



POLICY FOR Planning and Building Control Mechanism for the Development of Education City

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1. PREAMABLE

All institutions, organizations and individuals who intend to carry out building and development works in Education City, Sindh, shall comply with the requirements of this Building Control System. It shall be called the Building, Planning, and Development Control Policy, 2023. This policy shall come into force at once and shall apply to the whole Education City Jurisdiction, comprising of 8921 acres approximately but shall not apply to the Sindh Building Control Authority, Malir Development Authority, Cantonments, Area, and the Projects of the National Security declared by the Federal Government of Pakistan and Provincial Govt. of Sindh from time to time.

2. OBJECTIVE

The main objective is to establish a friendly Building Control System where developments can be translated on ground in a planning and sustainable manner. Building Control System will ensure Culturally Responsive Smart Education City in true-spirit.

3. PROJECT IMPLEMENTATION UNIT (PIU)

PIU is the main custodian of the overall building control system. PIU has the mandate to approve proposed plans, issue necessary permits, demolish any non-conforming structure, regulate frameworks, and enforcing the approved construction guidelines in the light of approved Construction By-Laws of Education City alongside ensuring sustainable development in Education City.

4. PLANNING PERMISSION

Planning permission controls, the way our towns, cities, and countryside develop. This includes the use of land and buildings, the appearance of buildings, landscaping considerations, highway access, and the impact that the development will have on the general environment keeping environment and social governance in mind as well. PIU is providing one window operation is provided to the allottees/owners and to ensure compliance of the requirements of Planning and Building Plan approvals. This manual shall provide complete guide line with regard to provide technical assistance to allottees/applicant in Education city, from plot survey, issuance of site plans, demarcations, submission plans, structural and architectural vetting, interim certificates at different stages of execution to completion plan approvals etc.

It shall include ensuring that appropriate buildings are built in the right places, rationalization with regard to land use and the inhabitants, and that the proposal does not in any manner affect any neighbor negatively or has an adverse impact. Planning permission would not just include

drawings of vision but be supported with evidence to demonstrate that the proposal will have a positive impact on the built environment.

5. PERMITS AND PROCEDURES FOR PLANNING PERMISSIONS

“Planning permission” or the “development of land” shall include the dividing of land into plots/ parcel subdivision, the amalgamation of plots, land consolidated, infrastructure development operations, in, on, over or under land, making of any material change in the use of land, and the creation or termination of rights of access.

The following activities or uses shall be taken for the purposes involving land development as defined herein:

- a) A change in the type of land use
- b) A material increases in the intensity of use of land, such as an increase in the number of businesses, institutes, offices, or dwelling units in any, structure or on land;
- c) Commencement of excavation on a plot of land;
- d) Deposit of refuse, solid or liquid waste or fill on a plot of land.
- e) Alteration of a shore, bank, or flood plain of a river, stream, lake, pond, or artificial body or water;
- f) The installation of underground or overhead public service facilities;
- g) Departure from the normal use for which development permission has been granted, or failure to comply with the conditions of a regulation or an order granting the development permission under which the development was commenced or is continued.

a) General Requirements for Planning Permission

i) No person or allottee or group of persons may carry out land development or permit land development without a valid planning permission issued by PIU. The land development shall comply with the requirements, restrictions, or conditions of:

- ☐ Any applicable detailed plan;
- ☐ Any applicable general standards and area standards;
- ☐ Any applicable land grant;
- ☐ Any applicable sub-division plan; and

☐ The conditions attached to a development permit.

ii) The application for approval of planning permission involving major sub-division of land shall include:-

a) A physical survey, submitted through a registered town planner, of the site and of any larger tract of the land of which the site is a part, showing the boundary lines of such site and tract, official survey numbers, and existing structures, water courses, wooded areas, streets, roads and other significant physical features within the site and on adjacent land within 600ft. (182.75m) of the boundary of the site.

b) A topographical survey, with contours at intervals as deemed necessary, including both the site and adjacent land within 300ft. (91.44m) of the boundaries of the site;

c) A proposed layout plan at a scale of not less than 1:4000, together with block plans at no less than 1:1000, or at such different scales as may be permitted by PIU for large developments; such layout plan shall show the locations and dimensions of proposed plots and structures, the locations, widths, and grades of streets or other public ways; arrangements for street lighting; and the locations and dimensions of proposed parks, other open spaces, and areas to be set aside for non-residential use, including community facilities with percentages of each;

d) Existing sewer, water supply, drainage, and utility lines or facilities;

e) The approximate locations and sizes of proposed water lines, hydrants, sewer lines, storm drainage or other utility lines or facilities, and information regarding their connections with existing or new systems.

6. BUILDING CONTROL

Building control is a system that applies to all buildings to make sure they are safe for people who are in or around them and structurally sound and fit for purpose. The building control contains a series of Approved Documents covering the technical aspects of construction work. Building control deals with the technical and construction details of building work to ensure the health and safety of people in and around the building. The Approved Documents consist of the following:

- Architecture
- Structure

- Fire Safety
- Site preparation and resistance to contaminants and moisture
- Toxic Substances
- Resistance to the passage of sound
- Ventilation
- Sanitation, hot water safety and water efficiency
- Drainage and Waste Disposal
- Combustion appliances and fuel storage systems
- Protection from falling, collision and impact
- Conservation of fuel and power
- Access to and use of buildings
- Glazing Safety (Withdrawn)
- Electrical Safety
- MEP
- Security
- Physical infrastructure for high-speed electronic communications networks.
- Materials etc.

7 PERMITS AND PROCEDURES FOR BUILDING DEVELOPMENT WORKS

The following activities shall be deemed to involve Building Works:

- Construction / Erection of a structure
- Demolition of a structure
- Addition or alteration to any structure
- Demolition, addition or alteration to any preserved structure declared as a structure of historical or architectural Significance

- A reconstruction, alteration of the size, or material change in the external appearance of a structure

8. ONE WINDOW OPERATION ONLINE THROUGH PIU E-PORTAL

Following are the permissions which are required by the allottee and it will be done through an E-portal of Education City Project:

Steps	Role / Responsibility	ACTIVITY
(A)	PLANNING PERMISSION	
		<u><i>(Approval of, Conceptual Master Plan Detailed Land use, Subdivision Plan, Layout Plan etc.)</i></u>
1	PIU	<p>(a) Submission for getting approval of Conceptual Master Plan / Detailed Land use Plan/ Layout plan/Sub-divisions / Land Development permit shall be made through the e-portal of Licensed Town Planner. A Scrutiny fee invoice shall be generated and after e-payment, the acknowledgment shall be issued on submission of hard copy of documents.</p> <p>(b) The case shall be forwarded to the Consultant for vetting all technical requirements as per the approved bylaws.</p> <p>(c) Issuance of request correspondence to concerned agency of Govt. of Sindh if require.</p>
2	Consultant	<p>(a) Site status (demarcation of boundary), topographical survey, land title verification, vetting the concept plans w.r.t approved updated Master Plan, ensure the sustainable parameter/concepts have been kept in the light of approved bylaws, enquire the land use distribution/subdivision, FAR, Density, streets, connectivity, connection, feasibility reports, site report</p>

from SEPA NOC, infrastructure drawings keeping view the future demand and supply with development strategy.

(b) Litigation, Encroachment, etc, if any, shall also be checked. A joint field visit with PIU (if required) etc. Planning permission/s shall be approved w.r.t zoning.

(c) After compliance of all requirements/objections as per checklist (Annexure-A1) and ensuring confirmatory of the bylaws for planning permission, Consultant will put up the NOC for the approval to PIU, EC.

3 PIU

(a) After compliance of all codal formalities/requirements, and clearance from the Consultant, the matter shall be placed before EC Board for final approval. The committee shall dispose off the said request of within 15 working days.

(b) After approval of PIU/EC, an Invoice for advertisement charges will be generated and acknowledgment will be issued after e-payment.

4 PIU

i) NOC letter will be printed with QR Code and sent back to Consultant for confirmation.

ii) NOC letter/s will be signed and issued by PIU.

iii) Public notice of NOC will be uploaded at the PIU website.

iv) Public notice of NOC will be published in Newspapers.

v) Information Board with QR Code will be got installed at the site and verified by the Consultant.

5 PIU

The original Planning NOC / Plans (in hard copy) shall be the responsibility of the PIU to send them after approval at the designated address of the applicant along

with SMS and email notification. (Delivery charges shall be borne by the applicant upon receipt of a document).

(B)

BUILDING CONSTRUCTION PERMISSION

ARCHITECTURAL PLAN APPROVAL

- | | | |
|----------|-------------------|--|
| 1 | PIU | <p>Submission of Architecture Building Plan shall be made through E-Portal by Licensed Architect. Scrutiny Invoice shall be issued after Pre-screening as per the checklist (Annexure-A2). Acknowledgment shall be issued after e-payment and handing over a hard copy of the proposal.</p> <p>(b) The case shall be forwarded to the Consultant for vetting all technical requirements as per approved bylaws for EC.</p> <p>Note: Title verification from the lessor shall be the initial responsibility of the owner/allottee. The Consultant will verify before issuance of construction permit/s.</p> |
| 2 | Consultant | <p>(a) Consultant shall ensure verification of all Land title documents, Land Development permit/s, and Planning Permission (if any) as per approved Master Plan / Detailed land use plan / sub-division layout plans or any subdivision/amalgamation or consolidation.</p> <p>(b) There shall be a checking or submitted drawings to verify the conformity of outline, building height, FAR, footprint, materials, façade elements (Culturally Responsive Building Design), sustainable building concept, heritage status, provision of reuse of water, energy-efficient building, septic tank, free from the hazard-prone area, such plot in accordance with</p> |

construction approved guidelines. The status of previous NOC, etc. (if any) shall be checked.

(c) Consultant shall check site status, any pendency of litigation cases, water reservation, R.O.W encroachment, or hazard-prone area and joint field visit with PIU (if required) etc.

3 **PIU** Scrutiny of the case in accordance with the checklist and provisions of approved guidelines and issuance of objections (if any) shall be performed after getting vetted by the Consultant.

4 **PIU** After compliance of objections issued by PIU and clearance from the Consultant, the matter shall be placed before EC Board for approval.

(a) Architectural Plan for any type of building/s (low, medium high-rise), so placed before the EC Board shall be disposed within 15 working days

(b) Architectural approval letter shall be issued.

(c) Uploading of Architectural letter/plan at e-portal along with the corresponding file shall be completed.

5 **PIU** The original Architecture NOC / Plans (in hard copy) shall be the responsibility of the PIU to send them after approval at the designated address of the applicant along with SMS and email notification. (Delivery charges shall be borne by the applicant upon receipt of a document).

STRUCTURAL NOC AND CONSTRUCTION PERMIT APPROVAL

6 **PIU** Pre-vetted or post-vetted structural design and drawings shall be submitted through Licensed Structure Engineer before issuance of scrutiny invoice. Acknowledgement of receipt shall be issued after e-payment and handing over of hard copy.

(b) Thereafter the case shall be forwarded to the Consultant for vetting all technical requirements as per approved bylaws for EC.

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|----|--------------------|---|
| 7 | Consultant: | <p>(a) The consultant shall proceed with the case for vetting.</p> <p>(b) After receipt of complete vetted documents/drawings, etc (as per the prescribed list in Annexure-A2) submitted by the consultant in accordance with approved bylaws for EC, the case shall be placed before the EC Board.</p> |
| 8 | PIU | <p>On the basis of earlier approval of the Architectural plan duly approved by the EC Board / Committee and after compliance of objections (if any), PIU will issue the NOC from a structure point of view after obtaining approval from the EC Board / Committee and vetted by the Consultant.</p> |
| 9 | PIU | <p>Structure NOC and Drawings along with the original final construction permit (in hard copy) as per vetting of consultant and approval of EC Board shall be couriered at the designated address of the applicant. Charges shall be borne by the consultant upon delivery.</p> |
| 10 | PIU | <p>(a) On receiving Structural NOC, a final construction permit shall be issued by PIU after ensuring that the required NOCs and title verification are submitted and that the observations so recorded are complied with. Further, provided that clearance of the title of land shall be the responsibility of the applicant vetted by the Consultant. In case, any litigation/dispute arises and in case of defective title of the land, all permits / NOCs shall be cancelled as withdrawn at the risks and costs of the owner/allottee.</p> |

(b) Public notice of NOC will be published in Newspapers.

(c) Final construction permit shall be uploaded through e-portal to an applicant along with SMS / Email notification. Approved Information Board with QR Code will be installed at the Site at the cost of the applicant/owner and verified by the Consultant and report PIU with photographs and GPS coordinates.

MECHANICAL, ELECTRICAL, AND PLUMBING APPROVAL

- | | | |
|-----------|--------------------|---|
| 11 | PIU | <p>Pre-vetted or post-vetted MEP drawings shall be submitted through a Licensed MEP Engineer before issuance of scrutiny invoice. Acknowledgement of receipt shall be issued after e-payment and handing over of hard copy.</p> <p>(b) Thereafter the case shall be forwarded to the Consultant for vetting all technical requirements as per approved bylaws for EC.</p> |
| 12 | Consultant: | <p>(a) The consultant shall proceed with the case for vetting.</p> <p>(b) After receipt of complete vetted documents/drawings, etc (as per the prescribed list in Annexure-A2) submitted by the consultant in accordance with approved bylaws for EC, the case shall be placed before the EC Board / Committee.</p> |
| 13 | PIU | <p>On the basis of earlier approval of the Architectural plan duly approved by the EC Board / Committee and after compliance of objections (if any), PIU will issue the NOC from MEP point of view after obtaining approval from the EC Board / Committee and vetted by the Consultant.</p> |

After compliance of objections issued by PIU and clearance from the Consultant, the matter shall be placed before EC Board / Committee for approval.

(a) MEP Drawings for any type of building/s (low, medium high-rise), so placed before the committee shall be disposed of within 48 hours.

(b) MEP approval letter shall be issued.

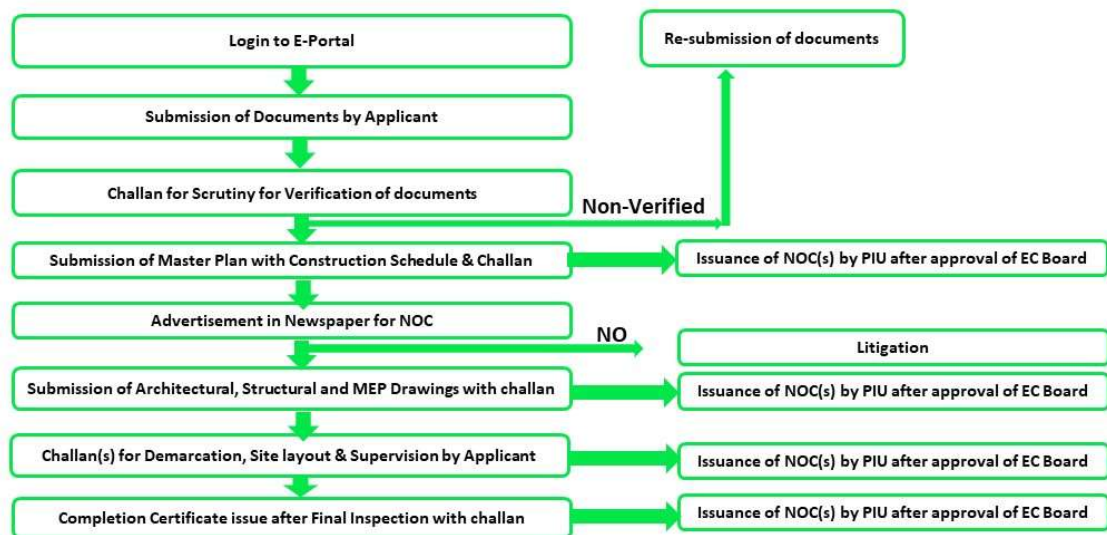
(c) Uploading of MEP letter/drawings at e-portal along with the corresponding file shall be completed.

14 PIU

The original MEP NOC / Drawings (in hard copy) shall be the responsibility of the PIU to send them after approval at the designated address of the applicant along with SMS and email notification. (Delivery charges shall be borne by the applicant upon receipt of a document).

9. ERP

Our building design verification and validation system for Education City will be powered by an advanced ERP and cloud-based system that offers a comprehensive one-stop solution for all allottees of the city. The system will enable building control consultants to verify and validate building designs and plans, ensuring compliance with regulations and safety standards. Additionally, the system will provide real-time access to important information and data, including project timelines, budgets, and material specifications. E-portal should access through www.educationcity.gos.pk.



*Checklist for submission of documents are as Annexure “A-1”.

SCHEDULE OF CHARGES

1. Verification of Transfer:

Institute -	Rs. 50,000
Residential -	Rs. 25,000
Commercial-	Rs. 200,000
Residential + Commercial -	Rs. 150,000

2. Review, vetting and approval of the Master Plan including Infrastructure Works, Water Supply, Sewerage, Road Design and landscape etc.:

Institution:

Up to 50 Acres	Rs. 150,000 / Acre
51 to 100 Acres	Rs. 125,000 / Acre
101 & above	Rs. 100,000 / Acre
Commercial-	Rs. 400,000 / Acre
Residential + Commercial -	Rs. 300,000 / Acre
Fixed Charges will be charge for residential plots	Rs. 100,000*

3. Review and approval of all engineering services including Architecture, Structures, MEP:

• Residential –	Rs. 10/ sq feet
• Institutions -	Rs. 17 / sq feet
• Commercial-	Rs. 25 / sq feet
• Residential + Commercial -	Rs. 20 / sq feet

4. Supervision at Construction Phase:

Residential:

• Issuance of NOC for Demarcation of Plot	-
• Issue of NOC at building setout plan -	-
• Issuance of NOC at Foundation level	Rs 9/sq feet

- Issuance of NOC at plinth level Rs 5/sq feet
- Issuance of NOC at each floor level Rs 3/sq feet

Institution:

- Issuance of NOC for Demarcation of Plot -
- Issue of NOC at building setout plan -
- Issuance of NOC at Foundation level – Rs 12/sq feet
- Issuance of NOC at plinth level - Rs 8/sq feet
- Issuance of NOC at each floor level - Rs 4/sq feet

Commercial:

- Issuance of NOC for Demarcation of Plot – -
- Issue of NOC at building setout plan -
- Issuance of NOC at Foundation level – Rs 12/sq feet
- Issuance of NOC at plinth level - Rs 8 /sq feet
- Issuance of NOC at each floor level - Rs 4/sq feet

Residential + Commercial:

- Issuance of NOC for Demarcation of Plot -
- Issue of NOC at building setout plan -
- Issuance of NOC at Foundation level Rs 10/sq feet
- Issuance of NOC at plinth level Rs 7/sq feet
- Issuance of NOC at each floor level Rs 4/sq feet

Compliance certificate will be issued after fulfilling all codal formulation formalities as per approved bylaws and master plan

- Institutions Rs. 5 / sq feet
- Commercial Rs. 10 / sq feet
- Residential Rs. 3 / sq feet

NOTE:

A. NOCs at each level will be issued within 30 working days.

B. Any work execute without NOC will be demolished at the risk & cost of the allootte.

5. VIOLATION CHARGES

Violation Charges / Fines will be imposed on the following violations:

Description	Proposed Rate
Excess covered area against covered area (FAR)	Rs.1500/Sq.Ft
Violation of Built-Up area in Compulsory open space	Rs.3000/Sq.Ft
Not following approved building plan	Rs.6/Sq.Ft on net covered area
Occupancy charges for the project occupied prior to submission of completion plan	Rs.15/Sq.Ft on net covered area
Fines for damaging the Infrastructure of Education City, neighbour building/plot and etc	Rs.50,000 – 1,000,000 depend on nature of damage.
Debris Removal	Rs.240,000/Acre
Amendment Charges	75% of actual
In case owner fails to commence construction activity within Six months or fails to complete the construction within two years from the date of issuance of allotment order/provisional allotment order, fines will be imposed or action will be taken as mentioned in allotment order/provisional allotment order as per Rules and regulations of EC.	

Annexure-1

Check List of Documents / Requirements for Submission Drawings to PIU

- i. Documentary proof (Allotment order, Form VIIB, Form 2 etc)
- ii. Form duly signed by owner and builder & professionals
- iii. Form (Undertaking)
- iv. NTN Certificate
- v. CNIC copy (Owner or Attorney and Builder/Developer)
- vi. Two Passport size pictures (Owner or Attorney and Partners)
- vii. Current pictures of the project site
- viii. Allotment Order where applicable
- ix. Acknowledgment of possession where applicable
- x. Site plan
- xi. Change of land use plan, if applicable
- xii. Lease deed, if applicable
- xiii. Mutation / Transfer Order / Extract / Form-II
- xiv. Registered General Power of Attorney (if any)
- xv. Six Sets of Drawings.
- xvi. Agreement with Contractor (For G+14 Registered contractor)
- xvii. Agreement with Town Planner, Architect, Structure, Engineer and Resident.
- xviii. NOC from CAA where applicable before issuance of final Construction Permit.
- xix. NOC from SEPA where applicable before issuance of NOC

Annexure-A2

- Building plans should include site location plans, floor plans, elevations, and vertical sections throughout the building showing constructional details.
- The building drawings package should also be accompanied by supporting structural calculations, specifications, and construction notes.
- The specification should indicate the materials and construction methods proposed to be used in the foundations, walls, floors, roof, drainage, etc. In addition, calculations should justify structural integrity, thermal performance of the building, and other requirements of the regulations.

Sample Payment Schedule/Details for 1-50 Acres Land for Institutes

Sr.No	Description	Rate
1	Verification of Transfer	PKR 50000
2	Review, Vetting and Approval of Master Plan	PKR 150,000/Acres
3	Review and Approval of Architectural, Structural and MEP Plan (50% built Up area as per By-Laws of 50 Acres & G+1)	PKR 17/Sq.Ft
4	NOC for Demarcation	-----
5	NOC for Site Layout Plan	-----
6	Foundation*	PKR 12/Sq.Ft
7	Plinth Level*	PKR 8/Sq.Ft
8	Each Floor*	PKR 4/Sq.Ft
9	Completion Certificate	PKR 5/Sq.Ft

Sample Payment Schedule/Details for Land for Residential

Sr.No	Description	Rate
1	Verification of Transfer	PKR 25,000
2	Review, Vetting and Approval of Master Plan	PKR 100,000
3	Review and Approval of Architectural, Structural and MEP Plan (50% built Up area as per By-Laws of 50 Acres & G+1)	PKR 10/Sq.Ft
4	NOC for Demarcation	-----
5	NOC for Site Layout Plan	-----
6	Foundation*	PKR 9/Sq.Ft
7	Plinth Level*	PKR 5/Sq.Ft
8	Each Floor*	PKR 3/Sq.Ft
9	Completion Certificate	PKR 3/Sq.Ft

Sample Payment Schedule/Details for Land in COMMERCIAL

Sr.No	Description	Rate
1	Verification of Transfer	PKR 200,000
2	Review, Vetting and Approval of Master Plan	PKR 400,000/Acres
3	Review and Approval of Architectural, Structural and MEP Plan (50% built Up area as per By-Laws of 50 Acres & G+1)	PKR 25/Sq.Ft
4	NOC for Demarcation	-----
5	NOC for Site Layout Plan	-----
6	Foundation*	PKR 12/Sq.Ft
7	Plinth Level*	PKR 8/Sq.Ft
8	Each Floor*	PKR 4/Sq.Ft
9	Completion Certificate	PKR 10/Sq.Ft