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DHA CONSTRUCTION & DEVELOPMENT REGULATIONS - 2020

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CONSTRUCTION AND DEVELOPMENT REGULATIONS

Whereas after repeal of the Defence Housing Authority Lahore Ordinance 1999 (Punjab Ordinance L1 1999), Chief Executive's Order No. 26 of 2002, for the reconstitution of Defence Housing Authority Lahore, has been promulgated and published in Gazette of Pakistan dated September 19, 2002.

And whereas, the Executive Board of the Defence Housing Authority (D.H.A.) is empowered to make Regulations under Article 23 of Chief Executive Order No 26 of 2002 and to get them published in Government Notification in the Official Gazette.

And whereas, the Executive Board in order to carry out the purposes of the order and in exercise of its powers conferred upon under Article 23 Read with Article 4 and all other enabling provisions of the said Order is pleased to make the following Regulations.

whereas, the need arises to substitute the limits / bounded areas of the controlled area on account of expansion of DHA Lahore, Gujranwala, Multan, and Bahawalpur chapters. Notification under Articles 2(J), 7 & 13 of the Defence Housing Authority Lahore Order read with Controlled Area Prevention of unauthorized Construction and Imposition of reasonable Restriction Regulations, 2009 (Chief Executive Order No. XXVI on 2002)

PART- I

CONSTRUCTION & DEVELOPMENT REGULATIONS

1. **SHORT TITLE, COMMENCEMENT AND EXTENT**

a. These Regulations shall be called Defence Housing Authority Construction & Development Regulations 2020.

b. These Regulations shall extend to the Specified as well as Notified Area of Defence Housing Authority Bahawalpur.

c. These Regulations shall come into force with effect from the date of publication in the Official Gazette and shall be read in consonance with Defence Housing Authority Projects / Joint Venture Regulations 2004 and vice versa.

d. If the house / building is constructed as per drawings approved on previous byelaws / rules/ regulations which is contradictory to the present regulations, the violation may not be objected and completion certificate be issued accordingly.

2. **DEFINITIONS**

a. All expressions and definitions mentioned in the Chief Executive's Order no. 26 of 2002, for the reconstitution of Defence Housing Authority Lahore ("DHA Order") and other rules and regulations of the Authority shall also be treated as the part and parcel of these regulations.

b. The following expressions shall have the meanings hereby respectively assigned to them or as the context otherwise require: -

(1) **"Alteration"** of building includes the structural or other physical alteration for making any addition / removal or other charges in a building.

(2) **"Allotment Letter"** means a letter in such form as may be prescribed by the Authority from time to time making allotment of a particular property / plot to an applicant.

(3) **"Allotment / Allocation"** means the conveyance of a particular property / plot to an applicant by way of an allotment letter or transfer letter as prescribed by the Authority.

(4) **"Allottee"** means a person to whom an Allotment Letter has been issued by way of a method of conveyance as approved and / or permitted by the Authority.

(5) **"Amalgamation"** means the joining of two or more adjacent plots of the same land use in accordance with prescribed rules / regulations.

(6) **"Amenity Plot"** means a plot allocated exclusively for the purpose of amenity uses, such as government office, health, welfare, education, worship places, burial grounds, parking and recreational areas.

(7) **"Ancillary Building"** means a building subservient to the principal building on the same plot e.g. servant quarters, garages and guardroom etc.

(8) **"Approved"** means as approved in writing by the Authority.

(9) **"Approved Plan"** means plan for the building or layout plan approved by the Authority in accordance with prescribed regulations.

(10) **"Approved Scheme"** means a project duly approved for Urban development, redevelopment or renewal including larger area plan, area specified and notified for specific use, traffic control plans, housing and zoning scheme.

(11) **"Area of Defence Housing Authority (DHA)"** means the area of jurisdiction of Defence Housing Authority (DHA) as shown in the master plan of Defence Housing Authority & including any extension or modification affected therein, from time to time.

(12) **"Arcade"** means a covered walk-way or a verandah between the shops and the road or street on which the shops are abut.

(13) **"Architectural Plan"** means a plan showing the arrangements of proposed building works, including floor plans, elevations and sections in accordance with the requirements of the rules and regulations of the Authority.

(14) **"Attached Building"** A building which is joined to another building on one or more sides.

(15) **"Authority"** means the Defence Housing Authority (DHA) Bahawalpur.

(16) **"Authority Officer"** means any officer appointed and duly authorized by the Authority to conduct and accomplish such an act or acts or any other such thing as contemplated by the Authority on its behalf.

(17) **"Basement"** means the lowest storey of a building partially below ground level.

(18) **"Balcony"** means a roof or platform projected from the walls of the building surrounded with a railing or parapet walls.

(19) **"Bathroom"** means a room containing a water tap, wash hand basin and a shower or a bath tub or a bath tray and may be with or without a WC.

(20) **"Buildings"** means a house, out-house flats, block of flats, latrine, privy, veranda, fixed platform, plinth, shed, hut or other roofed structure whether 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.

(21) **"Building/ House Line"** means a line beyond which the outer face of a building except boundary wall must not be projected in the direction of any street existing or proposed.

(22) **"Building Plans"** means the plans showing the proposed details of the arrangements of intended building works within the property line.

(23) **"Builder"** means any person having the ownership / leasehold title, project proponent, institution, company, firm, agency or government department, autonomous and semi-autonomous bodies who intend to undertake, undertake or have undertaken building works.

(24) **"Byelaws"** means laws, rules and regulations approved by the Governing Body / Executive Board / Competent Authority of Defence Housing Authority Bahawalpur.

(25) **"Board"** means relevant Cantonment Board.

(26) **"Commercial Building"** means a building or part of a building, which is used as shops, offices, business arcades, show rooms, display centers or market for sale of merchandise for retail only, building used for transaction of business or the keeping of accounts, records for similar purposes, 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.

(27) **"Car Porch"** means a shelter or a shed for a car, which is permanently open on at least two sides.

(28) **"Completion Certificate"** means the certificate issued by the Competent Authority on the completion of construction as per approved plan.

(29) **"Commercial Zone"** means area where the commercial buildings are located as shown in the Master Plan.

(30) **"Competent Authority"** means the authority competent to approve and regulate building and development plans, licenses, levy charges and do so all such things as authorized under these and other rules and regulations.

(31) **"Construction"** means site excavation, erection, re-erection of a building / structure or making additions and alterations to an existing building / structure.

(32) **"Detached Building"** means a building not joined to another building on any side.

(33) **"Demarcation Plan"** means plan showing measurement and location of plot.

(34) **"Development Charges"** means amount on account of development charges is to be paid by the allottee of a plot.

(35) **"Existing Building"** means a building existing on the date of commencement of the town planning.

(36) **"Engineer /Registered Engineer"** means a qualified engineer currently registered with Pakistan Engineering Council (PEC) as an engineer.

(37) **"External Wall"** means any outer wall of a building abutting on an external or internal open space on adjoining property lines.

(38) **"Erection of Building"** means the construction of building in devolution charges premises /boundaries which may include the structural alterations for making any additions to an existing building.

(39) **"Flats / Apartments"** means a multi-storey building containing more than two apartments or block (s) / block (s) of buildings consisting of number of residential units built in horizontal or vertical manner sharing common stair case, lifts or excess spaces exclusively designed for a human habitation in the residential zone or residential area with all necessary requirements such as kitchen, bathroom etc.

(40) **"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 etc, for parking of vehicles only.

(41) **"Fire Escape"** means an exit from a building in the event of fire.

(42) "**Floor Area"** means the horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered space and projections allowed under these regulations.

(43) **"Floor Area Ratio (FAR)"** means the total covered area of a building as permissible under these regulations divided by the area of the plot.

(44) **"Footprint"** means the portion of a plot of land covered, at ground floor level, by a building or part thereof other than basement.

(45) "**Form"** means Form appended to these regulations.

(46) **"Foundation"** means a structure entirely below the level of the ground which carries and distributes the load through pillars, beams or walls on to the ground.

(47) **"Gallery"** means an open or a covered walks way or a long passage and underground passage.

(48) **"Head Room"** means the clear vertical distance measured between the finished floor level and the underside of lowest obstruction such as ceiling or rafter whichever is lower.

(49) **"Height of Building"** means the vertical measurement from crown of the front road to the highest part of the roof.

(50) **"Height of a Room"** means the vertical distance measured between the finished floor level and under side of the ceiling.

(51) **"Kanal"** means a size of land equal to 20 Marlas or 500 square yards/ 4500 square feet.

(52) **"License"** means the permission granted under these regulations by the Authority to perform the requested acts as are allowed under these and other rules and regulations of the Authority.

(53) **"Licensee"** means an individual or firm who has been duly given license by the Authority to perform the requested act as is allowed under these/ other rules and regulations of the Authority.

(54) **"Legal Attorney"** means a person who is duly authorized to act on behalf of a registered or any other person under power of Attorney act.

(55) **"Master Plan"** A development plan for an area providing short term and long term policy guidelines for a systematic and controlled growth, liable to amendments as per future requirements after due approval of the Governing Body.

(56) **"Mezzanine Floor"** means floor between ground and first floor of commercial building and having headroom of 8 feet, forming part of ground floor and having access from within the shops.

(57) **"Marla"** means a size of land equal to 25 square yards or 225 square feet.

(58) **"Mosque / Masjid"** (Place of Muslim worship) means a building built / designated for the purpose of performance of religious affairs / functions without any sectarian/ethnic afflictions.

(59) **"NDC"** means No Demand Certificate.

(60) **"NOC"** means No Objection Certificate.

(61) "**Non-Standard Plot"** means a plot created due to adjustment in town planning or re-planning of area having irregular shape, dimension and size, different than adjoining rectangular plots.

(62) **"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.

(63) "**Owner /Member"** means a registered member /person.

(64) **"Ordinary Repairs or Repair or Renovation"** means repair work to services, painting, white-washing, plastering, flooring, paving, replacement of roof of corrugated sheets. T-iron, girders, wooden / prefabricated roof with RCC slab without change in the cubical capacity or structure approved by Authority.

(65) **"Parapet"** means wall whether plan, perforate panelled or made of steel angle irons/ pipes protecting the edge of the balcony veranda, roof of building or terrace.

(66) **"Park"** means a recreational area which may include all or any of the following facilities:-

(a) Jogging tracks / walkways.

(b) Water features like lakes, fountains, gushers etc.

(c) Restaurants or cafeterias or food stalls.

(d) Aviary.

(e) Tube well.

(f) Public toilets.

(g) Any other recreational facilities (out- door).

(67) **"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 Authority thereafter.

(68) **"Pergola"** means a structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc, of which at least 50% of roof is open to sky.

(69) **"Person"** means and includes a registered person, occupant, user, tenant and a licensee of a plot, house or building.

(70) **"Plot"** means a parcel / piece of land enclosed by definite boundaries.

(71) **"Plinth"** means finished floor level of the building.

(72) **"Property Line"** means the plot boundary which separates private property from the public property or a private property from another private property.

(73) **"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, collage, school, library, theatre for cultural activities, public concert hall, club, hospital, public exhibition hall, community center, lecture room or any other place of public assembly.

(74) **"Place of Assembly"** (social / recreational activities). Including a building designed for use as a public hall, council / community hall, theatre, cinema, music hall, dance hall or skating ring, a building for the purpose of an exhibition of trade / industry or a building designed for use in connection with any form of amusement which is intended to be open to the public on payment of charges or a building designed for use as non-residential club or a building for any other similar use.

(75) **"Re-erection"** means the complete demolition and reconstruction of a building in defined premises / boundaries which includes the re-laying of the foundation of the building.

(76) **"Registered Architect"** means a qualified Architect registered with Pakistan Council of Architects & Town Planner (PCATP) as well as registered with the Authority.

(77) **"Registered Person"** means a person whether natural or legal, who is registered under the general regulations of the Authority.

(78) **"Regulation"** means the Defence Housing Authority construction and development regulations and other regulations made by the Executive Board.

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

(80) **"Residential Zone"** means a zone earmarked for building exclusively designed for human habitation and in no case shall include its use in whole or a part for any other purpose e.g. commercial activities school, institution, shop, office, clinic, beauty parlor, guest house, marriage center, gymnasium, tuition center, club activities, work-shop, store or godown, etc or for the purpose of political, religious and sectarian activities. It includes parks, gardens, play grounds, sector shops and other open spaces located in the area earmarked in the residential zone.

(81) **"Right of Way (ROW)"** means the area of road including shoulder/ beams between two opposite boundary walls of row of houses / shops or where there are no buildings astride it. It extends up to such limits as may be prescribed by the competent authority.

(82) **"Revised or Amended Plan"** means a previously approved drawing or plan re-submitted for fresh approval with amendments in accordance with the provision of these rules / regulations.

(83) **"Scrutiny Fee"** means a fee to be determined and levied in pursuance of provisions of these regulations by Authority.

(84) **"Sector Shops"** means a row of shops excluding workshops, repairing shops and offices, to be constructed in residential zones for business related to grocery, vegetables, fruit, meat, poultry, fish and tandoors, without the provision of any open space in and around the building, provide that the height does not exceed the prescribed limit from the road level with provision of mezzanine floor not covering more than 3/4 of the shop area.

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

(86) **"Shop"** means a roofed structure primarily used for the retail sale of goods.

(87) **"Shops / Offices-cum-Flats"** means provision of shops on ground floor and basement with the facility of offices / flats on the first and subsequent floors.

(88) **"Site Plan"** means layout plan of the plot approved by the Authority in accordance with these regulations.

(89) **"Stores /Godowns"** means a building/ building meant for storage of material or finished goods at 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.

(90) **"Sun / Rain Shade"** means an outer side, 2 feet wide projection from the building over a minimum height of 7 feet from the plinth level providing protection from sun / weather.

(91) **"Specified Clear Space"** means the minimum part of a plot which is to be left completely and compulsorily open to sky under the regulations, over which no structure even temporary or any integral part of the building shall be permitted.

(92) "**Special Projects"** means land allotted/ sold/ allocated for a special purpose under the agreement duly approved by the Executive Board of Authority fall in the category of "Special Projects".

(93) **"Sub-Division"** means the division of plot held under the same ownership into two plots.

(94) **"Sub-Division Plan"** means the layout plan for a proposed sub-division duly approved by the Authority as provided in these regulations.

(95) **"Surcharge"** means amount levied on account of default in paying development charges or any other dues on due date.

(96) **"Structural Calculations"** means detailed calculation showing sufficiency of the strength of every load bearing part of the proposed structures.

(97) **"Semi Government Institution & Agency"** means company or corporation owned or controlled by Government or a municipal body and agency established by the Authority to perform one or more of its functions under these regulations.

(98) **"Temporary Structure"** means a structure constructed purely on temporary basis wholly within the plot with the approval of Authority for a specific period which shall be demolished on completion of the project or lapse of the approved period.

(99) **"Transfer Letter"** means a letter in such from as may be prescribed by the Authority from time to time transferring the allotment of a particular property / plot from an existing owner to an applicant.

(100) **"Verandah/Arcade"** means a roofed gallery, terrace or other portion of a building with at latest one said open to courtyard or a permanent open space.

(101) **"Ware House"** means a building used for storage of commercially saleable goods with appropriate office space for management use.

(102) **"Zone"** means the area earmarked for a particular use only.

PART-II

TOWN PLANNING AND DEVELOPMENT

3. **APPLICATION OF REGULATIONS AND EXEMPTIONS**

a. A building plan shall be approved only for the specified purpose of the plot mentioned in the lease deed, basic agreement/ or allotment letter. The number of storeys shall be as sanctioned by these regulations.

b. Every person who, within the limits of Authority, intends to carry out addition or alteration to existing building or demolish the existing building or erects or re-erects a building, shall comply with the requirements of these regulations.

c. Application of these regulations may be relaxed for buildings erected by or on behalf of the Government / Semi Government and Authority as approved by Executive Board.

4. **PLOT ADJUSTMENT**

a. Maximum size of the residential plot shall be of 8 Kanals (36,000 Sft). The Authority shall maintain the accuracy in the measurement of the plots allocated to the registered persons. Standard sizes of residential plots shall be as under: -

(1)	05 Marlas	25 feet x 45 feet
(2)	07 Marlas	30 feet x 52.5 feet
(3)	08 Marlas	30 feet x 60 feet
(4)	10 Marlas	36 feet x 62.5 feet
(5)	01 kanal	50 feet x 90 feet
(6)	02 kanals	75 feet x 120 feet
(7)	04 kanals	100 feet x 180 feet
(8)	08 kanals	150 feet x 240 feet

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

c. Standard size of commercial plots shall be as under: -

(1)	02 Marlas	20 feet x 22.5 feet
(2)	04 Marlas	30 feet x 30 feet
(3)	05 Marlas	30 feet x 37.5 feet
(4)	08 Marlas	30 feet x 60 feet
(5)	32 Marlas	60 feet x 120 feet

d. In case the measurement of a plot is increased or decreased due to town planning or re-planning, the owner of such plot shall pay the price of extra land / claim refund according to the rates as determined by the Authority.

e. In case a corner plot allotted to a person, ceases to be as such because of the area adjustment or re-planning or any other inevitable circumstances or reasons, the person, shall be bound to accept the non-corner plot and refund of the additional amount deposited for the corner plot.

f. The minimum internal width of bath / toilet, laundary, store etc is not allowed less than 4 feet and total area is not allowed less than 20 sft.

5. **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. If the development charges or additional development charges imposed by the Authority are not paid by the person within prescribed time according to the schedule, the person shall be liable to pay a surcharge at the rate as prescribed by the Authority from time to time.

6. **PHYSICAL DEMARCATION OF PLOT.**

Every person shall make an application to Authority (Building Control Branch) on prescribed forms for demarcation after receipt of approved drawings.

7. **SUB DIVISION**

a. The Authority has designed its services on the basis of one house per plot. The Authority may at its discretion allow the sub-division of two kanal plots corner or duplex house only, into two equal parts subjects to payment of fee as prescribed by the Authority. Plot shall be sub-divided only after the area is fully developed and finally demarcated, provided that: -
   (1) The application for sub-division/additional unit shall be made on the prescribed form.
   (2) All dues pertaining to the plot have been cleared. Separate water supply and sewerage connection shall be provided by the Authority on payment of prescribed charges.
   (3) Original allotment / transfer letter and site plan shall be attached with the application.
   (4) Paid copy of sub-division / additional unit fee shall be allowed with the application.
   (5) In case of house the applicant shall submit six prints of approved drawing for each unit with the application.
   (6) Sub-division of duplex house shall only be allowed when both portions have been constructed minimum up to plinth level.

b. Corner plot of two kanal size 75’x120’ may be sub-divided subject to the following conditions:-
   (1) Separate sewer and water connection shall be obtained on payment of requisite fee.
   (2) Clear spaces of one kanal shall be applicable to the sub-divided units of two kanal plots.

c. Sub-division of duplex house 75’x120’, other than corner, shall be as per sketch given at **Annex- A**.

d. Sub division of corner plots 75’x120’ shall be as per sketch given at **Annex B**.

e. Sub division of 2 kanal plot 100’x 90’ shall be as per sketch given at **Annex B**.

8. **AMALGAMATION**

a. The Authority may at its discretion to allow the amalgamation of two or more plots for construction of one building.

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

c. Two residential plots of one kanal each may be amalgamated such that maximum plot size for residential buildings shall not be more than 2 kanals.

d. Any number of commercial plots may be amalgamated.

e. 2 Kanals plots upto 2 plots can be amalgamated subject to payment of requisite fee as prescribed by Authority. Foot print area of amalgamated plot shall not exceed 9000 sft.

f. Constructed houses shall not be amalgamated. However, one house and one open plot can be amalgamated.

9. **SUB DIVISION OF AMALGAMATED PLOT**

Sub Division of amalgamated plot shall be discouraged but may be permitted on payment of double fee.

10. **DIGGING**

Nobody shall be permitted to dig or cut the road space including shoulders / berms without prior written permission from the Authority. Defaulters shall be liable to pay fine as prescribed by the Authority as well as making good any damages so caused.

11. **WATER SUPPLY**

a. Application for water connection shall be made on the prescribed form to the Building Control Branch. The applicant shall also be required to pay water connection fee as fixed by the Authority.

b. The applicant shall pay the charges for supply of water as per meter-reading or on flat rate as decided by the Authority.

c. Special rates for supply of water, as decided by the Authority, shall be charged at the time of new construction, addition or alteration etc.

d. In case of disconnection of water supply service by the Authority, the person shall be liable to pay monthly charges of water supply during the disconnection period, as per routine. The person shall also pay reconnection charges as prescribed by the Authority for restoration of disconnected water supply.

e. The person shall be bound to pay any arrears with penalty or fine imposed by the Authority with water supply bill.

f. No person shall be permitted to bore well / tube well / water pump / hand pump for alternative supply of water or install motor/pump directly on the water supply line in any way. A person who commits any such act shall be liable to fine, penalty or both as prescribed by the Authority from time to time in addition to detachment and confiscation of such motor/ pump etc by the Authority on detection. In a case where the violation is repeated, the penalty shall be increased with subsequent disconnection; the restoration of which will also be charged to the defaulters.

g. The Authority may allow boring of shallow pump 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 or maintaining lawn on adjacent open plot as prescribed by the Authority.

12. **SEWERAGE**

a. On completion of construction, the Authority shall provide the facility of sewerage by connecting the building sewer with main network of sewerage system. The person shall pay connection charges as well as monthly sewerage charges as decided by the Authority from time to time.

b. The person shall construct a RCC septic tank and maintain it effectively so that partially treated sewage flows into the main sewerage system.

c. No person shall be allowed to connect his sewerage with the main sewerage network at own. The person shall apply to the Authority for this connection, otherwise fine shall be levied as prescribed by the Authority.

d. In case of disconnection of the sewerage service by the Authority, monthly bill of sewerage shall be charged, as per routine for disconnection period. The person shall pay reconnection charges as prescribed by the Authority.

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 whichever is earlier. In such cases the Authority may also levy fine for this violation.

13. **CONSTRUCTION, ADDITION AND ALTERATION**

a. Every person intending to construct, re-construct erect, re-erect or make additions or alterations to a building within the area of the Authority shall comply with the requirements of these regulations.

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

c. No construction, addition, alteration or renovation and demolition etc. shall be allowed without prior approval of the Authority.

d. Purchaser / Transferee including Hibba, transferee shall have a period of three years for construction of building from the date of opening of possession. However, if plot is sold with in 3 years from the date of opening of possession, Non-Construction Penalty will not be levied till completion of three years from the date of opening possession or completion of 24 months from the date of transfer (whichever is later).

e. “Non construction penalty” will not be levied with in 3 years from the date of opening of possession. However, if the plot is sold after three years of opening of possession, subsequent purchaser /Hibba Transferee will be allowed 24 month grace period for construction, non-construction penalty will be levied from date of transfer.

f. Legal Heirs of any plot in DHA be considered in the same status as was the deceased member of plot.

14. **DRAWINGS AND RELATED DOCUMENTS**

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

a. One original on tracing cloth and seven copies of ammonia print of drawing along with a soft copy.

b. Copy of allotment / transfer letter, site plan and Computerized National Identity Card (CNIC).

c. Paid Challan for dues as prescribed by the Authority.

d. Architect/ Structural stability certificate alongwith form A&B**.**

e. Undertakings required under these regulations on stamp paper duly attested by the Oath Commissioner.

15. **BUILDING PLANS/ DRAWINGS**

Three sets of building plan/ drawings, signed by registered Architect, shall be submitted by the person to Building Control Branch, indicating the following details:-

a. External dimensions of the main building, with extended portions.
b. Thickness and composition of all beams / columns / lintels and other RCC components and all other supports.
c. Schedule of open, covered and permissible areas.
d. Positions and dimensions of all projections beyond the walls.
e. Internal dimensions of all rooms.
f. Layout of water supply including construction details of underground & overhead water tanks.
g. Cross section of ramp with detail of surface water channel and driveway.
h. Layout of sewerage system with septic tank, detail of sump, collection chamber and cross section of septic tanks.
j. Schedule of steel reinforcement of roofs, beams and lintels and other RCC elements.
k. Location of kitchen grease trap and screens.
l. 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 building abuts.
m. The dimensions of all rooms and positions of doors, windows and ventilators of each room. Schedule of doors and windows indicating sill level. Schedule of floor finish & Level.
n. Overall height of building including overhead water tank, staircase, machine room for lift and parapet walls etc., if any.
o. Cross-section of boundary wall towards road.
p. Details for foundations, plinth, super structure, roof, walls up to the roof level and parapet.
q. Site of the plot showing width of road & key plan of the layout of building.
r. Plan and elevation at the scale of 1 inch = 8 ft.
s. X-Sections & L-Sections at the scale of 1 inch = 4 ft.
t. A certificate from the registered Architect that all components of the building have been designed by him / her.
u. Structural stability certificate for residential buildings from the registered structural engineer, whereas for commercial buildings, it should be signed by a qualified structural engineer with valid registration with Pakistan Engineering Council as consulting engineer (M.Sc Structure), with minimum 5 years' experience, shall be submitted along with building plans of multi-storey buildings.
v. The applicant shall on demand produce all necessary details of the structural designs / calculations in order to ensure the safety of the buildings.
w. Window of a commercial building cannot have opening towards adjoining residential building.

16. **SCRUTINY OF DRAWINGS AND DOCUMENTS**

a. The Authority shall scrutinize the drawings and documents within 30 days.

b. The Authority may reject the application and return the drawing and documents, if plans are illegible, ambiguous or in contravention to the rules and regulations, by giving reasons in writing for such refusal and return along with guidelines for resubmission.

c. The Authority also reserves the right of rejecting the plans or suggesting any modification which though may not contravene with the rules and 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 or through Attorney.

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 or claim any kind of damages. Similarly, as soon as any violation comes into the knowledge of the Authority, it will be pointed out to the applicant who shall rectify it in the given time at his own risk and cost.

17. **CONSTRUCTION PERIOD**

a. The person shall commence construction of the building within a period of 3 years from the date the area has been opened for possession / construction by the Authority, failing which the person shall be liable to pay non-construction penalty as prescribed by the Authority.

b. The person shall complete the building within a period of two years reckoned from the date of approval of the drawing by the Authority and obtain water / sewer connection from Authority, failing which violation charges may be levied on monthly basis.

c. The drawing shall remain valid for two years from the date of its approval. Upon the lapse of the two years period of validity the person shall be under an obligation to obtain fresh approval.

18. **VERIFICATION OF CONSTRUCTION AT DIFFERENT STAGES**

Every person shall be bound to get construction verified from the Building Control Branch of the Authority 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 upto 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 RCC septic tank and ramp.

h. On final completion before occupation at the time of getting sewer /water connection opened.

Note:- Permission to proceed further after inspection of a stage does not absolve the registered person from his responsibility to construct a house free of violations, in case some violations are

observed at any stage thereafter registered person shall have to get these regularized/ removed as soon as such a violation is intimated to him / her by the Authority.

19. **INSPECTION OF BUILDING AT VARIOUS CONSTRUCTION STAGES**

a. The authorized officer/staff of the Authority 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 rules and regulations and check construction violations. If the person denies inspection, the Authority may, after serving a notice, disconnect water supply and sewerage services and in addition violation charges may be imposed. Water supply and sewerage services shall be restored on payment of violation charges (if any) and restoration charges.

b. If on such inspection, it is found that the building work is in contravention to any of the regulations, the Authority shall give due notice to the person 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 Authority may order to demolish that much of the construction as it contravenes any of the regulations at the cost of the person. The Authority reserves the right to disconnect or refuse any or all the services as well as impose fine. Water supply and sewerage services shall be restored on payment of fine (if any) and restoration charges.

d. If the person is dissatisfied with the notice under regulation, the person can file an appeal before the Administrator 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 Authority shall decide the said appeal after hearing the applicant 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.

20. **ADDITION / ALTERATION OF BUILDINGS AFTER APPROVAL OF DRAWING.**

Revised drawing shall be required for approval by the Authority before execution of addition and alteration in structure of the building. The renovation, not effecting the structure of the building, may be carried out after obtaining approval from Authority.

21. **DEMOLITION OF UN- APPROVED CONSTRUCTION**

Construction without approval of building plan is not permitted and shall be demolished at the risk and cost of the owner.

22. **CLEAR SPACES**

a. Person shall have to leave the following minimum clear spaces including boundary walls for each category of plot: -

Area		Front	Rear	Side @	Side @
(1)	5 Marla Plot	5 ft	3 ft	3 ft	
(2)	7 Marla Plot	7 ft	3 ft	4 ft	
(3)	8 Marla Plot	8 ft	4 ft	4 ft	
(4)	10 Marla Plot	10 ft -0”	5 ft -4½“	5 ft -4½“	

(5)	1 Kanal Plot	15 ft -9”	5 ft -4½”	5 ft -4½”	5 ft -4½”
(6)	2 Kanal Plot	20 ft -9”	8 ft -4½“	5 ft -4½”	5 ft -4½”
(7)	4 Kanal Farmhouse	30 ft -9”	15 ft -4½“	15 ft -4½“	15 ft -4½“
(8)	8 Kanal Farmhouse	30 ft -9”	15 ft -4½“	15 ft -4½“	15 ft -4½“

@ Along car porch side.

Note:-

(1) No construction, even temporary, shall be carried out in the clear spaces except stair for basement (2.5 ft wide), underground water tank, drains, septic tank (s), sewer line and spiral steel stair at the rear if servant quarter (s) is located at the first floor. Clear spaces cannot be covered by constructing pergolas etc. However, 2 feet pergola/sunshade can be extended in clear spaces at ground & first floor. At ground floor sunken area can be extended into clear spaces leaving 2.5 ft wide clear passage in case of construction of basement.

(2) Spiral steel stairs shall be allowed in rear side specified clear space for roof top, if there is no access to roof through internal stairs of house.

(3) No platform shall be provided with spiral stair and concrete sun shades will also not be used as platform/ landing.

(4) In front lawn at-least two trees must be incorporate on front lawn.

b. **For Odd Shaped/Non-Standard Plots.** The requirements of clear spaces shall be governed as stated below:-

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

(2) The permissible area to be covered shall be built, leaving the rest as open.

(3) in case of non-standard plots, permissible covered area proportionate to the plot size may be covered leaving the rest as open space on the sides.

(4) The width of clear space on any side will be as specified at concerned table.

c. In case of corner plot, if any member intends to keep the frontage on longer side, the specified front clear space shall be left on both the sides.

23. **MAXIMUM HEIGHT OF BUILDING**

a. Maximum height of residential building of any type shall not exceed 35 feet from crown of the road.

b. The height of sector shops shall be restricted to maximum of 18 feet from the crown of the road except as specified in para 23 d.

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. Maximum height of sector shops shall be 33 feet, allowing construction of basement, ground with mezzanine & first floors. Height of sector shops having plot area of 4 to 6 Marla shall be 30 feet allowing construction of ground with mezzanine & first floors but without basement.

e. Basement is permitted can be permitted in sector shops under the shop area only (excluding verandah). The plinth level of shop shall be 1 feet from road level.

f. Maximum height of buildings in Commercial Zones shall be as under: -

(a) **For 4 to 20 Marla Plots.** Height of building can be 50 feet from crown of the road. The machine room for lift, overhead water tank and stair mumtee shall be accommodated within prescribed height. Ground, mezzanine and two floors are permitted.

(b) **For Plots more than 20 Marlas but upto 4 Kanals.**

i Height of building shall be 72 feet from crown of the road. The over head water tank and stair mumtee shall be accommodated within prescribed height. Ground, mezzanine and four floors are permitted.

ii Additional floor (s) may be allowed to the existing configuration of building in commercial area subject to satisfying the Authority with regard to the structural strength / stability of building & foundation.

(c) **For Plots more than 4 Kanals upto 6 Kanals**

i Height of commercial building shall be 72 feet from crown of the road with single basement for parking. The overhead water tank and stairs mumtee shall be accommodated within the prescribed height. Ground, mezzanine and four floors are permitted.

ii Height of commercial building shall be 82 feet from crown of the road level with double basement for parking. The machine room for lift, over head water tank and stair mumtee shall be accommodated within the prescribed height. Ground, mezzanine and five floors are permitted.

(d) **For plots more than 6 kanals.** Height of commercial building constructed on plot measuring more than 6 kanal shall be decided by the Executive Board on case to case basis.

(e) **Commercial Main Boulevard**

i	4 Marla and above but less than 16 Marla	:	72 Feet
ii	16 Marla and above but less than 32 Marla	:	96 Feet
iii	32 Marla and above but less than 64 Marla	:	120 Feet
iv	64 Marla and above	:	150 Feet

(f) **JV/ BOT/ Special Projects** Height of building shall be determined by Executive Board on case to case basic and shall not contravene the height regulations / restrictions as set by the Civil Aviation Authority.

24. **COVERED AREAS**

a. **Residential Buildings**

(1) **Basement.** 100% of allowable covered area excluding porch area for the house without dead wall and leaving 5 feet in case dead wall exist.

(2) **Ground Floor**. Leaving specified clear spaces

(3) 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 Marla plot 100% area of ground floor may be covered at first floor.

(4) Two feet wide sun/rain shade and roof projection with 6 inches drop down shall be permitted. However, the shade shall not be combined with open terrace except on front and on road side of a corner plot. The shade shall not be used as balcony, walkway or passage and no construction, parapet /railing is permitted on the shades. However, railing / parapet upto 36 inches height can be provided on front shaded and or road side shade of corner plot.

(5) The size of columns of car porch shall not be more than 18 inches x 24 inches or 18 inches diameter.

(6) Void between boundary wall and roof of car porch shall be optional. It may be blocked or provided with grill, cemented jali or louvers. However, roof of car porch shall rest on columns/beam and not on the boundary wall.

(7) Folding Shelter can be used to extend car porch upto 6 feet from the edge of the car porch for parking vehicles as per sketch **Annex "C".**

(8) No balcony shall be made on clear spaces except on road side.

(9) Maximum number of porches which may rest on boundary wall:-

(1) 10 Marlas or less	One
(2) 1 Kanal	One (Corner plot may have two)
(3) 2 Kanals	Two

(10) 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, if clear space is covered for construction of car porch.

(11) In case the plot is abutting on two parallel roads an additional porch may be constructed on rear side leaving specified clear space.

(12) In case of pergola, 25% of its area shall be counted for calculation of covered area. However, pergolas shall not be permitted within setbacks / compulsory open space.

Note:

(1) Covering open area and pergola with fibre glass, steel structure, and asbestos cement sheet or with other similar material shall be taken as covered area.

(2) Only one temporary shade of 6 feet x 4 feet is allowed in mandatory clear spaces for covering of washing machine etc, subject to fulfilment of safety requirement (especially fire security / firefighting) after obtaining permission from DHA.

b. **Commercial Buildings**

(1) **Basement.** 100% of plot area leaving space for septic tank & underground water tank.

(2) **Ground Floor**. 100% of plot area with verandah.

(3) **Mezzanine Floor**. 70% of shop area excluding verandah.

(4) **First Floor & Onward**. 100% of plot area.

c. **Sector Shops**

(1) **Ground Floor**. 100% of plot area.

(2) **Mezzanine Floor**. 75% of plot area.

Note. In case of amalgamation, height of original plot shall be maintained.

25. **HEIGHT OF PLINTH LEVEL ABOVE ROAD LEVEL**

a. The top of plinth of the building shall not be less than 1.5 ft from the crown of the adjoining road in case of building without basement and 3.5 ft in case of building with basement.

b. Top of ramp and clear spaces shall not be more than 12 inch higher than the crown of the front road. Ramp shall be made as per approved plan of the Authority.

26. **BOUNDARY WALL**

a. Any person who first undertakes construction of the boundary walls may construct a 9 inch thick wall using 4½ inch of the adjoining plots, provided the layout has been approved by the Authority. However, no space from Right of Way (ROW) of road/street shall be utilized for this purpose. The boundary walls shall be considered as common boundary walls and all neighbours shall have rights to use it on their respective sides / top. Maximum height of boundary wall shall be 7 feet from crown of the adjacent road.

b. 2 feet high steel grill, fence or wooden / steel louvers may be erected on top of the boundary walls for security purposes.

c. Before starting main building, boundary walls shall be got checked at ground level.

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

e. Construction of rockery / hard landscaping outside the boundary wall shall be strictly prohibited, however 2 feet wide flowerbed of small plants, parallel to boundary wall, made of bricks or other similar material, having maximum height of 6 inches, shall be permitted.

f. Coping on boundary wall towards road side may protrude upto 4 inches.

g. Common boundary wall shall not be used for construction of car porch columns. The columns shall be constructed adjacent to the boundary wall, however, roof of car porch can be extended up to plot limit.

27. **DISPOSAL OF SURFACE WATER**

A water channel of 3” inch x 3” inch size shall be constructed outside the house as approved in the drawing. The channel shall be connected to internal septic tank of the house through a “P” trap.

28. **PROVISION OF ROCKERY / WATER FEATURES**

a. Rockery / water feature upto height of boundary wall may be constructed with front boundary wall. In case rockery/water feature is provided along common boundary wall, a gap of minimum 6 inches shall be provided between the wall and rockery/ water feature.

b. Rockery / water feature in clear spaces may be provided leaving clear passage of 2.5 ft between building & rockery / water feature and minimum 6 inches gap between common boundary wall & rockery / water feature.

29. **ROOM SIZE AND HEIGHT**

a. The minimum size of living room shall not be less than 100 Sft (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 9.5 ft, whereas maximum height shall be 12 feet.

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

30. **STAIR CASE (MUMTEE) & MACHINE ROOM FOR LIFT**

The maximum area of machine room for lift shall be 75 Sft and height shall be 78 feet from road level. The area of stair mumtee shall be as under:-

a. **Residential Buildings**

(1)	10 Marlas & below	-	175 Sft
(2)	1 Kanal & above	-	300 Sft

b. **Commercial Buildings**

(1)	4 Marlas	-	150 Sft
(2)	8 Marlas and above	-	275 Sft

Note:-

(1) In case the plots are amalgamated, the area of stair mumtee shall remain the same as of original plot.

(2) Stair mumtee shall be designed to cover the stair area only and no living space will be created.

31. **SWIMMING POOL**

a. Construction of swimming pool shall not be permitted in the residential building having area less than one kanal and on roof top of the building.

b. To ensure the privacy of swimming pool 10 feet high wall or any other arrangements as directed by the Authority be provided.

32. **BASEMENT IN RESIDENTIAL AREA**

a. Single storey basement shall be permitted in the residential area, the height of plinth of ground floor shall be 3 feet 6 inch from the crown of front road. However, height of plinth of ground floor can be relaxed upto the normal plinth level where sunken area is provided.

b. Sunken area can be extended into clear space leaving at least 2.5 feet wide clear passage.

33. **Water Tanks.** The person shall construct underground and over head RCC water tanks in the house/shop and make necessary arrangements for pumping water from underground water tank to overhead water tank. The Authority shall be responsible to ensure that the water reaches underground water tank.

34. **GUARD POST.** In a residential building a guard post may be constructed having inner size of 6 feet x 6 feet with a maximum height of 8 feet from the road level adjacent to the main gate towards the lawn.

35. **REQUIREMENTS OF COMMERCIAL ZONE**

a. Basement may also be constructed under verandah by leaving space on either side to accommodate underground water tank and septic tank. The level of verandah shall be kept as that of existing adjacent building (s) or as approved in the drawing.

b. The slope of verandah floor shall be 1:20 on road side.

c. The width of verandah shall be 8 feet between the wall and the outer side of verandah pillars.

d. The width of verandah for sector shop and commercial plots of 2 marla shall be 6 feet.

e. The person may construct two shops in the available frontage, after approval of drawing.

f. The person shall ensure the following:-

(1) Floor level of the shop shall be 1 feet 6 inch above the front road level for shops without basement and 3 feet 6 inch for shops with basement.

(2) No spouts shall be provided on the top roof for drainage of water. It shall be drained through concealed pipes.

(3) **Height of Floors**

(a) Height of ground floor excluding the roof thickness shall not be more than **17 feet** if mezzanine floor is constructed and 12 feet if mezzanine floor is not constructed.

(b) Height of first floor & subsequent floors excluding roof thickness shall be 10 feet.

(c) Height of ground floor under mezzanine area shall be 8 feet.

(d) Clear head room of mezzanine floor shall be 8 feet.

(4) Mezzanine floor may be allowed at ground floor only upto 70% of ground floor area excluding verandah. Area adjacent to verandah shall be kept void. The approach to the mezzanine floor shall be from the ground floor shop. Access can be provided to mezzanine floor through main stairs/ lifts leading to upper floors.

(5) For the first and onward floors, the person shall provide the stairs in his own space excluding verandah.

(6) The facia shall be provided at the roof level of ground floor and first floor, which should be 2 feet high to fix the hoarding etcetra. Sponsored hoardings are not permitted.

(7) No step is allowed in the verandah to access the shop or upper floor. Such steps shall be planned within the shop area.

g. Joining of two independent buildings / shops through inter connecting door/ opening shall not be permitted.

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

j. Layout of sewerage shall include grease trap, screen, manhole and septic tank etc.

k. There should be two columns in the 30 feet frontage. The size of columns may not be less than 13 ½ inches x 13 ½ inches or 13 ½ inches diameters and not more than 24 inches x 24 inches or 24 inches diameter.

l. Foundation shall not be permitted to extend beyond the property line.

m. No ramp shall be constructed in commercial building but hard standing with a gradient of 1:100 (2% slope) shall be constructed sloping from road edge towards the property line, terminating into a masonry / concrete drain of 6 inches x 6 inches, covered with steel grating to receive the surface water. The drain shall be connected to the service sewer through septic tank of the building. There shall be no separation between adjacent hard standings like edging, hedges & flower beds etc.

n. Obstruction of any nature, such as steps (concrete, steel and wooden etc) placing of flower pots, erection of any fence / structure and storage of any item in verandah of any shops / building shall not be permitted, the verandah shall be used as free passage for pedestrians.

o. Basement parking in all commercial buildings having area more than 4 kanals shall be mandatory.

p. No louver, brick wall or concertina wire is permitted on rooftop of building. However, six feet height safety grill / fence or barbed wire fence with iron post (not masonry wall) on roof top of 3 sides (except front side) is permitted for security reasons.

q. Sill level of windows at ground floor in corner shop on other than front road may be kept at 6 inches from finished floor level. However, no door / opening shall be provided for commercial activity.

r. For Joint Venture / BOT projects, National Fire Protection Association, International Building Code, Uniform Building Code and International Plumbing Code shall be followed while designing the building.

36. **PARAMETERS OF COMMERCIAL BUILDINGS CONSTRUCTED ON AREA MORE THAN 3 KANALS**

a. **Clear Spaces.** 8 feet wide clear spaces shall be left on both sides (left & right) of building to accommodate services, to cater emergency requirement and proper air circulation & sunlight.

b. **Construction of Basement.** For construction of basement beyond 15 feet depth, (one basement plus lower ground floor) from road level, RCC piles along all the four sides of the plot, after leaving four feet clear space, is mandatory. The design of RCC piling will be based on the soil investigation report and the design shall be submitted along with the building plan.

c. **Width of Corridor.** Minimum width of main corridors shall not be less than 10 feet. However, corridor 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 225 Sft.

e. **Parking Space.** In order to provide required parking space, two or more basements can be constructed. Parking space for motor cycle at the rate of one motor cycle per 25 cars shall be provided. Sufficient space for surface parking shall also be depressed by 20 feet for entire length of on all sides facing road supported on columns / cantilever. Construction of first and onward floors up to plot line on sides facing road is permitted. Space for parking shall be planned as per **Annex "D".**

f. **Minimum Accesses.** Minimum two accesses i.e stairs or escalators (other than lifts) shall be provided by following National Fire Protection Association (NFPA) standards, if 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 access through parking basement to all the floors.

g. **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 1 kanal and its fraction.

h. **Fire Fighting/ Fire Alarm System.** Latest firefighting and fire alarm systems shall be installed in all commercial buildings.

j. **High Rise Buildings.** Maximum height of commercial building constructed on plots more than 6 kanals shall be decided by the Executive Board on case to case basis.

Note:- Other byelaws pertaining to commercial buildings, not especially covered above, shall be applicable to the commercial building constructed on large size plots.

37. **PARAMETERS OF EDUCATIONAL INSTITUTIONS**

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

b. **Clear Spaces.** All educational institutions shall leave 30 feet clear space in front whereas 10 feet space on 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 on opposite sides.

d. **Lavatories.** An adequate number of lavatories (separate for girls & boys) shall be provided at each floor.

e. **Potable Water Points.** Electric water coolers / water dispensers shall be provided on 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 Authority.

g. **Height of Rooms**

(1) Minimum 12 feet clear height from floor to ceiling shall be provided for main rooms such as classrooms.

(2) Height of activity rooms like halls, laboratories, library etc shall be 12 to 15 feet. Height of auditorium & amphitheatres may be kept at double height.

(3) In office complex, floor to ceiling height shall not be less than 10 feet.

(4) In basement, floor to ceiling height shall not be less than 9 feet and more than 10 feet.

h. **Master Plan.** Administration of the institutions shall submit a Master Plan of proposed construction, future construction and open areas along with drawing. 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.

j. **Medical Room.** A room for emergency medical treatment shall be provided.

k. **Building Height**

(1) The height of the educational institutions shall be 35 feet in residential area.

(2) 72 feet in area other than residential areas.

l. **Grill Height.** Height of grill in front verandah at upper storeys shall not be less than 6 feet. Spacing between grill rods shall not be more than 6 inches.

Note:- Third and onward storeys if built shall not be used for junior classes.

38. **FIRE PROTECTION**

a. Building shall be planned, designed and constructed to ensure elaborate fire safety to the property and inhabitants.

b. All education institutions shall be bound to provide latest firefighting system on each floor, indicating the location of the same in the proposed plan.

c. The thickness of all walls enclosing stair case shall not be less than 9 inches in case of brick masonry and 6 inches in case of RCC.

d. Standard fire alarm/ protection system shall be installed in all commercial, educational and public buildings.

e. All persons shall be bound to provide at least one fire extinguisher in each house / building indicating the location of the same in the proposed plan.

39. **STABILITY OF ADJACENT BUILDINGS**

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

b. Demolition of house / building is not permitted without prior approval of the Authority, defaulter may be violation charged as decided by the Authority.

40. **FILLING OF EXCAVATED SITE / INCOMPLETE BUILDINGS**

a. A site once excavated shall not be kept open and idle for a period beyond the validity period of the building plan, failing which the Authority shall not revalidate the plan and in case of any mishap the owner shall be responsible for any damage or loss to any person and property of the affectees.

b. A building once started after the approval of drawing may not be left incomplete or in abundant for indefinite period. In such cases the building plan will be invalid to start the reconstruction. Authority may take any appropriate actions to guard any mishap, safety / security hazard and pollution environment.

c. Any excavation posing threat to public safety i.e, to a person, vehicle, etc shall be appropriately marked as well as necessary protective works erected by the person, to avert any mishap. Failure to do so shall make the person liable to be penalized by the Authority, including making good any losses so caused.

41. **SUPERVISION OF DEMOLITION WORK**. The demolition of a building shall only be carried out under the supervision of a professional engineer with prior approval of the Authority.

42. **SUPERVISION.** Construction supervision and quality assurance shall be the sole responsibility of the member and his appointed architects / engineers.

43. **CONSTRUCTION VIOLATIONS**

The construction violation shall include but not limited to the following:-

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

b. Ramp slope must finish within 5 feet 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 Authority for providing connection / carrying out maintenance work without intimation, therefore the person should not construct costly ramps.

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

e. Permanent / temporary fence, rockery, hedge and other such structures outside the boundary wall shall not be permitted.

f. Earth filling outside the boundary wall shall be 2 inches below the adjoining road edge and slope of the berm area towards the building. Authority reserves the right to use the berm area as and when required.

g. No permanent or temporary guard post including tents / cabins etc. shall be provided outside the boundary wall.

h. Damaging the road by mixing concrete or cutting/bending steel bars on the road, placing concrete mixer on road berm.

i. Cutting the road surface without written approval from the Authority or causing damage to the road or erecting speed breakers or any other obstruction on road.

j. Providing permanent brick soling, pavers and concreting etc along the metal road in the berm area.

k. Installation of Generator in violation of rules & regulations of Authority.

l. Any other violation which is declared as such by the Authority as per its prevailing rules and regulations.

44. **REMOVAL OR PREVENTION OF CONSTRUCTION VIOLATIONS**

a. The Authority shall carry out inspection and take appropriate measures to ensure compliance with these regulations.

b. If the Authority finds that any of the provisions of these regulations, or any rules relating thereto, or any conditions of a general or special permission, are being or have been violated, it shall serve a notice in writing on the person responsible for the violation. The notice shall indicate the nature of the violation and the Authority may order such action as it may deem appropriate to rectify the violation. In case, the construction violations are not removed / regularized within the stipulated period, the Authority may disconnect the services of the member.

c. The services shall be restored after removal / regularization of construction violation and payment of restoration charges.

45. **COMPLETION CERTIFICATE**

a. On completion of building, the member shall contact Authority for sewer / water connections before occupation of the building.

b. Occupation of building without getting the sewer/ water connections opened from the Authority shall be liable to violation charges.

c. The person shall submit two ammonia copies of approved drawing; two photographs of 6 inch × 4 inch size showing front elevation of the building and 2 more for side elevation in case of corner plot, along with requisite fee for issuance of completion certificate.

d. Completion certificate shall be issued normally within 20 working days, if no violation is observed and construction is found in accordance with the approved drawing. Date of sewer opening shall be treated as date of completion of the building.

e. Member is bound to obtain completion certificate within 3 years of approval of drawing.

46. **USE OF RESIDENTIAL PLOTS**. No residential plot shall be converted into any other use except with the approval of the Executive Board.

PART- III

INSTALLATION / ERECTION OF SKY BOARD / ANTENNA /COMMUNICATION TOWER / NEON SIGN BOARDS

47. **INSTALLATION / ERECTION OF SKY BOARDS.** Punjab Govt has banned erection of sky boards, billboards and advertisement boards on rooftop of the buildings except in accordance with the permission from authority. Therefore, same may not be allowed in DHA without proper permission / approval.

48. **INSTALLATION / ERECTION OF ANTENNA / COMMUNICATION TOWER**

a. Subject to grant of permission by the Authority and payment of prescribed fee, antennas/ communication towers for transmission of data / communication etc. can be installed / erected on the rooftop of commercial buildings by the owner of the buildings. Rooftops cannot be rented out by the owner to any other person/party for installation/ erection of antenna.

b. The owner shall get the permission from the Authority prior to installation/erection of antenna/communication tower. For the purpose of obtaining permission the owner/tenant shall submit following documents with the application:-

(1) Structural drawing of the antenna.

(2) Stability certificate from a qualified structural engineer.

(3) Affidavit that owner shall compensate damages to the persons/property of others if caused due to the failure/falling of the antenna/communication tower and that the owner/tenant shall remove the antenna/communication tower without any claim/charges as and when ordered by the Authority. Affidavit shall include statement that all the formalities prescribed by different agencies of the Government for installation/erection of antennas / communication tower have been completed.

(4) Permission / Allocation of Frequency letter from Pakistan Telecommunication Authority certifying that the Firms are permitted to install such antenna / communication tower.

(5) Copies of requisite certificates obtained from different agencies of the Government including NOC from Headquarters Signals 31 Corps Bahawalpur for installation / erection of antennas / communication tower.

c. Permission for installation/erection of antenna/communication tower shall be granted on payment of prescribed fee for one year which is extendable for another term on payment of prescribed fee subject to satisfaction of the Authority. Application for renewal shall be submitted by the owner/tenant at least one month before the date of expiry of permission, failing which the antenna/communication tower shall be removed by the Authority at the risk and cost of the owner/ tenant without serving any notice. Authority reserve the right to refuse, grant or cancel such permission already granted.

d. Red revolving/blinking light, used for warning to the aircraft etc. shall be installed on the antennas and towers and maintained around the clock. In case of failures to ensure this, the Authority has the right to cancel the permission without notice and remove/ demolish the antenna/communication tower immediately.

Note:-

i. Independent Antenna Tower with base on ground can be allowed for government/semi government organizations only and that too within their own premises and after obtaining permission from the Authority subject to payment of prescribed fee.

ii. Any antenna/communication tower more than 20 feet from rooftop shall be demolished removed by the Authority at the risk and cost of the owner.

49. **NEON, PLASTIC, OTHER SIGN BOARDS ON SHOPS EXPECT DEFENC PLAZA**

a. Shop sign boards made of flex, plastic, metal or any other material and 3D letters made of plastic / metal etc. may be installed at the specific place such that maximum width does not exceed 4 feet. It may any how extend to full front of the shop in horizontal direction, in line with the existing shop sign board. Depth of the back lit flex board will be 8 inches while depth of 3 D letters shall not be more than 6 inches.

b. All the shops signs will be back lit. No light shall be installed beyond the building line to light the sign board from the front.

c. Sign boards of Basements will be adjusted on the sign boards of ground floor in such a way that 1/3 of the front of the building will be used for the basement sign board, while 2/3 will be used for ground floor sign board. In case of shops / Plazas with more than one shop on its front, the sign for basement will be adjusted on top of the stair door of the shop.

d. No flex / plastic sign board, bill board or advertisement board will be allowed on road side, in verandah or anywhere else in the building except the above mentioned specified space.

e. Shop / office signboards will be installed on the front / side (for Corner Shop) of each shop with proper holding bracket and bolts. Owner/tenant will compensate damage to person / property of others if caused due to failure / falling of the sign board.

f. All the shop / office signboards shall be installed at the height at a height at which existing sign boards of adjacent buildings are installed.

g. Sky boards will not be installed on the roof top of the building without proper permission from DHA, which will be governed by the policy on the subject.

h. If a shop owner fails to remove a signboard of unspecified size by the date mentioned in the notice issued by DHA, the same will be removed by DHA at the risk and cost of the shop owner and a fine of Rs. 5000/- (Rupees Five thousand Only) will be imposed for this act.

The removed signboard will be returned on payment of the fine imposed and submission of undertaking on stamp paper by the owner that the removed signboard will be used only after necessary modification as per approved policy.

j. In case of violation of DHA Policy for the second time, a fine of Rs. 10,000/- (Rupees Ten Thousand Only) shall be imposed apart from confiscation of signboard.

k. No advertisement in the form of but not limited to signboard, banner, sticking paper, vinyl, flag, wall chalking etc shall be placed in and on the licensed premises / shop without the prior approval of the Authority and if approved subject to the payment of fee/ rent levied by the Authority. Any promotional material displayed either by pasting on the glass-walls of the shop or through display material close to glass-walls shall have to be approved from the competent authority subject to the payment of fee/ rent levied as per DHA Rules.

l. Damaged shops signboards shall be replaced with new signboard by the owner themselves.

m. Electric wire of appropriate size / gauge will be used for electric connections of signboards which shall be laid in proper PVC conduit. All wiring shall be fixed / secured properly to avoid any mishap.

m. Sponsored shop sign shall not be allowed to be installed without proper permission from DHA and payment of rent, as decided by DHA, shall be paid by sponsor to DHA for the period of advertisement.

o. Sign Boards shall be displayed on front side only for non-corner shops, whereas, for corner shops it can be displayed on front as well as on side of the shop. Length of signboard on open side of corner shop will not be more than the width of verandah.

PART-IV

MISCELLANEOUS

50. **WASTAGE OF CHLORINATED WATER**

Wastage of Chlorinated Water: Washing of cars inside / outside the house or shop is not permitted, however cars may be cleaned using a bucket inside the walled area. A person who commits any such act shall be liable to violation charges as prescribed by the Authority from time to time. Cleaning of ramp with chlorinated water alongwith pipe is also not permitted.

51. **CONSTRUCTION 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.
c. Industrial activities.
d. Mutton/beef, chicken shops, vegetable/fruit shops (only allowed in sector shops).
e. Any other activity of public nuisance or environmental pollution.

52. **CONSTRUCTION OF HOSPITAL / CLINIC**

Hospitals, Clinics, Pet Clinics and Laboratories will not be allowed to be constructed on Commercial plots other than those earmarked for construction of such buildings in the master plan except with the permission of the Authority.

53. **SPECIAL PROVISION FOR THE DISABLED PERSONS**

a. Every commercial and public/ amenity building having an area of 4500 Sft 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 step 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 Sft of area.
c. Handrail shall be provided with the ramp if the numbers of steps are more than four.

54. **PRIVACY**

a. The construction and erection shall be carried out on the norms of privacy of the neighbours.
b. Keeping in view the sanctity of the privacy of the neighbours, pardah wall of the servant terrace shall be kept 7 feet from the floor.
c. Sill level of servant, quarter window shall not be less than 7 feet.
d. Servant entry in front of spiral stair at first floor shall be maximum 3 feet.

55. **GENERATOR.** Generator shall not be used as a prime source of electric supply. It may be used as standby with following conditions:-

a. **Residential**

(1) Petrol or diesel driven generators with sound proof canopy may be installed. Prior written permission from Gas Regulatory Authority shall be obtained by the member if gas driven generator is installed.

(2) Noise beyond the boundary limit shall not be more than 95 decibels. Proper arrangements for noise control shall be made.

(3) Generator can be placed in basement (subject to proper ventilation), rooftop on front side or in front lawn 5 feet away from common boundary wall. However, the generator shall not be placed in rear & side clear spaces at ground floor and terraces at first floor.

(4) The person who installs the generator will submit a stability certificate from qualified structural engineer for soundness of roof slab against the weight / vibration of the generator.

(5) The person will submit an affidavit to compensate damage to the person / property of adjoining houses if caused due to improper placement of the generator and shall remove the generator without any claim / charges as and when directed by the Authority.

(6) Access to rooftop through internal stair or spiral stair installed at rear is compulsory to install the generator on rooftop.

(7) The maximum capacity of generator shall be 25 KVA for the residential building.

b. **Commercial**. The maximum capacity of generator shall be 100 KVA for the commercial building on rooftop. Generator set will be diesel driven only with sound proof canopy to avoid noise pollution. The owner shall get the permission from the Authority prior to installation of generator. For the purpose of obtaining permission the owner shall submit following documents with the application:-

(1) Stability certificate from qualified structural engineer for placing generator on rooftop.

(2) NOC from owner of the building.

(3) An affidavit that owner will compensate any damage to the persons / property of others if caused due to improper installation of the generator and that the owner shall remove the generator without any claim / charges as and when directed by the Authority.

56. **GRAVEYARD**

a. The Authority shall have the exclusive powers to develop, maintain, protect, up-grade and to undertake proper maintenance and administration of the graveyards.

b. The corpse of the members, their spouses and dependent children living in the same house as per burial policy can be buried in the graveyards managed and maintained by the Authority.

8. **BURIAL POLICY ELIGIBILITY FOR BURIAL**

Following categories of deceased are eligible for burial in DHA graveyard:-

a. Owner of residential a building and his/ her spouse(s). Owner of commercial building, if residing in DHA.

b. Parents, mother-in-law & father-in-law of the owner of residential building in case they are residing un the same house.

c. Dependent children of the owner of residential house as under:-

(1) Dependent children married/ unmarried along with their spouse(s) and grandchildren residing in the same house and dependents of any age, living in the same house.

(2) Dependent children divorced or widow daughter living in DHA with her parents.

(3) Dependent unmarried / divorced or widow sisters & their depended children living with their brother.

(4) Members should their family members living in the house with DHA and also in the address column of CNIC/ FROM 'B' (children).

58. **INSTALLATION OF SOLAR PANELS / GEYSERS**

Overall height of residential / commercial building will be relaxed for installation of solar panels/ geysers on top roof being a temporary arrangement. However, Authority reserves the right to remove the same due to change in policy.

59. **MISUSE OF ROOFTOP**

An area of the Authority adjacent to the Civil Aviation Airport, the following are strictly prohibited on rooftop to avoid birds hazard and reduce the risk of bird strike:-

a. To keep the bird or pet animal on the rooftop.

b. To throw / spread the food articles, food stuff, meat and other eatable articles.

c. Roosting & breeding facilities etc.

60. **CANCELLATION OF PERMISSION**

a. If at any time after permission to carryout building works has been granted and the Authority is satisfied that such permission was granted in consequence 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 the permission of the Authority.

b. The Authority may reject any plan which suggests, contains or implies any modification which may appear to contravene or contravenes any rules, regulations, policies or notifications issued by the Authority or in the opinion of the Authority appears harmful to the interest of the community / society.

61. **SPECIAL POWER OF ATTORNEY**

A Registered person may execute a special power of attorney issued by the Authority, in the manner specified by the Authority, authorising a person to submit applications and receive / pay any charges / penalty / to undertake construction on his / her behalf in accordance with these regulations.

62. **POWERS OF EXECUTIVE BOARD OR ITS AUTHRORIZED OFFICER**

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

a. By written show cause notice require the person, who is carrying out such building works, to stop all works forthwith.

b. If such person fails to show sufficient cause to the satisfaction of the Authority why such building works or part there of shall not be removed or altered, the Authority may take the following actions:-

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

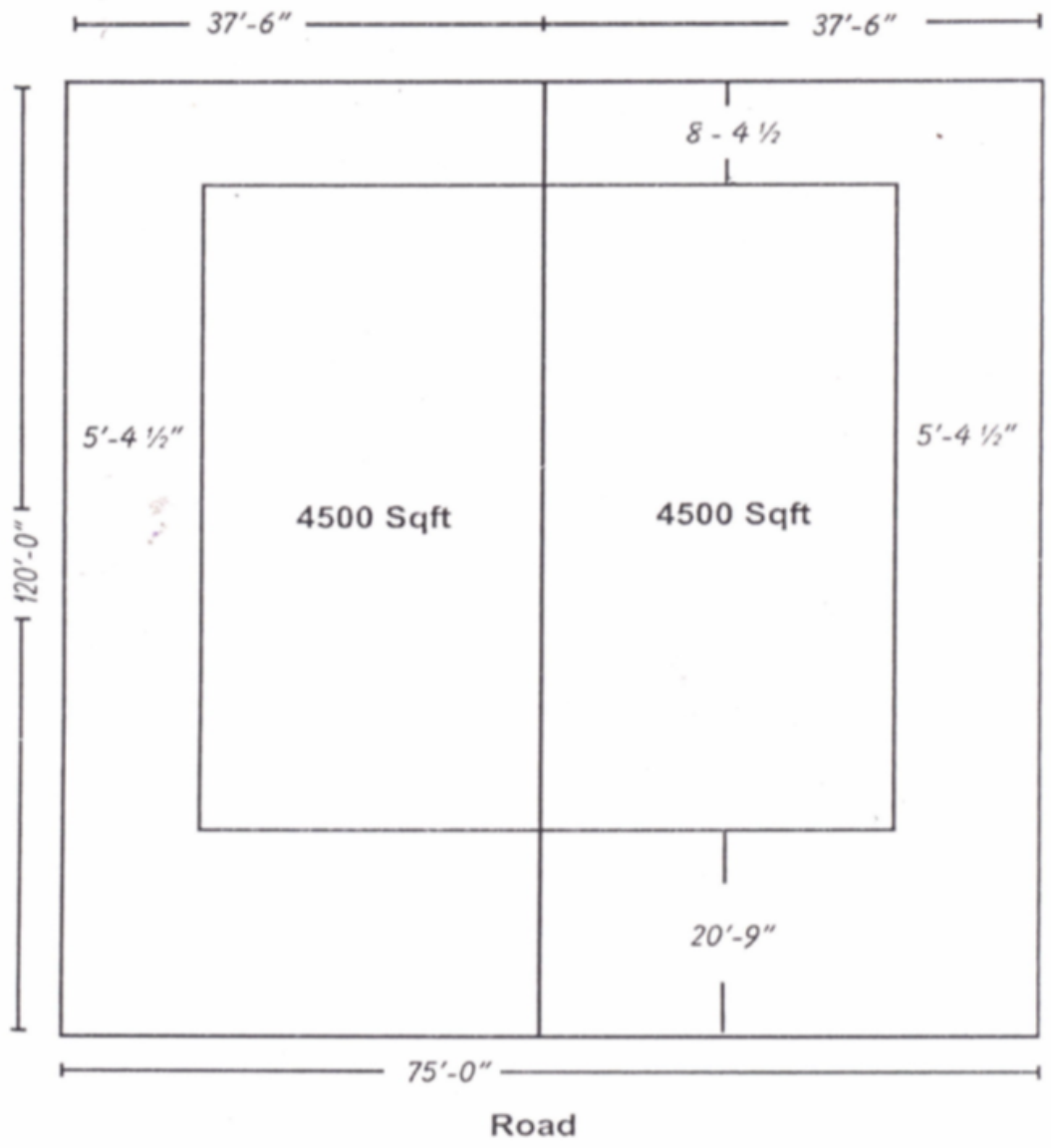
(2) In case of failure to demolish the unauthorized works, the Authority shall demolish such works at the risk and cost of the person. In case of noncompliance registration may be cancelled and premises may be taken over by the Authority.

63. **AMENDMENTS**

The Executive Board / Project Management Board is competent and has power to amend these Regulations from time to time as it may deem necessary. The term amendment covers addition, deletion, substitution and modification of these Regulations.

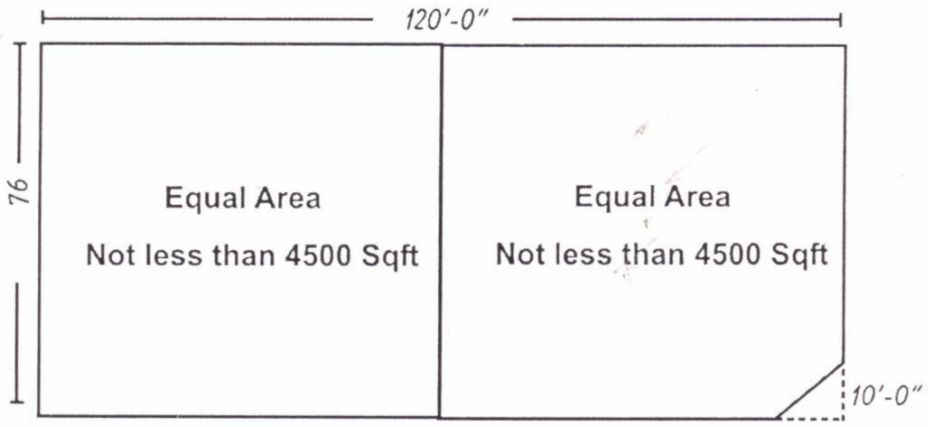
Annex 'A'

SUB DIVISION OF HOUSE (DUPLEX) 2 KANAL



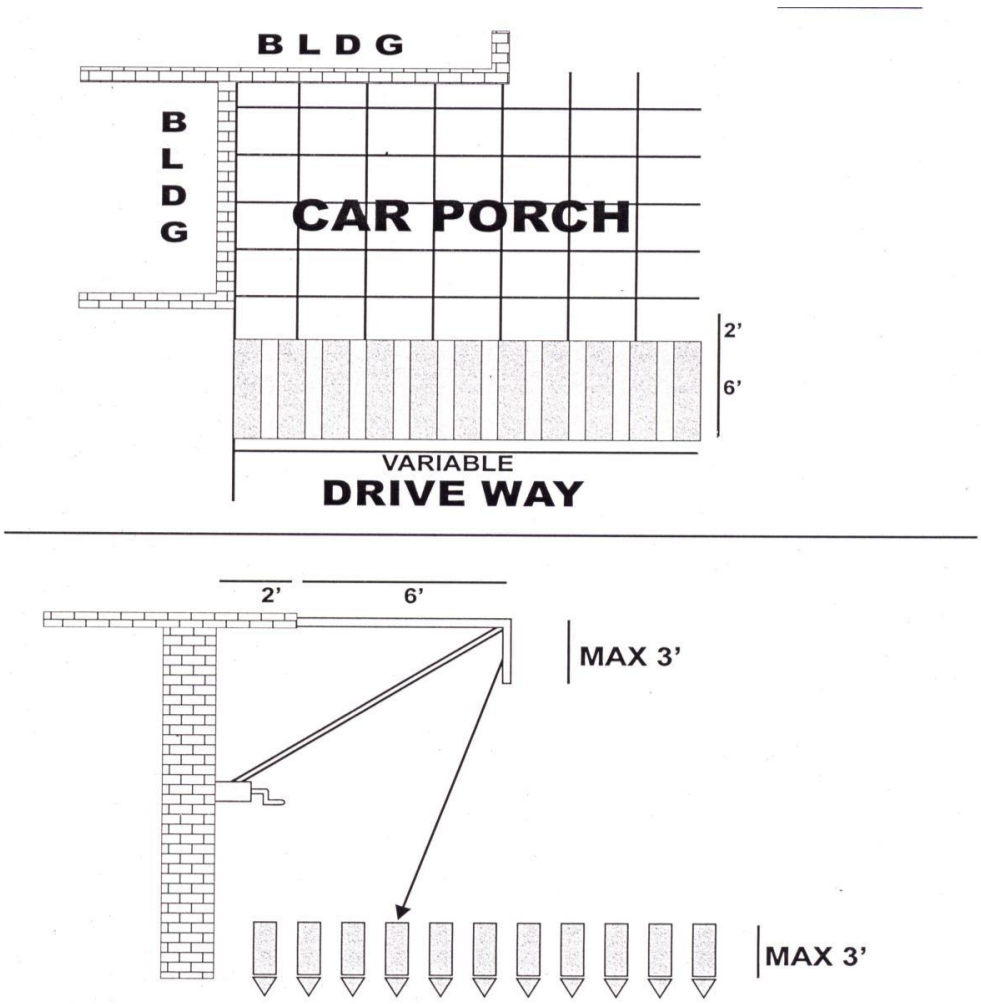
Annex 'B'

SUB DIVISION OF CORNER PLOT 2 KANAL



Annex 'C'

FOLDING CAR PORCH



Annex 'D'

PARKING STANDARDS

Category		Parking space required
Office	:	250 Sft per car
Office-cum-apartment	:	350 Sft per car
Apartment	:	1.5 car per apartment (upto 2 Bed)
Restaurants / Takeaway	:	200 Sft per car
Hospital / Clinic		
Super Market	:	200 Sft per car