

In the name of Allah, the Compassionate, the Merciful

PART – I

1. Short title, Commencement and Extend

a. These Regulations shall be called **Planning and Development Housing Society Construction and Development Regulations**.

b. These regulations shall extend to the whole area controlled by the Planning and Development Housing Society, situated at Lahore.

c. These Regulations shall come into force with effect from the time of its approval through General Meeting of the member of the society and shall **be read in consonance with Lahore Development Authority Construction Regulations and vice versa**.

2. DEFINATIONS

In these Regulations, unless there is any thing repugnant in the subject or context, the following expressions shall have the meanings hereby respectively assigned to them or as the context otherwise require;

(a) **‘Area’** means the area of operation of the Society and/or the area shown in the Master Plan of the Society and includes any extension or modification effected therein, from time to time.

(b) **‘Approved Plan’** means plan for the building or lay out plan approved by the Society in accordance with these Regulations.

(c) **‘Addition/Alteration of Building’** includes the structural or other physical alteration for making any addition/deletion or other changes in a building.

(d) **‘Basement’** means the lowest story of a building partially below ground level.

(e) **‘Building’** means a house, out-house, flats, block of flat, latrine, privy, verandah, fixed platform, plinth, shed, hut or other roofed structure whether of masonry, brick, wood, mud, metal or other material, and any part thereof, and includes a wall (other than a boundary wall not exceeding seven feet in height and not abutting on a street) but does not include a tent or other portable and temporary shelter which does not have any foundation.

(f) **‘Building/House Line’** means a line beyond which the outer face of a building except boundary wall must not be projected.

(g) **‘Commercial Building’** means a building or part of a building, which is used as shops, offices, business arcade, show rooms, display centers, market for sale of merchandise for retail only, building used for transaction of business or the keeping of accounts, records for similar purpose; professional service facilities, petrol pumps, restaurants, cinemas, theatres, banks, clubs run on commercial basis. Storage and service facilities incidental to the sale of merchandise shall be included under this group, except where exempted.

(h) **‘Commercial Zone’** means the area where the commercial buildings are located as shown in the Master Plan.

- (i) **‘Flats/Apartments’** means a block/blocks of buildings consisting of a number of residential units built in a horizontal or vertical manner exclusively designed for human habitation in Commercial Zone with all necessary requirements such as kitchen, lavatory, bathroom etc.
- (j) **‘Folding Shelter’** means a structure made of steel tubes, fixed to pillars of the porch, having fabric covering which has the arrangement for its opening (extension) and closing, using gears/handles and any other such means for parking of vehicles only.
- (k) **‘Master Plan’** means the plan showing the lay out of the area.
- (l) **‘Mezzanine Floor’** means any floor inter-post between ground and first floor of a commercial building and having headroom not less than six feet and not more than seven feet, forming part of ground floor and having access from within the shops.
- (m) **‘NDC’** means No Demand Certificate.
- (n) **‘NOC’** means No Objection Certificate.
- (o) **‘Nuisance’** includes any act, or omission, place or thing which causes or is likely to cause injury, danger, annoyance or offence to the sense of sight, smell or hearing, or which is or may be dangerous to life or injurious to health, property and environment.
- (p) **‘Open Space/Clear Space’** means an area forming integral part of the plot, left open to the sky.
- (q) **‘Park’** means a recreational area, which may include all or any of the Following facilities:
- I. jogging tracks/walkways;
 - II. Water features like lakes, fountains, gushers etc.
 - III. restaurants or cafeterias or food stalls;
 - IV. aviary;
 - V. tube well;
 - VI. public toilets;
 - VII. any other recreational facilities (out door).
- (r) **‘Parking Space’** means an area enclosed or unenclosed covered or open sufficient in size to park vehicles in front of the commercial as well as public buildings as specified in the Master Plan or as recommended by the Society there after.
- (s) **‘Pergola’** means a structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc, of which 50% of roof is open to sky.
- (t) **‘Plinth’** Plinth means finished floor level of the building.
- (u) **‘Public Building’** means a building used or intended to be used either ordinarily or occasionally by the public such as offices of the Government as well as Semi Government Institutions and agencies, mosque, college, school, library, theatre for cultural activities, public concert room, public hall, club, hospital, public exhibition hall, community centers, lecture room or any other place of public assembly.
- (v) **‘Parapet’** means wall whether plain, perforated, paneled or made of

steel angle irons/pipes protecting the edge of the balcony, verandah, and roof of building or terrace.

(w) **‘Person’** means and includes a member, occupant, user, tenant and a licensee of a plot, house or building.

(x) **‘Registered Architect/Engineer’** means a qualified Architect/Engineer registered with the respective council and LDA.

(y) **‘Regulation’** means the Planning and Development Employees Housing Society Construction and Development Regulations and other Regulations made by the Society.

(z) **‘Reserved Area’** means an area shown in the Master Plan as such, which may be developed/re-planned by the Society for any purpose at any stage.

(aa) **‘Residential Unit’** means an independent unit consisting of rooms for human habitation.

(bb) **‘Residential Zone’** means a zone earmarked for buildings exclusively designed for human habitation and in no case shall include its use in whole or a part thereof for any other purpose e.g. commercial activities, schools, institutions, shops, offices, clinics, beauty parlors, guests houses, marriage centers, gyms, tuition centers, club activities, work shops, stores or godowns, etc. or for the purpose of political, religious and sectarian activities. It also includes parks, gardens, play grounds, sector shops and other open spaces located in the area earmarked in the residential building.

(cc) **‘Right Of Way (ROW)’** means the area of road including shoulder/berms between two opposite boundary walls of row of houses/shops

(dd) **‘Septic Tank’** means a tank in which sewage is collected and decomposed before its discharge into the public/main sewer.

(ee) **Society** means Planning and Development Employees Cooperative Housing Society registered under the Society Act.

(ff) **‘Shop’** means a roofed structure primarily used for the retail sale of goods.

(gg) **‘Shop/Offices-cum-Flats’** mean provision of shops on the ground floor and basement with the facility of offices/flats on the first and second floors.

(hh) **‘Stores/Godowns’** mean a building/buildings meant for storage of material or finished goods at the ground floor provided those goods are not of inflammable or objectionable characteristics and with provision of office accommodation above but does not include any garage or residential or commercial building.

(ii) **‘Sun/Rain Shade’** means an outer side projection from the building over a minimum height of 7 feet from the plinth level providing protection from sun/weather.

(jj) **‘Verandah’** means a roofed gallery, terrace or other portion of a building with at least one side open to courtyard or a permanent open space.

(kk) 'Ware House' means a building used for storage of commercially saleable goods at the ground floor and office accommodation above.

(ll) 'Zone' means the area earmarked for a particular use only.

(ii) All expressions and definitions mentioned in bye laws shall also be treated as the part and parcel of these Regulations.

PART - II

TOWN PLANNING AND DEVELOPEMENT

3. INFRASTRUCTURE

a. The Society shall provide roads, water supply, sewerage and shall also arrange for facility of electricity through WAPDA/LESCO or any other private power generation company/agency, gas through Sui Northern Gas (Pvt.) Limited and telephone through Pakistan Telecommunication Limited or any other agency/company etc. In case of violation of Regulation, the Society reserves the right to disconnect the facilities and impose fine prescribed by the Society from time to time, in order to discourage the recurrence of such incidents.

b. Members of the society shall plan their houses keeping in view the existing services at site, as these shall not be shifted and the plot shall strictly be utilized for the same purpose for which it has been allotted and no commercial activity of any nature/kind shall be allowed in the residential area. To preserve the sanctity of planning, no deviation shall be permitted.

c. If any of services of the Society are carried out of the area other than included in the society, the services at the defaulting premises from where the connection is drawn shall be disconnected, besides fine, which shall be imposed by the Society

4. PLOT ADJUSTMENT

d. Maximum size of the residential plot shall be of 1-1/2 kanals (6750 square feet approximately). The Society shall maintain the accuracy in the measurement of the plots allocated to the members.

e. There can be non-standard plots, which are created due to adjustment in Town Planning or re-planning of the area.

f. If the measurement of a plot on account of Town Planning is found to be increased or decreased, the allottee of such plot, in case of increase, shall be bound to pay the price of extra land determined by the Executive Committee whereas in case of decrease in measurement of a plot, the allottee shall be entitled to a refund of the amount equal to the cost of such decrease based on the cost of land and development charges determined by the Society at the time of allotment of plot.

d. In case a corner plot allotted to a member, ceases to be as such because of the area adjustment or the Town Planning or any other inevitable circumstance or reason, the members, shall be bound to accept the refund of the additional amount deposited by him/her for the corner plot.

5. DEMARCATION

e. Every member shall make an application for the demarcation plan of the plot located in the area open for construction/possession on the prescribed

form to the Engineer (Maintenance) of the Society at least 7 days prior to such demarcation plan.

f. The application shall be routed through the Secretary who shall verify payments of all dues. After demarcation, Society shall provide one copy of the Site Plan at the scale of 1 inch = 40 Ft to the member /legal attorney.

g. The Society, on payment of the prescribed charges may allow the demarcation, of a newly created plot as a result of sub-division/ amalgamation.

6. DIGGING

Nobody shall be permitted to dig or cut the road space including shoulders/ berms without prior written permission from the Society Defaulters shall be liable to pay fine as prescribed by the Society.

7. AVOID BLIND CORNERS

All residential corner plots shall be splayed (champhered) as per Town Planning to avoid blind corner/ increase sight distance.

8. DISPARITY OF GROUND LEVEL

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

9. GROWTH OF TREES AND VEGETATION

a. The occupants or members shall help out the staff of the Society in tree plantation and protection. Each occupant or member shall plant at least 4 trees in front of his premises at the place marked by the Society, whereas all the plantation beyond the boundary wall shall be the property of the Society
b. No person shall be allowed to grow any vegetation or to raise obstruction out side of his premises to encroach/occupy the space or to block the road or to reduce the openness of areas or create obstruction to the visibility i.e. flowers pots/planters and hedges etc. or such like acts or omissions which mars the beautification of the area. To eradicate such acts or omissions, Society shall reserve the right to remove such vegetation or obstruction at the cost of such person.

c. No person shall be allowed to cut the trees within the area of the Society
Whoever violates, shall be fined as prescribed by the Society

d. Construction of rockery or hard landscaping beyond the boundary wall shall strictly be prohibited; however flowerbeds of small plants and flowers, up to 2 feet and parallel to boundary wall, made of bricks or other similar material, having maximum height of 6 inches, may be allowed.

10. UTILITY CONNECTIONS

a. Application for utility connections such as Sui Gas, Telephone and Electricity, Cable TV, and Cable internet etc shall be made directly to the concerned department/company/agency in accordance with their requirements.

b. The occupants/residents/members shall have to observe the Rules, Regulations and instructions of the concerned department/agency/company whose services are being utilized. If for any reason, the facilities to be provided by the department/agency/company are delayed, Society shall accept no liability, even if there is a breakdown in services.

11. WATER SUPPLY

- a. Application for water connection shall be made on the prescribed form to the General Secretary of the Society. The applicant shall also be required to pay water connection fee as fixed by the Society
- b. The applicant shall also pay for the supply of water as per meter-reading or on flat rate as decided by the Society
- c. Special rates for supply of water, as decided by the Society, shall be charged at the time of new construction, addition or alteration etc.
- d. In case of disconnection of water supply service by the Society, the person shall be liable to pay monthly charges of water supply during the disconnection period, as per routine. The member shall also pay reconnection charges as prescribed by the Society by restoration of disconnected water supply.
- e. The resident/occupant/member shall be liable to make the payment of any arrears with penalty or fine imposed by the Society
- f. No person shall be permitted to bore well/tube well/water pump for alternate supply of water or install motor/pump directly on the water supply line in any way. If a person commits any such act or omission, shall be liable to fine prescribed by the Society
- g. The Society may allow boring of shallow pumps only for construction purposes and upon completion of the construction the bore shall be destroyed.
- h. Separate charges shall be levied for the house having swimming pool.

12. RENTING OUT - BUILDING

NOC must be obtained from Society to rent out building to one or more than one tenants.

13. SEWERAGE/MANHOLE

- a. At the time of completion, Society shall provide the facility of sewerage by connecting the house to the main network of sewerage system. The member shall pay connection charges as well as monthly sewerage charges as decided by the Society from time to time.
- b. The member shall construct a septic tank and maintain it effectively so that partially treated sewerage flows into the sewerage system.
- c. No person shall be allowed to connect his sewerage with the main sewerage net work himself. For this he has to apply the Society, otherwise he shall be liable to pay fine amounting to Rs.10000/- at one time.
- d. In case of disconnection of the sewerage service by the Society, monthly bill of sewerage shall be charged, as per normal routine for disconnection period. The resident/occupant/member shall pay reconnection charges as prescribed by the Society for sewerage service.
- e. In case a building is occupied without applying for sewerage opening, the date of sewerage opening shall be considered as one and a half year from the date of approval of drawing or date of occupation of building which ever is earlier. In such case the Society may levy fine for this violation.

14. SUB-DIVISION

- a. The Society has designed its services on the basis of one house per plot. The Society may, at its discretion, allow the sub-division of

1-1/2 kanal plots (corner) or duplex only, into two equal parts. Plot shall be sub-divided only after the area is fully developed and finally demarcated, provided that: -

I. The application for sub-division/additional unit shall be made on the prescribed form.

II. All dues pertaining to the plot have been cleared. Separate water supply and sewerage connection shall be provided by the Society on payment of prescribed charges.

III. The site plan issued by the society shall be attached with the application.

IV. Sub-division/additional unit fee shall be paid through a challan form issued by the Society

V. In case of house, the applicant shall submit 6 prints, of approved drawing for each unit, with the application.

VI. Sub division of the duplex shall only be allowed when both portions have reached minimum up to plinth level.

b. Corner plot of 1-1/2 kanal size may be sub-divided even before construction subject to the following conditions: -

I. Separate sewer and water connection shall be obtained on the payment of requisite fee.

II. Clear spaces of one 15 marlas shall be applicable to the sub-divided units of 1-1/2 kanal plots.

c. Division of house (duplex), other than non-corner, shall be as per sketch given at annex A.

d. Sub-division of corner plots shall be as per sketch given at annex-B.

15. COMBINATION/AMALGAMATION OF PLOTS

Combination/Amalgamation of two or more plots for making one building shall not be allowed unless otherwise mentioned below:

a. Amalgamation of plots shall only be permitted, subject to payment of requisite fee as prescribed by the Society

b. Two residential plots of 15 marlas or below may only be amalgamated such that maximum plot size for residential buildings shall not be more than 1-1/2 kanals.

c. Any number of commercial plots may be combined/amalgamated. However, there is no limit on maximum number of commercial plots.

16. SUB DIVISION OF AMALGAMATED PLOTS

The Sub Division of amalgamated plots shall be permitted subject to payment of requisite fee to the Society keeping in view the clear space restrictions of the Society.

17. DEVELOPMENT CHARGES

The development charges shall be worked out tentatively subject to finalization of development works and the Person shall be responsible to

pay the balance, if any, on completion of the development work.

PART - III

ERECTIONS AND CONSTRUCTIONS

18. APPLICATION FOR ERECTION, ADDITION AND ALTERATION

a. Every person who intends to carry out building works within the area of the Society shall comply with the requirements of these Regulations.

b. The Owner/member/ Architect must consult the latest LDA Building Regulations for more details as well as other applicable Regulations of the Society.

c. All applications shall be made in Building Application Forms A&B prescribed by the Lahore Development Authority

d. Application for erection, construction, addition, alteration, major renovation and demolition of building, shall be made to the Society on the prescribed form for obtaining approval from the Society for such erection, construction, addition alteration or major renovation.

e. No construction, addition or alteration etc. shall be allowed unless drawings are approved by the society and sanctioned by the Lahore Development Authority.

19. DRAWINGS AND DOCUMENTS

Application for erection, construction, addition or alteration of building shall be made to the Society with the following documents:

- a. Ten sets of drawings and one original on tracing cloth,
- b. Copy of Site Plan showing the north direction, boundaries of proposed plot, adjacent plot, roads and the block/sector in which the plot is located,
- c. Copy of computerized national identity card (C.N.I.C.) and allotment/transfer letter,
- d. Paid challan for dues,
- e. Undertakings required under these Regulations.

20. BUILDING PLAN

The building plan/drawings, signed by qualified architect, shall be submitted by the member to the society, indicating the following details:-

- a. external dimensions of the main building, with and without extended portions;
- b. the thickness and composition of all beams/columns/lintels and other, RCC components and all other supports;
- c. schedule of open and covered area;
- d. positions and dimensions of all projections beyond the walls;
- e. internal dimensions of all rooms;
- f. lay out of water supply including construction details of underground and over head water tanks;
- g. detail of ramp with the help of cross section;
- h. layout of sewerage system, proposed and existing drains, privies, kitchen, gutters and spouts and cross section of septic tanks;
- i. schedule of steel reinforcement of roofs, beams and lintels and other RCC

elements;

- j. location of kitchen grease trap and screens;
- k. the level and width of the foundations and level of the ground floor and each floor with reference to the level of the center of the road on which the front of the proposed building is to abut.;
- l. the dimensions of all rooms and positions of doors, windows and ventilators in each room of every storey;
- m. schedule of doors and windows indicating ceiling level;
- n. overall height of building including overhead water tank, staircase (maximum up to 38 sq feet) and parapet walls etc, if any;
- o. cross-section of boundary wall towards road;
- p. details for foundations, plinth, super structure, roof, joinery, walls up to the roof level and parapet of the upper stories together with size and number of iron bars to be used in pillars, beams and slabs etc;
- q. assessment of electric load in the proposed building;
- r. site plan of the plot including width of road and key plan of layout of buildings;
- s. plan and elevation at the minimum scale of 1 inch = 8 ft;
- t. sectional drawings at the minimum scale of 1 inch = 4 ft;
- u. a certificate from the registered engineer/architect that all components of the building have been designed by him or rechecked in case the same have been originally designed by some one other than the enlisted architect/engineer;
- v. a structural stability certificate for residential buildings from the registered structural engineer, where as for commercial buildings stability certificate issued by M.Sc.(structure) shall only be acceptable; and
- w. the applicant shall on demand produce all necessary details of the structural designs/calculations in order to ensure the safety of the buildings.

21. SCRUTINY OF DRAWINGS AND DOCUMENTS

- a. The Society shall scrutinize the drawings and documents within 30 days.
- b. The Society may reject the application and return the drawing and documents, if plans are unintelligible, ambiguous or are in contravention to the Regulations, by giving reason in writing for such refusal or return.
- c. The Society also reserves the right of rejecting the plans or suggesting any modification which though may not contravene with the Regulations but are injurious to health, welfare, safety and comfort of the residents and their interests.
- d. The applicant may resubmit such an application after necessary modifications, corrections and rectification/removal of observations in the drawings and documents. On resubmission it shall be deemed, as if the fresh application has been submitted and a period of 30 days for approval shall again commence from the date of resubmission.
- e. After the 'approval', the applicant shall collect the documents in person.
- f. Any oversight in the scrutiny of documents and drawing at the time of the approval and sanction of the building plan shall not entitle the person to

violate the Regulations.

22. ENGAGEMENT OF REGISTERED ENGINEER/ ARCHITECT ETC.

- a. Every member, intending to carry out entirely new building work or to involve in addition, alteration or demolition, shall engage a registered engineer/architect, to supervise the work.
- b. Architects shall be required to know the regulations, policies and procedures, in order to avoid any confusion and difficulties to the member.
- c. A certificate upon prescribed Form, duly signed by the architect, shall be obtained by the member and shall be submitted to the Society for such work, which is executed under the supervision of such expert.

23. CONSTRUCTION PERIOD

- a. The member shall commence construction of the building within a period of 2 years after the possession is given at site failing which the person shall be liable to pay non-construction penalty as prescribed by the society.
- b. .
- c. The person shall complete the building within a period of two years reckoned from the date of approval of the drawing by the Society, failing which the Society may impose penalty/fine for non-completion.
- d. The period of validity of a sanctioned plan shall be three years from the date of its sanction from LDA.**

24. CLEAR SPACES

- a. The member shall have to leave the following minimum clear spaces for each category of plot:

Front Rear Side Side

- (i) 1-1/2 kanal 20.75 ft 8.37 ft 5.37 ft 5.37ft
- (ii) 15 Marlas 10.75ft 5.37 ft 5.37 ft not required
- (iii) 8 Marlas 5 ft 5ft not required not required

- b. For odd shaped/non-standard plots the requirements of clear spaces would be governed as stated below: -

I. The open area required to be left as clear spaces on each side and is to be kept clear in totality instead of uniform space from the boundary wall.

II. The total area permissible to be covered could be built leaving the rest as open.

III. In case of non-standard plots covered area proportionate to the plot size may be covered, leaving the rest as open space on various sides.

IV. The width of clear space on any side, for any size of plot would not be less than 3ft - 9 inch (including the thickness of boundary wall).

NOTE: No construction, even temporary, shall be carried out in the clear spaces except stairs for basement (2.5 feet wide), under ground water tank, drains, septic tanks, sewers and spiral steel stairs at the rear if servant quarter is located at the first floor. Pergola shall not be extended into clear spaces.

25. MAXIMUM HEIGHT

- a. Maximum height of residential building of any type shall not exceed 35 feet from road
- b. The height shop shall be restricted to a maximum of 18 feet from the

crown of the road.

c. The height of car porch if resting on boundary wall shall not be less than 9 feet and not more than the roof level of ground floor.

d. The maximum height of boundary wall shall not exceed 7 feet from the crown of the road. However steel grill up to 2 feet is allowed for security reasons only.

e. Only that height of violation in residential/commercial buildings shall be compounded which is due to the construction of overhead water tank, parapet wall, canopy, sky lights and stair mumtee etc. executed for beautification/improvement of elevation of building and which does not serve as living/storage space.

f. Maximum height of a building in Commercial Zones shall be as follow:

(a) For 2 to 20 Marla Plots, height of building may be increased to 50 feet for accommodating machine room for lift and water tank.

26. COVERED AREAS

A. In case of Residential Buildings

a. Basement. 100% of allowable covered area excluding porch area.

b. Ground floor. Refer to Regulation No. 25.

c. First floor. If construction is envisaged on the first floor, covered area of first floor shall not exceed 75% of the total permissible area of the ground floor irrespective of the area covered at the ground floor, the second floor shall not be permitted. However for 5 and 7 marlas plot 100% area of Ground Floor may be covered at First Floor.

d. 2 feet wide sun/rain shade shall be permitted however the shade cannot be combined with open terrace except on front side. This shade shall not be used as, balcony, walkway and passage however concrete/brick parapet wall or railing may be allowed.

e. Towards front, porch roof shall be projected as cantilever maximum of 2 feet provided no construction shall be made on the extended portion.

f. Folding Shelter can be used to extend car porch by maximum of 6 feet from the edge of the car porch for use as sunshade for parking vehicles.

g. No balcony shall be made on the sides.

h. Maximum number of porches which may rest on boundary wall:-

1-1/2 Kanal Two.

15 Marlas One. (Corner plot shall have two)

8 marla or less One

i. Maximum depth of car porch shall not be less than 12 feet excluding 2 feet projection, whereas maximum depth shall not exceed 18 feet excluding 2 feet projection.

Explanation: Covering open area and pergola with fiberglass, steel structure, asbestos, cement sheet and with other similar material shall be taken as covered area

B. In Case of Commercial Buildings

a) Basement. 100% of plot leaving space for septic tank and under ground water tank.

b) Ground floor. 100% of plot

c) **Mezzanine floor.** 70% of shop area excluding veranda.

d) **1st floor.** 100 %of ground floor.

e) **2nd floor.** 100% of ground floor.

C. In Case of Sector Shop.

a) **Ground floor.** 100%

b) **Mezzanine floor.** 75%

27. HEIGHT OF PLINTH LEVEL ABOVE GROUND/ROAD LEVEL

a. The top of plinth of the buildings shall not be less than 1.5 feet from the crown of the adjoining road, in case of building without basement and 3 ft - 6 inch in case of building with basement.

b. Lawn level/ top of ramp shall be 6 inch higher than the crown of the adjoining road in order to have smooth slope of ramp. Ramp shall be made as per approved plan of the Society

28. BOUNDARY WALL

a. The members who constructs boundary walls first shall be entitled to make 9 inch thick wall using 4½ inch of the adjoining plot, provided the layout has been got approved from the Society However no space from Right of Way (ROW) of road/street shall be utilized for this purpose. The boundary wall shall be considered as Common Boundary Wall and both neighbors shall have full right to use it on their respective sides/top. The maximum height of boundary wall shall be 7 feet from the crown of the adjacent road, however 2 feet high steel grill can be erected on top of the boundary wall for security purposes.

b. Before starting main building, boundary wall shall be got checked at ground level.

c. The gate of the house of the corner plot shall not be provided in the chamfered portion of the boundary wall.

29. DISPOSAL OF SURFACE WATER

A water channel of 3 inch X 6 inch size shall be constructed in line with boundary wall inside the gate. This drain shall suitably be disposed off into septic tank of the house.

30. ROOM- SIZE AND HEIGHT

a. The minimum size of living room shall not be less than 100 square feet (minimum dimension not less than 9 feet). All rooms shall be well lit and well ventilated.

b. The height of ceiling of living rooms in residential building shall not be less than 10 feet or more than 12 feet for ground and first floors.

c. Height of ceiling of basement shall not be less than 9 feet and more than 10 feet.

31. STAIRCASE MUMTEE

The maximum size of staircase (mumtee) shall not exceed 100 square feet in area within the permissible height.

32. SWIMMING POOL

Construction of swimming pool shall not be permitted in the residential building having area less than one kanal and the construction of swimming pool on roof top of first floor shall also be not allowed.

33. BASMENT OF RESIDENTIAL AREA

a. Single storey basement shall be permitted in the residential area. In such cases, the height of plinth of ground floor shall be 3 ft – 6 inch from the crown of adjoining road. However height of plinth of ground floor can be relaxed up to the normal plinth level where sunken area is allowed.

34. VERIFICATION OF CONSTRUCTION AT DIFFERENT STAGES

Every member shall be bound to get construction verified from the Engineering branch of the Society at the following stages in order to avoid violations of the Regulations:

- a. When the layout has been completed before starting the work.
- b. On completion of the boundary wall at Natural Ground Level.
- c. On construction of the main building up to DPC level.
- d. Before pouring of roof slab of the ground floor.
- e. On raising of 1st floor structure one foot above roof of ground floor.
- f. Before pouring roof slab of 1st floor.
- g. On construction of septic tank and ramp.
- h. On final completion before occupation at the time of getting sewer connection opened.

***NOTE:** Permission to proceed further after inspection of a stage does not absolve the member from his responsibility to construct a house free of violations. In case some violations are observed at any stage the registered person shall have to get these regularized/removed as soon as such a violation is intimated to him by the Society*

35. INSPECTION OF BUILDING

- a. The authorized officer/staff of the Society may inspect the premises, at any time during execution of work or after the completion without giving prior notice, to ensure the compliance of the regulations and check violations. If the member/occupant denies inspection, the Society may disconnect water supply, sewerage services and a fine may be imposed. Water supply, sewerage services shall be restored on payment of fine (if any) and restoration charges.
- b. If on such inspection, it is found that the building works contravene to any of the regulations, the Society shall give due notice to the member/occupant with the object of bringing the works in conformity to the approved plan or stop the work till the approval of amended/revised plan.
- c. In the event of non-compliance, the work shall not be proceeded further and the Society may order to demolish that much of the construction as contravenes to any of the Regulations at the cost of the person. The Society reserves the right to disconnect or refuse any or all the services and impose fine. Water supply and sewerage services shall be restored on payment of fine (if any) and restoration charges.
- d. If the member/occupant is dissatisfied with the notice under Regulation 35 (b), he/she can file an appeal before the secretary of the society within 15 days to reconsider the case, provided that work is suspended on filing of the said appeal and till the decision of such appeal. The Society shall

decide the said appeal after hearing the appellant within such period as consented or agreed upon.

e. If the appeal is rejected, the appellant shall be bound to rectify the violation within such period as specified in the decision made on said appeal.

36. WATER TANKS

The member shall construct underground and over head water tank in the house/shop. He shall make arrangements for pumping water from underground water tank to overhead water tank. The Society shall be responsible to ensure that the water reaches underground water tank.

37. GUARD ROOM

In a residential building a guard room may be constructed having size of 5ft × 5ft, with a maximum height of eight feet from the road level adjoining to the main gate towards the lawn.

38. COMPLETION OF BUILDING

a. On completion of building, the member shall contact Society for sewer connection before occupation of the building.

b. The member shall submit two copies of completion drawing; two photograph of 6 inch × 4 inch size showing front elevation of the building along with requisite fee for issuance of completion certificate.

c. Completion certificate shall be issued normally, within 20 days, if no violation is observed and construction is found in accordance with the approved drawing. Date of completion shall be treated as 1.5 year from the date of approval of drawing or opening of sewer whichever is earlier.

d. The member is bound to obtain completion certificate within 2 years of approval of drawing failing which fine shall be levied per month.

39. CONSTRUCTION VIOLATIONS

The following shall also be considered as construction violations.

a. Sewer manhole shall not be tempered for drainage of surface water.

b. Ramp slope must finish within 5 ft from the boundary wall and drive way shall have a slope conforming to road slope towards the house.

c. Since the area outside the boundary wall is liable to be dug by the Society for providing connection/carrying out repairs without intimation, therefore the member must not construct costly ramps.

d. Disposal of leftover construction material/debris etc outside the society premises is the responsibility of the Owner constructing the house.

e. No water points/taps shall be installed outside the commercial building as well as outside the boundary wall the residential building.

f. Permanent fence, rockery, hedge, and other permanent structure outside the boundary wall shall not be permitted.

g. Earth filling outside the boundary wall shall be 2 inches below the adjoining road edge. Society reserves the right to work there whenever the need arises or it wishes to widen the road.

h. No permanent or temporary guard post including tents shall be made outside the boundary wall.

i. Damaging the road by mixing concrete or cutting/bending steel bars on the road,

placing concrete mixer on road berm.

j. Cutting the road surface without written approval from the Society or causing damage to the road or erecting speed breakers or any other obstruction on road shall not be permitted.

NOTE: *The members/residents/occupants shall be bound by the decisions and directions of the society, failing which they shall be liable to be penalized according to the gravity of the offence which may include the disconnection of any or all services.*

40. REQUIREMENTS FOR COMMERCIAL ZONE

a. Basement may be constructed under verandah by leaving space on either side to accommodate under ground water tank and septic tank. The level of verandah shall be kept at the same level as that of existing building on either side, in that row.

b. The slope of verandah floor shall be 1 : 20, width of verandah shall be 8 feet between the wall and the outer side of verandah pillars for commercial buildings, whereas for sector shops and commercial plots having two marla areas, the clear verandah of 6 feet shall be constructed.

c. The person may construct one or two shops in the available frontage, for above two marla shops.

d. The person shall ensure the fulfillment of the following standards: -

I. Floor level of the shop shall be 1 ft 6 inch above the road level for shops without basements and 3 ft – 6 inch for shops with basement.

II. No spouts shall be fixed on the top roof for drainage of water. It shall be drained through down pipes.

III. Height of the ground floor excluding the roof thickness shall not be more than 16 feet if mezzanine floor is constructed and shall not be less than 12 feet without mezzanine floor whereas minimum height of first floor and second floor excluding roof thickness shall be 10 feet. Minimum height, if mezzanine floor is constructed, shall be 8 feet. Clear head room of mezzanine floor shall not be less than 7 feet.

IV. Mezzanine floor may be allowed at ground floor only up to 70% of ground floor area excluding verandah. The approach to the mezzanine floor shall be from the ground floor shop. Area adjacent to verandah shall be kept void. No access shall be provided to mezzanine floor from the stairs leading to upper floors.

V. For the first and second floor, the person shall make the stairs in his own space, excluding verandah.

VI. The fascia shall be provided at the roof level of ground floor and first floor, which should be 2 feet wide to fix the hoarding etc. Sponsored hoardings are not permitted.

VII. No steps are allowed to be constructed in the verandah to access shop or upper floor. These shall be planned within the shop.

e. Joining of two independent buildings /shops through enter connecting Door/opening shall not be permitted.

f. 2 feet projection is allowed towards road side but no construction shall be permitted on the projection.

g. Layout of sewerage shall show grease trap, screen, manhole, septic tank etc.

- h. Foundation shall not be permitted to extend beyond the property line.
- i. No ramp shall be constructed in commercial area but hard standing with a gradient of 1:300 shall be constructed sloping from road edge to property line, terminating into a masonry drain of approved design and size, covered with steel grating to receive storm water. The drain would be linked to service sewer through septic tank. There shall be no separation between adjacent hard standings.
- j. Obstruction of any nature, such as steps (concrete, steel, wooden) placing of flower pots, erection of any fence/ structure and storage of any item in verandah of any shop/building shall not be permitted. It shall be used as free passage only.
- k. Basement parking in all commercial buildings having area more than 4 kanals shall be provided.
- l. Machine room for lift is permitted to be constructed on 2nd floor up to 50 sq feet but within permissible height.
- m. Staircase (Munti) is permitted to be constructed on 2nd floor up to 100 sq feet but within permissible height.

41. PARAMETERS FOR COMMERCIAL BUILDINGS CONSTRUCTED ON AREAS MORE THAN 3 KANALS

- a. **Clear Space:** Clear space having a width of 6 feet shall be left on both sides of building to accommodate services, provided air circulation/sunlight to the occupants of building and caters for emergency requirements such as access for the fire fighting etc.
- b. **Number of Floor;** Maximum number of floor can be for (i.e. Ground, Mezzanine plus three floors) with single basement of five (I.e. Ground, Mezzanine plus four floors) in case of double basement parking in Phase – I to IV.
- c. **Width;** Minimum width of main corridors shall not be less than 10 feet. However corridors serving up to three shops only can have a width of 8 feet.
- d. **Size of Shop;** Minimum size of individual shops shall not be less than 150 square feet.
- e. **Parking Space;** Minimum parking space in the basement shall be one parking bay for every 1000 square feet of covered area (excluding basement area). For providing required space two basements can be constructed. Sufficient space for surface parking shall be provided for which ground floor of building shall be depressed by 20 feet for entire length of plot on all sides (facing road) supported on columns, if required. Construction of first second and third floor up to plot line on sides (facing road) shall be anyhow be permitted.
- f. **Reserved Parking Area;** One parking per 9000 square feet for covered area shall be reserved in surface parking, close to main entrance, for handicapped/senior citizen, which shall be marked as such prominently.
- g. **Minimum Accesses;** Minimum two accesses i.e. two stairs or two escalators or one stair and one escalator (other than lifts) shall be provided in the plot size is upto 3 kanals. One additional access shall be provided for every subsequent area of 2 Kanals or its fraction. In case of double basement parking or number of floors more than 3, it shall be mandatory to provide one lift/escalator providing access through lifts/escalators to all the floors.
- h. **Public Toilets;** Public toilets (separate for gents and ladies) shall be provided on each floor. One toilet each for ladies and gents would be mandatory for covered

area of 4500 square feet and its fraction.

i. **Fire Fighting;** Latest fire alarm and fire fighting systems shall be installed in all the buildings constructed on large size plots.

j. **Maximum Height:** Maximum height of commercial building (constructed on plots measuring more than 3 kanals but up to 6 kanals) shall be 55 feet from adjacent road level. Anyhow machine room for lifts (maximum area 75 square feet for one lift) can have a height of 61 feet. Similarly overhead water tank (maximum area 100 square feet) can also extend up to 61 feet. Overhead water tank and one machine room shall be located such that they have one common wall. Maximum number of floors shall be FOUR excluding mezzanine floor.

k. **High Rise Buildings;** Maximum height of commercial building (constructed on plots measuring more than 6 kanals) shall be decided by the executive board on case to case basis.

All other regulations pertaining to commercial buildings shall be applied mutatis mutandi to the commercial buildings constructed on large size plots.

42. PARAMETERS FOR EDUCATIONAL INSTITUTIONS

a. **Parking Space:** All educational institutions shall leave 20 feet wide parking space in addition to the road space (ROW) on all the sides of their having roads. Parking shall also be provided in the basement for vehicles of the staff as approved by the Society

b. **Clear Space:** All educational institutions shall leave 30 feet clear space at front whereas 10 feet space at other three sides between the compound wall and the building line.

c. **Ventilation:** Each classroom should have at least two doors, one on each end for better and free ventilation. Adequate cross/forced ventilation shall be provided at opposite directions.

d. **Lavatories:** An adequate number of lavatories should be provided at each floor.

e. **Water Points:** Electric water cooler shall be provided on as required basis.

f. **Residential Accommodation:** No residential accommodation shall be built for the staff in the premises allocated for institute. However guardrooms may be constructed in the premises with the approval of the Society

g. **Height of Rooms:** Minimum of 12 feet clear height shall be provided for main rooms such as classrooms, laboratories, libraries etc. The clear height of these rooms may be 10 feet if air-conditioning is proposed and implemented.

h. **Master plan:** School administration shall submit a Master Plan of the use of space even if they may not be interested to construct the total area initially. The Master Plan shall clearly indicate the playing areas, which shall never be utilized for construction purposes. The assessment of such areas shall be made keeping in view the standard sizes of playground for various games.

i. **Minimum Height:** Minimum height of the educational institutions shall be restricted to 44 feet with three storeys if it is constructed in area other

than residential area, whereas it shall be 30 feet with two storeys in residential area.

j. **M.I.Rooms:** A room for medical treatment shall be provided.

PART IV

Miscellaneous.

43. FIRE PROTECTION

- a. Buildings shall be planned, designed and constructed to ensure adequate fire safety to the property and inhabitants.
- b. All members shall be bound to provide at least one fire extinguisher in each house/building, indicating the location of the same in the proposed plan.

44. INSTALLATION/ERECTION OF SKY BOARDS

45. INSTALLATION/ERECTION OF ANTENNA/COMMUNICATION TOWER

46. NEON, PLASTIC, OTHER SIGN BOARDS ON SHOPS

47. CONSTRUCTIONS NOT ALLOWED

No constructions, erection, alteration and installation shall be allowed for the purposes of the following businesses in commercial areas without prior written permission of the Authority:

- a. Hotels, restaurants and takeaways
- b. Auto workshops and repair shops
- d. Industrial activities
- e. Mutton/beef, chicken shops, vegetable/fruit shops (only allowed in sector shops).
- f. Any other activity of public nuisance or environmental pollution.

48. CONSTRUCTION OF HOSPITAL/CLINIC

Hospitals, Clinics and Laboratories will not be allowed to be constructed on Commercial plots other than those earmarked for construction of hospital in the Town plan

49. SPECIAL PROVISION FOR THE DISABLED PERSONS

- a. Every commercial building having an area of 4500 square feet or above shall have at least one access/exit for the disabled persons, which shall be indicated with proper signage. The entrance shall be through a ramp (slope not more than 25 degrees with non-slip surface) together with stepped entry. If floor of the building is more than two steps high or the riser of steps is equal to or more than 6 inches, the ramp, thus provided, shall start in line with the lowest steps but inside the property line.
- b. Space for parking of one car at road level near the main entrance with maximum travel distance of 20 feet to the main entrance and one in the basement parking (if provided) for every 4500 square feet of area.
- c. Handrail shall be provided with the ramp if the numbers of steps are more than four.

50. PRIVACY

- a. The construction and erection shall be carried out on the norms of privacy of the neighbors.
- b. Keeping in view the sanctity of the privacy of the neighbors window/cills and pardah walls of the servant's quarters shall be kept at 7 feet from the

floor.

51. GENERATOR

Generators shall not be used as a prime source of electric supply. It may be used as standby with following Conditions:

- a. Noise beyond the boundary limit shall not be more than 15 decibel. Proper arrangements for noise control shall be made.
- b. Generator can only be placed within building line or on roof top. The generator shall not be placed in clear space.

52. INSTRUCTIONS FOR RESIDENTS, OCCUPANTS AND OWNERS

- a. Green belts shall always be kept lower than the road berm, failing which; it shall be dozed off by the Society without giving any notice.
- b. Vacant plots shall not be used for marriage, parties and meetings etc, without written permission from the Society and on payment of the prescribed charges.
- c. Washing of cars outside the house is not permitted.
- d. Garbage shall not be thrown in front of houses/shops/public buildings. Garbage shall be placed in basket, which shall be fixed on the boundary wall of the houses from where Society staff shall pick up the garbage for disposal. The Society shall provide basket on payment. Shopkeepers shall place dustbin in front of their shops and place the garbage in dustbin from where it shall be picked up under Society arrangements.
- e. Wall chalking, writing on walls and pasting of posters etc. on the walls shall not be allowed

53. POWER OF MANAGEMENT COMMITTEE OR IT'S AUTHORIZED OFFICER.

If the building works shall be commenced or carried out contrary to the provisions of these regulations/approved building plan the Society shall: -

- a. By written show cause notice require the member or occupant, who is carrying out such building works to stop all work forthwith.
- b. If such person fails to show sufficient cause to the satisfaction of the Society why such building works or part thereof shall not be removed or altered, the Society may take the following actions: -

I. Require the person who has carried out the works against the provisions of these regulations/approved building plans or order him to demolish the whole building or part thereof.

II. In case of failure to demolish the unauthorized works, the Society shall demolish such works at the risk and cost of the member/occupant. In case of non-compliance, registration may be cancelled and premises may be taken over by the Society

54. CANCELLATION OF PERMISSION

- a) If at any time, after permission to carryout building works has been granted, and the Society is satisfied that such permission was granted in consequences of any defective title of the applicant, material misrepresentation or fraudulent statement contained in the application made or in the plan, elevations, sections or specifications of the documents

submitted therewith in respect of such building, the permission may be cancelled and any work done there-under shall be deemed to have been done without permission.

b) The approving Society reserves the right of rejecting the plan or suggesting any modification which though may not contravene the laid down building regulation but are injurious to the interest of the community/ society.

55. AMENDMENTS

The Executive Committee is competent and has power to amend and relax these regulations from time to time, as it may deem necessary. The term amendment covers addition, deletion, substitution and modification of the regulations.

SUMMARY OF IMPORTANT BUILDING BYE-LAWS

1. The member shall have to leave the following minimum clear space for each category of plots

AREA OF PLOT

FRONT REAR SIDE SIDE

30 Marlas 20.75' 8.37' 5.37' 5.37'

15 Marlas 10.75' 5.37' 5.37' Not required

8 Marlas 5.00' 5.00' Not required Not required

2. Maximum height of residential building of any time shall not exceed 35feet from the road level including water tank.

3. Basement 100percent allowable covered area including porch area.

4. 2feet wide sun/rain shade shall be permitted.

5. Towards front porch roof shall be projected as cantilever maximum 2feet.

6. The top of the plinth of the building shall not be less than 1.5feet.

7. Lawn level/top of the ramp shall be 6" higher than the crown of the adjoining road.

8. The height of the ceiling of living room in residential building shall not be less than 10feet or more than 12feet.

9. The height of the ceiling of the basement shall not be less than 9feet.

10. Ramp slop must be finished within 5feet from the boundary wall.

11. All residential corner plot shall be splayed as per town planning to avoid blind corner.

12. No body shall be permitted to did or cut the road/shoulder/berm without prior permission from the society.

13. The member shall commenced construction of building within a period of 2years from the date of given possession or area has been open for possession/construction by the society, failing which the person shall be liable to pay non-construction penalty as described by society.

14. The person shall complete the building within period of two years reckoned from the date of approval of drawing by the society, failing which the society may imposed penalty/fine for non-completion.

15. The period of validity of the sanctioned plan shall be one year from the date of its sanction from society.

16. NOC must be obtained from society to rent out building one or more than tenant.

17. The member shall construct a septic tank and maintained it effectively so that

partially treated sewerage flows into the sewerage system.

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18. To control the rain water or waste water P. Trap should be constructed in the corner of the ramp.

19. RCC pipe 9" dia should be laid at the depth of 2 to 3 feet under the ramp to cross further new telephone cable etc.

20. Electricity Telephone and Cable connection should be laid under ground from pole to the main building.