Korangi Creek by-laws for Industrial Park 2008
5. Sundar Industrial Estate Punjab Building by-laws
6. Sindh Building & Town Planning Regulations, 2002 (and updates)
7. Environmental Protection Act, 1997
8. Factories Act, 1934 & Shops and Establishment Ordinance
9. Industrial Relations Act, 2012
10. Pakistan Energy Code (PEC-2021 Draft)
11. Special Economic Zones Rules, 2013
12. Special Technology Zone Rules, 2025
13. ILO Recommendations on Worker Accommodation and Welfare Facilities
14. ASHRAE Standards – for ventilation, fire safety, and thermal comfort in industrial buildings
15. NFPA Codes (National Fire Protection Association, USA) – useful for fire exits, hydrants, alarms in high-risk industrial units
16. ISO 14001 (Environmental Management Systems) – For environmental impact control in industrial development
17. ISO 45001 (Occupational Health and Safety) – For designing safety-compliant industrial facilities
18. Dubai Industrial City Guidelines
19. Jebel Ali Free Zone (JAFZA) Building Guidelines

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