**LAND USE AND BUILDING CONTROL**

Credit Hours: 3 (2+1)

Prerequisites: Planning Legislation

**Specific Objectives**

To Introduce the Concepts of Land Use Development Control and Building Control System

**Learning Outcomes**

After studying this course, the learners will be able to:

1. Understand the methods and techniques for land use development control and building control
2. Understand the detailed methods of land use planning and building control system of planning agencies

**Content List**

* Concepts and Needs of Land Use and Building Control as a Tool for Implementation of Master Plan and other Local Plans, Zoning and Development Control.
* Processes and Procedures for Implementation of Building control. Procedural Checks such as Ownership Verification, Planning Application Forms, Drawings, Fees, No Objection Certification, Advertisements etc.
* Issue and Problems Regarding Control of Urban Land Use and Development Control. Conformity with the Development, Lands Use Zoning, Planning Criteria, Building Bye Laws, Design Guidelines, Building Line, Parking Spaces Per Business Center Jobs and Parking Spaces Per Residential Units, Chamfer Requirement, Construction over Culverts, Gross Floor Area (GFA), and Net Floor Area (NFA), Floor Area Ratio (FAR) , Open Space Ratio, Densification (Infilling; Redevelopment, Industrial Relocation) Vs Extensification (Contiguous Un- Channeled Peripheral Development, Corridor Development, Satellite Cities and New Town), Transfer of Development Rights (TDR), Guided Land Development (GLD), Land Use Classification and Coding System, Uses Classes, Opportunity Cost of Land
* Objectives and Problems of Land Use Regulation; Enforcement of Building Bye-Laws: Demarcation and Removal of Encroachments, Action Against Illegal Buildings
* Dangerous Buildings Identification, Management and/or Demolition
* Litigation Involved in Building Control.
* Commercialization Policy and Transformation of Land Uses, Land Conversions
* Private Development Schemes.

**Practical**

* Survey of Various Buildings, Markets and Plazas Regarding the Provision of Parking Space, Building Lines / Setbacks etc.
* Identification of Violation of 50 Planning Standards and Regulations.
* Evaluation of Building and Development Control Practices in the Development Authorities and Municipal Corporations.
* Enlisting Dangerous Building after Developing Parameters for Buildings to be Declared Dangerous

**Teaching Methodology**

* Lecturing
* Written Assignments
* Guest Speaker
* Field Visits/building Inspections
* Report Writing

**Proposed Assessment (theory, 100%)**

 **Mid Term (40%)**

* Written long/short questions, quizzes etc.

**Final Term (60%)**

* Written long/short questions, quizzes etc.

**Proposed Assessment (practical, 100%)**

* Presentations, assignments, report writing, viva voce, field visits etc.

**Recommended Books**

1. Gibbs, Robert J. (2012), *Principles of Urban Retail Planning and Development*, Wiley.
2. Short, Michael J. (2012), *Planning For Tall Buildings*, Routledge.
3. Stephenson, John, *Planning Procedures,* London, North Wood, (Latest Edition).
4. Telling, A. E., *Planning Law and Procedure*, Butter North & Co., London (Latest Edition).
5. LDA, Lahore, (2014) *Building Control Regulations 2014*, Lahore, LDA (Latest Edition).
6. LDA, *Lahore Land Use Rues 2014,* Lahore, LDA (Latest Edition).
7. LDA, *Lahore Master Planning Rules 2014*, Lahore, LDA (Latest Edition).
8. Levy M.J., (2003),*Contemporary Urban Planning* ,Prentice Hall, (6th edition)
9. KBCA, (2002), *Karachi Building & Town Planning Regulation,* (Latest Edition)
10. Qadeer, M.A. (1983), *Lahore Urban Development in the Third Word,* Vanguard Books Ltd.1983
11. Chapin Jr. F.Stuart, (1972), *Urban Land Use Planning*, London University of Illinois Press,
12. CDA, DHA, Byelaws for Building Control (Latest Edition)