



**THE KHYBER PAKHTUNKHWA  
MODEL BUILDING  
BYE-LAWS 2017**



GOVERNMENT OF KHYBER PAKHTUNKHWA  
LOCAL GOVERNMENT, ELECTIONS & RURAL DEVELOPMENT  
DEPARTMENT

**NOTIFICATION**

Dated: the Peshawar 24<sup>th</sup> May, 2017

No. SOG/LG/8-133/Advertisement/2017: In exercise of the powers conferred by section 112 of the Khyber Pakhtunkhwa Local Government Act, 2013 [Khyber Pakhtunkhwa Act No. XXVIII of 2013] and in suppression of previous notification issued in the behalf, the Government of Khyber Pakhtunkhwa is pleased to make and notify Model Building Bye-Laws, 2017 known as "**THE KHYBER PAKHTUNKHWA MODEL BUILDING BYE-LAWS, 2017 (annexed with Notification and be considered as part and parcel of this Notification)**"

Sd/-

SECRETARY TO GOVT: OF KHYBER PAKHTUNKHWA  
LOCAL GOVT; ELECTIONS & RURAL DEVELOPMENT  
DEPARTMENT

**Copy forwarded to the:**

1. Additional Chief Secretary, Planning & Development Department.
2. Additional Chief Secretary (FATA), FATA Secretariat.
3. Senior Member, Board of Revenue.
4. All Administrative Secretaries to Government of Khyber Pakhtunkhwa.
5. Advocate General, Khyber Pakhtunkhwa.
6. Principal Secretary to Governor Khyber Pakhtunkhwa.
7. Principal Secretary to Chief Minister Khyber Pakhtunkhwa.
8. All Divisional Commissioners in Khyber Pakhtunkhwa.
9. Registrar, The Peshawar High Court Peshawar.
10. All Deputy Commissioners in Khyber Pakhtunkhwa.
11. PSO to Chief Secretary, Khyber Pakhtunkhwa.
12. Director General, LG&RD.
13. Director General, Peshawar Development Authority.
14. Director General, Galiyat Development Authority.
15. Director Information for publication in the Government Press.
16. Secretary, Local Council Board.
17. All Project Directors, Local Area Authorities in Khyber Pakhtunkhwa.
18. Assistant Director (IT), LG,E&RD Department for uploading on the official website.

**P.T.O**

19. All Section Officers, LG,E&RD Department.
20. All Assistant Directors (LG&RD) in Khyber Pakhtunkhwa.
21. All Town/Tehsil Municipal Officers, Town/Tehsil Municipal Administrations in Khyber Pakhtunkhwa.
22. PS to Senior Minister for LG,E&RD, Khyber Pakhtunkhwa.
23. PS to Secretary, LG,E&RD Department.
24. PS to Special Secretary, LG,E&RD Department.
25. PA to Additional Secretary, LG,E&RD Department.
26. PAs to Deputy Secretaries (Admin/Development), LG,E&RD Department.
27. Office Order File.
28. Manager, Government Stationery & Printing Press Department for publication in the official Gazette.

  
**DEPUTY SECRETARY (ADMIN)**  
**LG,E&RD DEPARTMENT**

## CHAPTER 4

### COMMERCIAL-CUM- RESIDENTIAL BUILDINGS

#### Compulsory Open Spaces & Allowable covered Areas for Residential and Residential cum commercial Plots

##### 4.1. Set Back (Arcade, Rear, Side)

For Plot Size up to 80 (square yards) to 151 sq. yard or (2.6 Marlas to 5 Marlas )

Arcade	no space
Rear	3'
Sides	no Space

Plot Size from 152 to 250 (square yards) or. (5.1Marla - 8.3 Marla)

Arcade	no space
Rear	5'
Sides	no Space

Plot Size from 251 to 400 (square yards) or. (8.3 Marla to 13.2 Marla)

Arcade	no space
Rear	7.5 Ft
Sides	no Space

Plot Size from 401 to 600 (square yards) or. (13.2 Marla to 20 Marla)

Arcade	8 Ft
Rear: -	7.5 Ft
Sides: -	5 Ft

Plot Size from: 601 to 999 (square yards) i.e. (20 Marla to 33 Marla)

Arcade	8 Ft
Rear: -	8 Ft
Sides: -	5 Ft

Plot Size from: 1000 to 1999 (square yards) or (33 Marla to 66 Marla)

Arcade	8 Ft
Rear: -	10 Ft
Sides: -	7.5 Ft

#### **4.6.3 Obstruction to be lit-marked**

- a. Any person causing any building material or other things to be deposited, any excavation to be made, or any hoarding to be erected shall at his own expense cause sufficient and adequate red lights to be fixed upon or near the same and shall continue such lights every night from sunset to sunrise while such materials, hoardings, things or excavation remain. In addition to above, red flags of reflective material shall be provided during all times.
- b. Any excavation is to be sufficiently fenced to a height of at-least 4ft. (1.21m) until it is filled up.

#### **4.6.4 Utility services not to be obstructed**

All material, hoarding, fences or other obstructions on any street shall be kept clear of any fire hydrants if any, and, other utility service installations, or alternative arrangements shall be made and precautions shall be taken according to the laid down procedure of the utility agencies and to the satisfaction of the Concerned Authority to divert or keep clear of obstruction of any roadside or other drain during the period of temporary obstruction.

#### **4.6.5 Removal of obstruction after completion of works**

All obstructions shall be removed within seven (7) days of the completion of the work and the street and all drains and public utility installations shall be left in clean, tidy and in serviceable conditions.

#### **4.6.6 Dangerous obstruction**

If any material, hoarding, excavation or any other thing near or on any street, shall be, in the opinion of the Concerned Authority, dangerous to the passers-by along such street, the Concerned Authority shall cause the same to be removed, protected or enclosed so as to prevent danger wherefrom and shall be entitled to recover the expenses thereof from the owner of such materials or from the person who made such hoarding, excavation or other thing to become dangerous.

#### **4.6.7 Stability of the adjacent building**

No excavation or dewatering or earthwork or demolition of a building which is likely to effect the stability of adjacent building shall be started or continued unless adequate steps are taken before and during the work to prevent the collapse/damage of any adjacent building or the fall of any part of it and in case of any mishaps the owner shall be responsible for life and property of the effected.

#### **4.6.8 Filling of excavated site**

A site once excavated shall not be kept open and idle for a period beyond the validity period of building plan, failing which the Authority shall not revalidate the building plans and shall inform the Concerned Authority for further appropriate remedial measures and in case of any mishaps the owner shall be responsible for life and property of the effected.

## **10.6. Dangerous Obstruction**

If any material, hoarding, excavation or any other thing near or on any street shall be in the opinion of the Authority dangerous to the passers-by along such street the Authority shall cause the same to be removed, protected or enclosed as to prevent danger there from and shall be entitled to recover the expenses thereof from the owner of such materials or from the person who made such hoarding, excavation or other thing to become dangerous.

## **10.7. Stability of Adjacent Building**

No excavation or dewatering or earthwork or demolition of a building which is likely to affect the stability of adjacent building shall be started or continued unless adequate steps are taken before, during and after the work to prevent the collapse/damage of any adjacent building.

## **10.8. Filling of Excavated Site**

A site once excavated shall not be kept open and idle for a period beyond the validity period of construction failing which the Authority shall not revalidate the building plans and in case of any mishaps the owner shall be responsible for life and property of the affectee.

## **10.9. Adequate Safety Measures**

- a. Adequate safety measures shall where necessary be provided and used to protect any persons from falling on earth, rock or other material of or adjacent to any excavation or earth work.
- b. Material shall not be placed or stocked near the edge of any excavation so as to endanger persons working below.
- c. No load shall be placed or moved near the edge of any excavation where it is likely to cause a collapse of the side of the excavation and/or endanger any person.
- d. Where vehicles or machineries are used in close proximity to any excavation there shall be measures to prevent the vehicles or machineries from over-running and falling into the excavation or causing collapse of any side of the excavation.
- e. In all buildings of greater than 20 ft (6m) height temporary rails/scaffolding/barriers shall be installed during construction at the edge of slabs and around all openings such as lift, stairwell etc.

## **10.10. Supervision of Demolition Work**

The demolition of a building and the operations incidental thereto shall only be carried out under the direct supervision of a Professional.

## **10.11. Safe Loading**

No roof, floor or other part of the building shall be so overloaded during construction or demolition with materials or debris so as to render it unsafe.