

**Department of City & Regional Planning,**  
**School of Architecture & Planning,**  
**University of Management and Technology**

**Course Outline – Land Use and Building Control**

Course Code: CRP-413

Credit Hours: 3(2+1)

**UMT Vision**

OUR VISION IS LEARNING!

It defines our existence, inspires all stakeholders associated with us, creates a powerful momentum inside, and responds to the challenges outside. It continues to evolve as present captures new realities and foresight unfolds new possibilities.

All in an incessant attempt to help individuals and organizations discover their God-given potentials to achieve ultimate Success actualizing the highest standards of efficiency, effectiveness, excellence, equity, trusteeship and sustainable development of global human society.

**UMT Mission**

OUR MISSION IS LEADING!

We aspire to become a learning institution and evolve as the leading community for the purpose of integrated development of the society by actualizing strategic partnership with stakeholders, harnessing leadership, generating useful knowledge, fostering enduring values, and projecting sustainable technologies and practices.

**Vision and Mission Statements of the City & Regional Planning Department**

The vision statement of the Department of City & Regional Planning is:

- To be a leading City & Regional Planning Department aiming for excellence in learning, research and innovation with integrity and equity.

The mission of the Department of City & Regional Planning is:

- The mission is to establish a very important program concerning the development and management of the built environment. This is entitled as Bachelor of Science in City and Regional Planning. The studies will be focused on needs of the nation in the field of built environment of our regional, urban and rural settlements. The students are required to be equipped with knowledge of advanced skills, latest knowledge and technology used in the planning and management of various settlements. They need to be fully aware of the current world, new trends and direction of the developments in future.

**Program Educational Objectives (PEOs)**

Five years after graduating, the graduates of the program should be characterized by the following three features:

**PEO-1:**

The graduates will apply learnt knowledge and skills of spatial, temporal, and physical planning.

**PEO- 2:**

The graduates will propose and execute appropriate solutions to complex planning and urban issues and adapt recent developments in planning focusing on research, creativity, and innovation.

**PEO-3:**

The graduates will reflect core ethical values in their professional conduct and become responsible members of society.

**Program Learning Outcomes (PLOs) / Graduate Attributes**

Graduates of the BS CRP program at UMT are expected to have acquired and developed the following set of knowledge, skills, and personality traits (these are also referred to as graduate attributes)

**PLO 1: Planning Knowledge**

An ability to demonstrate knowledge of contemporary planning theories and conceptual ideologies and models.

**PLO 2: Designing Analysis**

An ability to identify and investigate problems, construct theoretical framework through literature review and case studies and synthesize information.

**PLO 3: Professional Skills**

Apply planning knowledge in design/planning process to synthesize and articulate multi-faceted variables to generate an integrated solution based on societal and environmental considerations.

**PLO 4: Usage of IT**

An ability to select and apply appropriate techniques and resources, including prediction and modelling, to complex planning activities.

**PLO 5: Communication**

Convey ideas and solutions of planning/urban problems in verbal, written and graphical modes, effectively.

**PLO 6: Leadership**

Ability to opt a role for affective coordination within the team & collaboration with the community.

**PLO 7: Professional Ethics**

An ability to apply ethical principles and professional codes following the social norms to the best interest of the society.

**PLO 8: Lifelong Learning**

Capable of acquiring knowledge, skill, and information self-reliantly from diverse sources and appreciating new ideas and concepts.

**Course Learning Outcomes:**

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

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

<b>Title</b>	<b>Course Learning Outcomes</b>	<b>PLO 1: Planning Knowledge</b>	<b>PLO 2: Designing Analysis</b>	<b>PLO 3: Professional Skills</b>	<b>PLO 4: Usage of IT</b>	<b>PLO 5: Communication</b>	<b>PLO 6: Leadership</b>	<b>PLO 7: Professional Ethics</b>	<b>PLO 8: Lifelong Learning</b>
<b>Land use and Building Control</b>	Understand the methods and techniques for land use development control and building control.	✓	✓	✓			✓	✓	
	Understand the detailed methods of land use planning and building control system of planning agencies.	✓	✓	✓				✓	✓

<b>CODE</b>	<b>NAME</b>	<b>CLO</b>	<b>CLO Type</b>
413.1	413.C1	Understand the methods and techniques for land use development control and building control.	A3
413.2	413.C2	Understand the detailed methods of land use planning and building control system of planning agencies.	C4

## **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

## **Proposed Teaching Methodology**

- Lecturing
- Demonstration
- **Proposed Assessment (theory, 100%)**
  - Mid Term (40%)**
    - Written long/short questions, quizzes etc.
  - Final Term (60%)**
    - Written long/short questions, quizzes etc.

Marks Evaluation	Marks inpercentage
Projects + Assignments	50%
Mid Term	15%
Quiz	10%
Final exam	25%
Total	<b>100%</b>

### **Recommended Text Book**

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)

### **COURSE CALENDAR**

Week	Topics /Activity	CLO	Handout
<b>Week-01</b> LEC 1 LEC 2	➤ Introduction to Course		Class Notes
	➤ Concepts and Needs of Land Use and Building Control as a Tool for Implementation of Master Plan and other Local Plans		Class Notes

<b>Week-02</b>	➤ Zoning and Development Control		Class Notes
LEC 3	➤ Advantages and Disadvantages of Zoning		Class Notes
LEC 4	➤ Performance Standard for Zoning		Class Notes
<b>Week-03</b>	➤ Processes and Procedures for Implementation of Building control. Procedural Checks such as Ownership Verification, Planning Application Forms, Drawings, Fees, No Objection Certification, Advertisement		Class Notes
LEC 5			
LEC 6	➤ Issue and Problems Regarding Control of Urban Land Use and Development Control.		Class Notes
<b>Week-04</b>	➤ Conformity with the Development, Lands Use Zoning Planning Criteria, Building Bye Laws,		Class Notes
LEC 7	➤ Design Guidelines, Building Line, Parking Spaces Per Business Center		Class Notes
LEC 8	Jobs and Parking Spaces Per Residential Units, Chamber Requirement		Class Notes
<b>Week-05</b>	➤ Gross Floor Area (GFA), and Net Floor Area (NFA), Floor Area Ratio (FAR) Open Space Ratio,		
LEC 9+10			
<b>Week-06</b>	➤ Densification (Infilling; Redevelopment, Industrial Relocation) Vs Intensification (Contiguous Un-Channeled Peripheral Development,		Class Notes
LEC 12			
LEC 13	➤ Corridor Development, Satellite Cities and New Town),		Class Notes

<b>Week-07</b> LEC 14	➤ Transfer of Development Rights (TDR),		
	<p style="text-align: center;"><i>Review of pervious lectures</i></p> <p style="text-align: center;"><i>Mid Term Exam will be Held During December</i></p>		
<b>Week-09</b> LEC 15 LEC 16	➤ Guided Land Development (GLD),		Class Notes
	➤ Land Use Classification and Coding System, Use Classes,		Class Notes
<b>Week-10</b> LEC 17 LEC 18	➤ Opportunity Cost of Land		Class Notes
	➤ Objectives and Problems of Land Use Regulation; Enforcement of Building Bye-Laws:		Class Notes
<b>Week-11</b> LEC 19 LEC 20	➤ Demarcation and Removal of Encroachments, Action Against Illegal Buildings		Class Notes
	➤ Dangerous Buildings Identification, Management and/or Demolition		Class Notes
<b>Week-12</b> LEC21 LEC 22	➤ Litigation Involved in Building Control.		Class Notes
<b>Week-13</b> LEC	➤ Commercialization Policy and Transformation of Land Uses, Land Conversions		Class Notes

23+24			
<b>Week-14</b>	➤ Private Development Schemes.		Class Notes
LEC 25 LEC 26	➤ Rules for Private Scheme development and Land Sub division		Class Notes
<b>Week-15</b>	➤ Tall Buildings		Class Notes
LEC 27 LEC 28	➤ Advertisement Rules and Regulations		Class Notes
<b>Week-16</b> LEC 29+30	➤ Planning for Industries		Class Notes