

12. **Disparity of Ground Level** - The Authority shall not be responsible for leveling the plot in case of any ditch, unevenness or abnormality in the plot.
13. **Drainage & Sanitation** - Sewer manhole shall not be tempered for drainage of surface water. Drainage of storm water will not be through spouts but through down pipes.
  - a. **Water Supply:** No person is permitted to install motor/pump on the water supply line. Only one connection will be provided for each plot.
  - b. **Residential:** Only one underground water tank is permitted per plot but not on the slope side and be so located/ designed such that bowser filling is facilitated.
  - c. Underground water, septic tank and grey water tank to be constructed with RCC walls and water proofed to avoid leakage/ seepage.
  - d. Washing of car on the road is not allowed.
  - e. Flow of water through car porch on the road is not allowed.
14. **Drain Under Gate** - A water channel of 6 inches x 6 inches would be constructed along the main gate line. This drain would be suitably connected to over flow manhole of septic tank through a 4 inch dia pipe. Steel grating shall be provided to cover it.
15. **Elec connection/ Supply including Net Metering** - Use of Smart Grid and Net Metering in DHAB. DHAB Authorities is Pakistan's first planned Sustainable and Smart City and as such Smart Grid & Net Metering is essential ingredient of its electrical network. All residents shall be required to use Smart Meters for Net Metering.  
All directives of NEPRA and other relevant regulating agencies shall be followed for Net Metering and Smart grid to inject local electricity generation through renewable energy.
16. **FAR including Exemption - 1.0.**
17. **Fire Protection/ Resistance/ Precaution - 1/2.**
18. **Gates** - One (Corner plot may have two) One (24'/15').
19. **Guard Room** - 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.
20. **Greenery & Vegetation including Tree** -2/4 Tree must be incorporate.
21. **Hanging of Clothes** - Fixing of strings on roof top for hanging of cloths is not permitted.
22. **Health & Safety Guidelines** -
  - a. No youth under the age of 14 is permitted on the habitat construction site.
  - b. Safety of worker, labour and visitor will be sole responsibility of member / owner.
23. **Height of Building including Building Height Standards** - 35'- 0".
24. **Installation of Solar Panel** - On roof top.
25. **Kitchen** - Provided in the Basement, Ground & First Floor.
26. **Landscaping** - 2 feet wide flowerbed of small plants, parallel to boundary wall, made of bricks or other similar material, having maximum height of 6 inches.
27. **Minimum Cubical Capacity** -
  - a. Any room (one dimension) not less than 9' (Area= 100 sft), height max (12') min (9'-6").
  - b. Servant Quarter (one dimension) not less than 9' (Area= 100 sft), height max (12') min (9'-6").
  - c. Bath/Powder room (one dimension) not less than 4' (A= 20 sft).
28. **Mumty** - 300 Sft.
29. **No of Storeys** -Basement + Ground +First Floor.
30. **Occupancy of Building**-After Completion Certificate issued by DHAB
31. **OHWT** - 1600 Gallons.
32. **Parapet Wall** - 36",or Side Terrace Wall 3' Brick work + 4' Louvers + 1' Beam.
33. **Parking Requirement (Motor Cycle/ Cars)** - Porch = 97 Sft, = Min depth 12'-0" Max depth 18'-0".
34. **Partition Wall** - Partition wall for rooms, kitchen, bathrooms, etc.
35. **Placement of Generator** - Allowed on the roof top
36. **Projection including sun/ Rain Shade** - 2 ft wide with 6" drop down
37. **Railings** - 36" (Inches).
38. **Septic Tank** - 900 Gallons.
39. **Stairs** - Tread = 11"(min), Riser = 7"(max).
40. **Temporary Structure:-**
  - a. Temporary shade of 6 x 4 ft for washing machine in COS.
  - b. Temporary stair in COS.
41. **Toilet** - Area of toilet =20 sqft, One dim not less than 4'-0".
42. **UGWT** - ~ 600 Gallons.
43. **Ventilation** - All rooms, baths & kitchen are ventilated.



#### Head Office

MB-2, Jinnah Avenue Sector B, APE Canal Road, DHA, Bahawalpur.

#### Sub Office Lahore

58-MB, Second Floor, DHA, Phase-VI, Lahore.

#### Sub Office Islamabad

Second Floor, Plaza No. 5, Sector-E, Commercial DHA, Phase-I, Islamabad.

#### Sub Office Karachi

Gate No.2, 2-B East Street, Nisar Shaheed Park, Phase VI DHA, Karachi.

# Salient-DHAB Construction & Development By-Laws/ Regulations





# Salient-DHAB Construction & Development By-Laws/Regulations

1. **Structural Calculations** - Means detailed calculations showing sufficiency of the strength of every load bearing part of the proposed structure.
2. **Temporary Water Supply:-**
  - a. Application for temporary water connection shall be made on the prescribed form to the Building Control Section.
  - b. The applicant shall also be required to pay water connection fee as fixed by the authority.
  - c. The applicant shall pay the charges for supply of water as per meter reading or on flat rate as decided by the authorities.
  - d. Special rates for supply of water as decided by the authorities shall be charged at the time of new construction/ addition or alteration etc.
3. The authority may allow boring of shallow pump only for construction purpose and upon completion of the construction the bore shall be destroyed.
4. **Submission Drawings/ Building Plans** - Shall encompass all the details specified in DHAB Construction and Development By-Laws. (Page#16, Para 15)
5. **Scrutiny of Drawings and Documents** - Shall encompass all the details specified in DHAB Construction and Development By-Laws. (Page#16, Para 16)
6. **Oversight in Scrutiny of Drawings** - Any oversight in the scrutiny/ NOC of document and drawings at the time of approval and sanctioning of the building plan does not entitle the member to violate the By-Laws.
7. In case the measurement of the 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.
8. **Construction Violations** - Shall encompass all the details as specified in DHAB Construction and Development By-Laws. (Page#27, Para 43).
9. **Removal or Prevention of Construction Violations** - Shall encompass all the details as specified in DHAB Construction and Development By-Laws. (Page#28, Para 44).
10. 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.
 

**NOTE:** It is worth noting that all the violations initiated at the end of Building Control Section, irrespective of their major or trivial nature will have financial implications. Eradication of violation and its subsequent confirmation/ validation through Building Control Section staff is a mandatory requirements. The construction violations and excess area charges will be intimated collectively with other observations, if any, after ground verification once the member will apply for opening of permanent water/ sewer connection.
11. **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 1.5 years reckoned from the date of approval of the submission drawings 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 1 year from the date of its approval. Upon the lapse of the 1 year period of validity the person shall be under an obligation to obtain fresh approval.
12. **Verification of Construction at Different Stages** - Shall encompass all the details specified in DHAB Construction and Development By-Laws (Page#17, Para 18) and endorsed in the, "Demarcation and Inspection Sheet for Residential Building" (Document Reference 4812045).
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. **Licensed Architect** - Means a person or an architectural firm authorized by PCATP and permitted to work in field after registration.
15. **Licensed Engineer** - Means a person or a firm authorized by PEC and permitted to work in field after registration.
16. **Registered Structural Engineer** - A qualified structural engineer registered as

- such with the PEC and also registered as structural engineer with DHA.
17. Structure engineer has to submit quality control and quality assurance proforma at different stages during the course of construction so that DHAB authority can give the go ahead for next step.
  18. **Responsibility for Structural Stability** - For any building constructed at DHAB, the structure engineer shall be liable for the design part, whereas the owner contractor shall be responsible for the structure stability being the constructor of the building. DHAB authorities shall not be liable for structure stability of any building. In case of structural failure, procedure laid under dangerous buildings shall be followed.
 

**Note:** It will be compulsory for the respective Structure Engineer to physically visit the designed plot site to validate the steel reinforcement prior to undertaking of under mentioned activities (minimum):-

    - a. Concrete pouring of RCC Septic Tank and Underground Water Tank.
    - b. Concrete pouring of Basement Roof Slab.
    - c. Concrete pouring of Ground Floor Roof Slab.
    - d. Concrete pouring of First Floor Roof Slab.
    - e. Concrete pouring of Overhead Water Tank.
  19. **Site Engineer** - A qualified engineer engaged to supervise building operations at the site and registered with PEC as professional engineer.
  20. **Supervision** - Construction supervision and quality assurance will be the responsibility of the owner/ builder, for which they will employ full time engineer who will supervise the work under the guidance of consultant on full time or top supervision through supervising engineers and inspectors etc as required in these By-Laws. Contractor, builders or supervisors will arrange full time supervisory staff to carryout supervision and quality control for the category of buildings in the By-Laws.
  21. **Bearing Capacity Test** - This test will be arranged by the member through DHA laboratory or DHA approved laboratory.
  22. **Termite Proofing** - Member will ensure quality termite proofing treatment before commencement of construction work.
  23. **Building Plan** - For preparation of building plans (new or alteration) the member should engage a licensed architect and structure engineer, existing on the panel of approved consultant of DHAB.
  24. **Structure and MEP Drawings** - The owner shall submit complete structure and MEP drawings and calculations as prescribed in application form covering all aspects.
  25. **Deviation Plan** - If owner desires to make any changes during the construction, than a deviation plan shall be submitted for approval of DHAB authorities prior to modification at site.
  26. Any person who within the limits of Authority, intends to carryout 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.
  27. No construction, addition, alteration or renovation and demolition etc shall be allowed without prior approval of the authorities.
  28. **Addition/ Alteration of Building 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 authorities.
  29. **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.
  30. **Approved Drawings** - The member/contractor must keep one full set of approved drawings (architectural, structural and MEP) on site, which may be made available to DHAB staff during inspection. In case of non-availability of approved drawings, penalty would be imposed as per policy of DHAB at prescribed rates from time to time.
  31. **Inspection Sheet for Construction** - It is the responsibility of the member to ensure that the inspection of work on each stage of construction is carried out as per inspection chart/ schedule duly signed by building inspector of DHAB. If any anomaly is identified at a later stage, member will be held responsible.
  32. **Testing of Materials** - Regular testing will be carried out of materials such as aggregates, cement, concrete, reinforcing steel and all architectural materials, as per the quality control and quality assurance criteria laid down in standard of FIDIC, American Standard Testing Method (ASTM), ACI or UBC and project specifications. Quality assurance program of architect or engineer may also be followed.

- NOTE:** It is worth noting that DHAB Material Testing Laboratory do exist in the premises of DHAB and manned by Material Engineer Mr. Naveed Ahmed (03004162739, 03453586888). It is mandatory to undertake/ conduct under mentioned tests either through DHAB material testing laboratory or any other approved laboratory:-
- a. Bearing capacity test (Once (minimum) prior to commencement of construction).
  - b. Bricks related tests including but not limited to following (Twice (minimum) during construction of house):-
    - (1) Compressive strength of bricks.
    - (2) Water absorption.
    - (3) Dimension test.
  - c. Compaction test (as per the site requirements) to ascertain the authenticity of the backfill.
  - d. Slump test (Thrice (minimum) during construction of house).
  - e. Casting of cylinder for compressive strength (Maximum 6 cylinders. Twice (minimum) during construction of house).
  - f. Curing of concrete cylinder in water (Twice (minimum) during construction of house).
- NOTE:** These are the bare minimum number and frequency of tests. It is worth noting that actual requirements for conduct of different tests will be dictated by specific plot site and design configurations.
33. **Fire Protection** - All persons shall be bound to provide at least one fire extinguisher in each house indicating the location of the same in the proposed plan.
  34. **Completion Certificate** - Shall encompass all the details as specified in DHAB Construction and Development By-Laws.
  35. **Cancellation of Permission** - Shall encompass all the details as specified in DHAB Construction and Development By-Laws.
  36. **Scrutiny Fee** - Means a fee to be determined and levied in pursuance of provisions of these regulations by Authority.

## DHAB Construction By-Laws Credentials

### (1 Kanal Plot)

1. **Administrative Aspects:-**
  - a. **Commercial Activity** - No commercial / semi commercial activity is permitted in the residential area.
  - b. **Utilization of Vacant Plots** - Vacant plots / open area cannot be used for any function / gatherings except funeral gathering.
  - c. **Distinctive Marking / Flags** - Flags / Banners which show Political / Religious / Sectarian affiliations are not allowed on both residential and commercial buildings.
  - d. **Grave Yard** - DHAB policy on grave yard will be followed strictly (available with Admin Branch).
  - e. **Hiring of House.** Any tenant hiring the house will get an NOC from Security Directorate of DHAB.
2. **Amalgamation of Plot** - 4 (Right and Left side only)
3. **Basement** - Plan sunken detail - clear passage not less than 2'-6". 100% of allowable covered area excluding porch area for the house without dead wall and leaving 5 feet in case dead wall exist.
4. **Bath room** - The minimum internal width of bath / toilet, is not allowed less than 4 feet and total area is not allowed less than 20 sft.
5. **Boundary wall:-**
  - a. 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. Coping on boundary wall towards road side may protrude upto 4 inches.
6. **Building / Plot Site** - 50' x 90'
7. **Car porch** - 1 Kanal One (Corner plot may have two). Maximum size of second car porch will be 18 ft x 18 ft.
8. **CCTV Camera** - 2/3 (Corner).
9. **Corner Plot (including chamfer)** - 10'x10'(50 Sft)
10. **COS Including Allowance for Construction** - Front 15'-9", Rear 5'-4 1/2", Left 5'-4 1/2", Right 5'-4 1/2".
11. **Covered Area Including Ground Coverage** - Ground Floor=2703 Sft (60%), First Floor =2027 (75%), Total Area= 5127 Sft.