

**CONSTRUCTION AND BUILDING BY-LAWS
AL-KABIR TOWN (PVT.) LTD.**

SECTION I

DEFINITIONS

1. AREA

“Area” means the area of operation of the Al-Kabir Town and/or the area shown in the Master Plan of the Al-Kabir Town and includes any extension or modification effected therein, from time to time.

2. BY-LAWS

“By-Laws” mean and include the by-laws and regulations made by the Management of Al-Kabir Town.

3. BALCONY

“Balcony” means a roof or platform projecting from the walls of the building surrounded by a railing or parapet walls.

4. BASEMENT

“Basement” means the lowest storey of a building partly or wholly below ground level.

5. BUILDING/HOUSE LINE

“Building/House line” means a line beyond which the outer face of any building except boundary wall may not project.

“Building” means a house, outhouse, stable, latrine, shed, hut or other roofed structure whether of masonry, brick, wood, mud, metal or other material, and any part thereof, and includes a well and a wall but does not include a tent or other portable and temporary shelter.

6. DESIGN WING / BUILDING CONTROL DEPARTMENT

Means the department, authorized to approve building plans, inspect any building during / after construction w.r.t. by-laws checking.

7. COMMERCIAL ZONE

“Commercial Zone” means the area marked in Master Plan as Commercial. It also includes the area reserved for Petrol Pumps / Filling stations.

8. EXISTING BUILDING

“Existing Building” means a building existing on the date of the commencement of the plan.

9. ERECTION OF BUILDING

“Erection of Building” includes the structural alterations for making any additions to a building.

10. FOLDING SHELTER FOR CAR PORCH

“Folding Shelter for Car Porch” means a structure made of steel tubes, fixed to pillars of the porch, having fabric covering which has the arrangement for its opening (extension) and closing using gears/handles and any other such means.

11. FOOT PATH & RAMP

“Foot Path” means the paved area attached to road & located at some distance from plot’s front boundary wall. Foot path area can never be included as part of ramp. Ramp will end at the starting edge of foot path (from plot to road), with proper drainage.

12. FRONTAGE OF CORNER PLOT

In case of plots abutting on more than one road, frontage will be confirmed by “Design Wing”.

13. GALLERY

“Gallery” means an open, covered walk-way, a long passage or underground passage.

14. MASTER PLAN

“Master Plan” means the plan showing the layout of the area.

15. OPEN SPACE

“Open Space” means an area forming integral part of the plot, left open to the sky.

16. PARAPET

“Parapet” means a wall, whether plain, perforated or paneled, protecting the edge of a roof, balcony, verandah or terrace.

17. PERGOLA

“Pergola” means a structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc. of which almost 50% of roof is open to sky.

18. PLINTH

“Plinth” means the portion of building between ground level of site and finished floor level of the building.

19. RESIDENTIAL ZONE / PLOTS

Residential Zone / Plots” means a zone earmarked for buildings exclusively designed for human habitation and in no case shall it include its use in whole or a part thereof for any other purpose e.g. shops, clinics, office, workshops or stores etc. But it shall include such outhouses as are ordinary ancillary to the main buildings and used in connection therewith. It also includes parks, gardens, play-grounds and other open spaces.

20. RESIDENTIAL UNIT

“Residential Unit” means an independent unit consisting of rooms for human habitation.

21. SEPTIC TANK

“Septic Tank” means a tank in which sewage is collected and decomposed before it is discharged into the public sewer.

Plot Size	Width	Length	Depth
3 Marla	3 Ft.	4 Ft.	4 Ft.
5 Marla	4 Ft.	5 Ft.	4 Ft.
8 Marla	4 Ft. 3 Inches	5 Ft.	4 Ft.
10 Marla	4 Ft. 3 Inches	6 Ft.	4 Ft. 6 Inches
1 Kanal	4 Ft. 3 Inches	9 Ft.	5 Ft.

22. SUN-SHADE

“Sun-Shade” means an outer side projection from the building over windows / doors lintel level only. Front elevation shades will be provided (if any) as per fixed elevations.

23. UNDERGROUND/ OVERHEAD WATER TANK

Underground / Overhead Water tanks must be of R.C.C. & having the following capacities;

Plot Size	Underground	Overhead	Gallons
	W L D	W L D	
3 - 5 Marla	3' - 5' - 4'	3' - 5' - 3'-6''	400/300
8 - 10 Marla	4' - 5' - 4'	4' - 5' - 3'	500/400
1 Kanal	4' - 6' - 4'	4' - 6' - 4'	1000/600

24. VERANDAH

“Verandah” means a roofed gallery, terrace or other portion of a building with at least one side open to court-yard or a permanent open space.

SECTION II

TOWN PLANNING AND DEVELOPMENT

1. GENERAL

The members shall ensure that they do not indulge in any violations of the town planned area such as encroachment of neighboring plots, roads etc.

2. SERVICES

- a. The Al-Kabir Town will provide roads, water supply (as per policy), electricity, sewerage, gas through Sui Northern and telephone through PTCL etc. In the event of a violation of any by-law of Al-Kabir Town by the member, the Management reserves the right to disconnect one or all the services immediately and take other punitive measures which should discourage recurrence of such incidents.
- b. Members should plan their houses keeping in view the existing services at site, as these will not be shifted. Location of porch is specific with reference to plot (either left or right) and is not optional.
- c. Members are not allowed to remove any tree by themselves. Heavy penalty will be imposed on any such action.

3. UTILISATION

The plot shall be strictly utilized for the same purpose for which it has been allotted. To preserve the sanctity of planning, no deviation shall be permitted. Commercial activity (Clinic, Office etc.) is not allowed in residential buildings under any circumstances.

4. DIGGING

Nobody is permitted to dig or cut the road space / foot path including verges unless given prior written permission by Building Control Department. On damaging road space/foot path, Al-Kabir Town Management may impose any penalty as deemed necessary.

5. AVOID BLIND CORNERS

- a. (i) All corner plots will be chamfered by 2'-5' feet on either side from the corner with size of 3 Marla & less.
- (ii) All corner plots will be chamfered by 3'-5' feet on either side from the corner with size of 5-8 Marla & less.
- (iii) All corner plots will be chamfered by 5' feet on either side from the corner with size of 10 Marla & less.
- (iv) All corner plots will be chamfered by 10 feet on either side from the corner with size of 3 Kanal & less.
- b. All owners of corner plots will be required to plaster the splayed portions of compound walls so that name of the street etc. could be written under arrangements of the Al-Kabir Town.

- c. Members are required to make splayed portion chamfered as mentioned in approved drawing. No entry door! Gate allowed in chamfered portion.
- d. No plantation is allowed at corner to provide clear visibility for traffic.

6. HOARDING

Erection of commercial hoardings on, along or inside the plot/building in the residential / commercial zone is not permitted.

7. DEMARCATION

After getting drawings from “Design Wing”, the members are required to make an application for demarcation along with utility connection charges of the plot on the prescribed form to the Building Control Department at least 3 days prior to such demarcation.

8. DISPARITY OF GROUND LEVEL

Al-Kabir Town shall not be responsible for leveling the plot should there be any ditch, unevenness, extra depth or abnormality in the plot.

9. GROWTH OF TREES AND VEGETATION

- a. All members are expected to help in tree plantation and protection of the trees planted. Each member is expected to plant at least 4 trees in front of his/her premises and preserve them for proper growth as per approved plan of the Al-Kabir Town. The location of the trees would be marked by the Al-Kabir Town Horticulture staff, which member will help them in this matter.
- b. Members will not grow any vegetation/trees so as to encroach /occupy the space or block the road or reduce the openness of areas which may affect the aesthetics of the Al-Kabir Town and create obstruction to the visibility. The Al-Kabir Town reserves the right to remove such vegetation at the risk of the defaulters.
- c. Members may have flower beds outside the boundary wall along it. Edging of it at the outer side using bricks or other similar material is allowed. Maximum width of flower bed shall not exceed 2 feet from boundary wall whereas height of edging shall be restricted to a maximum of 12 inches from the level of edge of footpath. Only flowers and small plants shall be allowed to be planted in these flower beds. No flower bed with edging is allowed perpendicular to the boundary wall.

10. DEPARTMENTAL BY-LAWS

Users will have to observe the rules, regulations and instructions of the departments whose services are utilized viz; T & T, Sui Gas etc. If for any reason, the facilities being provided by the department are delayed, Al-Kabir Town shall accept no liability.

11. WATER SUPPLY

- a. Application for water connection shall be made on the prescribed form to the Customer Services Department. The applicant shall also be required to pay water connection fee and security fee as fixed by Al-Kabir Town Management.

- b. The consumer shall pay for the supply of water as per meter reading or flat rate as decided by Al-Kabir Town Management.
- c. Special rates of supply of water, as decided by the Al-Kabir Town Management, shall be charged for new construction, addition or alteration etc.
- d. The owners of the premises shall be liable to make the payment of any arrears with penalty or fine imposed by the Al-Kabir Town Management.
- e. No person is permitted to install motor/pump on the water supply line.
- f. Management may or may not provide water connection at the start of construction or during construction process.

12. SEWERAGE /MANHOLE

Al-Kabir Town shall provide the facility to connect a house/building to the network of sewerage system, only after issuance of “Completion Certificate”. Connection cost shall have to be paid by the member as decided by the Al-Kabir Town Management from time to time. Member shall construct a septic tank and maintain it effectively in order to help in running the sewerage system efficiently.

13. GAS & TELEPHONE CONNECTION

Application for Sui gas connection shall be made through Customer Services Department to SNGPL in accordance with their requirements. Telephone connections are available from PTCL through Customer Services Department.

14. ELECTRIC CONNECTION

Members shall apply for electric connection to Customer Services Department, Al-Kabir Town on the prescribed form.

SECTION III

DRAWINGS / DOCUMENTS

1. BUILDING PLANS

The building Plan submitted for approval (in soft copy) should clearly indicate the following:

- a. External dimensions of building with and without extended portions.
- b. Schedule of open / covered areas, North Point, adjacent plots, block / sector name, plot number etc.
- c. Thickness of R.C.C. / R.B.C. components.
- d. Position of proposed drains, fire place, kitchen, gutters, etc.
- e. Internal dimension of all rooms.
- f. The purpose for which the building is intended to be used (Commercial / Residential).
- g. Dimension of all components.
- h. Specifications of components indicated on the drawings.
- i. Plan of services like water supply, sewerage etc.
- j. Location of kitchen grease trap.
- k. Layout of water supply including underground and overhead tanks.
- l. Layout of sewerage system and cross section of septic tank.
- m. Details of construction of ramps (x section).
- n. Total height of the building.
- o. Indication of clear distances.
- p. Cross section of boundary wall towards road.
- q. Levels of road, ground and plinth.
- r. Schedule of doors and windows.
- s. Foundation details.
- t. Specifications for foundation and plinth, super structure, roof, joinery, floor, plinth protection finishing and plaster etc.
- u. Site plan of the plot including width of road and key plan of layout of buildings.
- v. Plan and Elevation at the minimum scale of 1" = 8'

- w. Sectional drawings at the minimum scale of 1" = 4' or 1" = 8'
- x. Boundary wall Design.
- y. A duly signed & stamped letter/certificate from a PCATP Registered Architect & copy of PCATP registration; certifying that all components of the building have been designed by him/her or rechecked in case the same have been originally carried out by someone, other than the approved Architect. A sample of submission drawing is attached at the end.
- z. Architect should give following undertaking.

“I certify that I have designed the project & would supervise it as per approved drawings by Al-Kabir Town. I certify that approved drawings will be strictly followed at site & I will not issue any drawings in addition to or contradicting Al-Kabir Town approved drawings. I do take full responsibility for any loss/damages to structure due to any changes made by me/client, without approval”

2. STRUCTURAL DESIGN

The applicant / owner shall produce details of the structural designs and calculations in order to ensure the safety of buildings. For all buildings, it is necessary to submit all structural drawings (excavation, slab, steel) properly stamped and signed by an authorized Structure Engineer (registered with Pakistan Engineering Council). It is also mandatory to submit Structure Stability Certificate for all buildings, along with structural drawings.

3. ADDITIONAL / ALTERATION / SUBTRACTION

No construction, addition / alteration / subtraction etc. shall be allowed unless drawings are re-approved by the Design Wing and sanctioned by the concerned Government Authority. Any alteration in “Approved Drawings” is required to be re-approved by Design Wing & concerned Government Authority after submitting “Revision of Drawing” charges. To avoid such charges, clients are advised to briefly go through building design before getting it sanctioned.

4. OVERSIGHT IN SCRUTINY OF DRAWINGS

Any Oversight in the scrutiny of documents and drawing at the time of the ‘NOC’ or approval and sanction of the building plan does not entitle the owner to violate the by-laws. Design Wing/ Building Control Department reserve the right to revise approved drawings & interfere during/after construction & modify any built structure including demolition of structure or part of it, as per by-laws.

SECTION IV
CONSTRUCTION

1. ARCHITECT

- a. Every member intending to carry out building work entirely new or involving addition or alteration shall engage a PCATP licensed Architect. Architect is required to issue a letter on letterhead mentioning his / her Office address/details & PCATP registration number, along with Drawings.
- b. Architects are required to contact the Al-Kabir Town regularly for any change in by-laws, policies and procedures, in order to avoid any confusion and difficulties to the member.

2. CONSTRUCTION PERIOD

The member must follow construction period as mentioned on Possession letter or N.O.C. Non-utilization Fee or cancellation may be applicable as deemed necessary by the Al-Kabir Town Management. However Construction once started, requires to be completed within 18 months (starting from the date of Physical Demarcation). If construction once started does not complete within 18 months, Al-Kabir Town reserves the right to impose penalty or if construction is not up to completion of one slab, demolish the structure.

3. COMBINATION OF PLOTS/PLOTS JOINING

Two or more plots can be combined /joined under certain terms & conditions. However individuality of each plot & overall street elevation will be maintained in any case.

4. CLEAR SPACES

- a. Owners shall leave the following minimum clear spaces (excluding boundary wall) for each category of plot:

Plot Size	Front	Rear	Gate Side	Other Side	Max. Ground Coverage	F.A.R.	Max. Storey (Excluding Basement)	Max. Parking Provision	Max. Height
Less than 5 Marla	4 Ft.	-	-	-	80%	1:2.4	3	Not mandatory	38 ft
5 Marlas	5 Ft.	5 Ft.	-	-	75%	1:1.6	3	01 car porch	38 ft
Above 6 & Below 10 Marlas	5 Ft.	5 Ft.	3 Ft.	-	75%	1:1:6	3	01 car porch	38 ft
Above 10 & Below 1 Kanal	10 Ft.	5 Ft.	5 Ft.	-	70%	1:2.8	4	01 car space per storey	45 ft
1 Kanal to 30 Marlas	16 Ft.	7 Ft.	5 Ft.	3 Ft.	65%	1:2.6	4	01 car space per storey	45 ft

- b. For odd shaped/Substandard plots, requirements of clear spaces can be obtained from Design Wing.

5. MAXIMUM HEIGHT

- a. Maximum height at any point of residential building of any type should not be more than 38 feet from road level under any circumstances including Mumty/overhead water tank/parapet wall. The clear height of car porch shall be fixed at 9feet.
- b. Height of parapet will not be more than 3 feet from finished level of roof top.
- c. Metal railing/fence is not allowed as a part or as a whole, as parapet wall (roof top).

6. COVERED AREAS

a. Residential

- (1) Ground floor. Refer to Para 4.
- (2) **First floor.** If construction is envisaged on the first floor, covered area of first floor can be maximum (except car porch) keeping in view F.A.R. The second floor is not permitted. Mumty is allowed as per specified areas. Porch will remain a single storey low height structure. No construction what so ever can be done on porch.
- (3) **Sun / rain shade.** 6” thick & maximum 18” wide shade is permitted, provided it is only at lintel level with maximum one foot projection on each side of window/door. If shade is required on front elevation (in case of non-fixed elevation only) windows/doors, open space will be measured from the outer edge of shade.
- (4) **Projection of porch towards road.** Porch slab can project cantilever maximum of 2 Ft. towards front gate only.
- (5) **Balcony.** Balconies can be provided after leaving mandatory open spaces. No part of balcony can be in mandatory open space. Width can be maximum 18 inches.
- (6) **Number of porches.** Maximum no. of porches which can rest on boundary wall;
 - (a) 1Kanal, 2 Kanal & above - One (corner plots can have two)
 - (b) 10 Marlas & less -One
- (7) **Porch length.** Car porch length should not be more than 18’.
- (8) **Extension of car porch.** Folding fabric shelter can be used (after approval) to extend car porch by maximum of 6 feet for use as sun shade for parked vehicles only. No other material/type of shade is allowed.
- (9) **Slab projection.** No projections at slab level are allowed. However in case of tapered parapet wall, 9” projection is allowed on first floor roof slab only.

b. Ramp

- (1) Ramp will start from internal edge of foot path (towards plot) with a mandatory drainage covered with grating. For plots with no foot path on their front, ramp will start at 5’ measured from outside of boundary wall. Space between ramp & road will be in plain concrete at road

- (2) The drain would be linked to service sewer through septic tank.
 - (3) Members are required to provide two p.v.c. pipes of 2” dia. under the ramp, 3 feet below ramp level for repairing / maintenance of services.
- c. No construction what so ever, in mandatory open space is allowed. It will be used as passage only.

7. HEIGHT OF LEVEL ABOVE GROUND / ROAD

- a. The top plinth of the buildings will be 2’ from adjoining road level. In case of basement, top plinth will be 3’-6”.
- b. Level of car porch & side/back passages shall be 1 ‘from adjoining road level.

8. BOUNDARY WALLS

- a. Members will construct their own boundary walls (9” for front & 4’1/2” thick for sides & back) within their own space, provided the layout is got verified from the Al-Kabir Town’s staff. However no road space will be utilized for this purpose. Height of boundary wall can be maximum 7’-6” from road level.
- b. Before starting main building, boundary walls should be verified at D.P.C. level.

9. SIZE OF ROOMS

Minimum size of any room for living should not be less than 100 square feet. All rooms should be well lit and well ventilated.

10. HEIGHT OF ROOMS

Height of room from the floor level shall be minimum at 9 feet 6 Inches & maximum 12 Feet for each floor.

11. LATRINES

All latrines will be based on water borne sewerage system without any exception.

12. WATER TANKS& SEPTIC TANKS

The construction of overhead, underground tank & septic tank for water supply / sewerage to any building will be mandatory.

13. BASEMENT IN RESIDENTIALAREA

Basement is permitted. Mandatory open spaces & porch cannot be included in basement. A Minimum of 5 feet set back is also required from the adjoining plot’s wall. Area of basement can be calculated keeping in view overall F.A.R. An additional staircase exit is required in all basements.

14. TOILET/BATH ROOM IN REAR SPACE

For plots of 10 Marla & less, a toilet / bath room not exceeding 40 sq. Ft. and 8 feet clear height can be constructed in the rear corner towards dead wall of adjacent building as integral part of main building.

15. MUMTY/ ROOF TOP AREA

Mumty is allowed in all residential buildings. Spiral metal stair case can be provided in back side open space only. Such stair case will have no shade above it. No extra construction except overhead water tank + Mumty is allowed on roof top. Mumty clear height can be maximum 9 feet.

Allowed mumty areas are;

3 Marla	100 sq. ft.
5-8 Marla	200 sq. ft.
9 Marla	225 sq. ft.
10 Marla	250 sq. ft.
1 Kanal	300 sq. ft.
2 Kanal	400 sq. ft.
4 Kanal & above	400 sq. ft.

Note: O.H.W.T. is not allowed to place above mumty area in any case.

16. TEMPORARY ROOM/PRIVACY

Members can make a temporary room for storage of materials in any adjacent vacant plot, keeping in view that it will be removed at one week notice. All members particularly the builders are expected to respect the privacy of the neighboring area during construction. For any complaints by neighbor, final decision will be made only by Al-Kabir Town Administration for labor etc.

17. CHECKS OF CONSTRUCTION AT DIFFERENT STAGES

Members are bound to get construction checked from the Building Control Department as per inspection card provided. Following important stages included in that card.

- a. When the layout is complete before starting the excavation. After completing excavation & before starting brick work.
- b. On completion of boundary wall at D.P.C. level.
- c. On construction of main building at D.P.C. level.
- d. Before pouring roof slab of porch & 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 making U.G.W.T. septic tank. O.H.W.T. and ramp.

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

18. INSPECTION OF BUILDINGS

Al-Kabir Town through its authorized officers will exercise continuous vigilance and may inspect the premises at any time during execution of work or any time after completion. If on such inspection, it is found that the building works contravene any of the rule or by-law, Al-Kabir Town shall give due notice to the owner with the object of bringing the works in conformity to the plan approved or with-hold the work till such time the amended plans are approved. In the event of non-compliance, the work shall not continue further and Al-Kabir Town reserves the right to disconnect or refuse any or all the services as per decision of the Management.

19. COMPLETION CERTIFICATE

On completion of a building, the owner will apply for Completion Certificate through an application to Building Control Department. Completion Certificate will not be issued to incomplete building.

20. CONSTRUCTION VIOLATIONS

- a. The members shall not violate construction by-laws. The owner is personally responsible to get the building and site checked against violations by the relevant staff (building inspectors). Any delay in checking the building at specified stages for any reasons, does not entitle the member to violate the construction by-laws. The variations and deviations shall be liable to be demolished at the risk and cost of the owner. Members are responsible to make sure quality / quantity of work as per approved drawings. Due to bad quality work by builder / contractor, any such claim for cost / damages etc. Al-Kabir Town Management will not be held responsible. Al-Kabir Town Management is not responsible for construction/execution / supervision of work/quality. In case of any damages to surrounding buildings or utilities (electric, sewer, water supply, sui gas, telephone etc.) due to excavation or material storage etc. member doing so will be fully responsible & any penalty, whatsoever imposed by Al-Kabir Town Management will have to be paid. Al-Kabir Town Management is empowered to take strict punitive action in addition to disconnection of services so as to preserve the sanctity of planning and parameters. Defaulters shall be liable to fine which may extend to (No Limit) depending on gravity of the case. Some of the violations are as under:

- (1) **Sewer:** Connecting a house sewer to main network without the knowledge of Al-Kabir Town staff is unauthorized. Owners are advised not to open the plug and join the sewer themselves.
 - (2) **Improper ramp:** Whereas according to the by-laws, ramp slope must flush with the internal edge of footpath. Improper slope is not allowed.
 - (3) No water point/taps will be left outside the boundary wall.
 - (4) Permanent fence is not permitted. Hedge in any form is not permitted outside boundary wall.
 - (5) Earth filling outside the compound wall will not be above the adjoining berm level.
 - (6) No permanent sanitary post will be made with shamiyana / bricks etc. involving masonry work in front open area.
 - (7) Members should avoid damaging the road by placing materials, mixing concrete, cutting/bending steel bars on the road, placing mixer on road berm, also by filling area outside the boundary above the road level and block flow of water. Heavy fine is applicable for such violations.
 - (8) Open space violations. Some members try to reduce clear spaces while carrying out construction which is not permitted. Any such violation is subjected to demolition.
- b. No construction is permitted without prior approval of Design Wing, Al-Kabir Town. Members involved in any such act are liable to penal action. Approved Elevation will be strictly followed for all residential / commercial buildings. No deviation whatsoever is allowed. Any added feature / structure will be demolished at owner's cost.

21. PREROGATIVE OF AL-KABIR TOWN MANAGEMENT

The approving authorities reserve the rights of rejecting the plans or suggesting any modification which though may not contravene the laid down building by-laws but are injurious to the interest of the Al-Kabir Town / Community.

22. THEFT OF SERVICES FOR OUTSIDE AREA

If any service of Al-Kabir Town is carried out of the area other than included in Al-Kabir Town, the services to the owner of defaulting premises from where the connections are drawn will be disconnected besides a fine will be imposed by the Management.

23. DAMAGE TO NEIGHBOURING PROPERTIES

Members must exercise utmost care and take all precautions during construction of their house/plaza to avoid any damage to neighboring houses / properties. In case of any damage due to negligence of the owner or his representative / contractor, the member shall make good such loss to the satisfaction of the neighbor.

24. MANAGEMENT POWERS

The members and the residents shall be bound by the decisions and directions of the Management, failing which they shall be liable to be penalized according to the gravity of the offence which may include the disconnection of any or all services. Management reserves the right to revise any kind of dues / charges from time to time.

25. TERMITE PROOFING

Members are strongly advised to carry out proper termite proofing from a competent company as per different stages suggested by them.

26. PROCEDURE FOR MEMBERS

Members are required to follow the following steps to stream line the construction process on their plots:

1. Contact “Design Wing” to obtain Building by-laws copy. Members are required to bring original C.N.I.C. Final Allotment Letter, Demarcation/Site Plan / Possession letter, N.O.C. for construction for obtaining Bye-Laws.
2. Deposit Design Wing Charges.
3. If designed by other Architect, submit soft copy of submission drawing, 3D colored image & letters from Architect & Structure Engineer.
4. After getting approval from “Design Wing”, submission of drawings to relevant Government authority through Planning Department.
5. After getting approval from Government authority, submission of one original & one photocopy of approved Drawing and Sanction Letter issued by T.M.A. to “Design Wing” for obtaining N.O.C.

6. Deposit utility connection charges & submission of application for demarcation of plot to “Possession Department”.
7. Contact “Building Control Department” from time to time during different stages of construction as being instructed in by-laws.
8. Contact “Customer Services Department” for getting utility connections (electricity etc.) during construction or before start of construction.
9. Contact “Building Control Department” for getting “Completion Certificate” of the house, once it is finally completed in all respects. At such time, an application is required to be submitted to “Customer Services Department” for getting the sewer connection linked/opened to main sewer line.

SECTION V

COMMERCIAL BY - LAWS

MANDATORY OPEN SPACES

No mandatory open spaces are required for commercial /office buildings to be erected in these areas.

BUILDING HEIGHT

The maximum height of the building shall be as follows:

Plot Size	Maximum Building Height
Less than 3 Marla	25 ft. (7.62 m) or 2 floors
3 Marla & above but less than 10 Marla	40 ft. (12.19 m) or 3 floors
10 Marla & above	60 ft. (18.29 m) or 5 floors

GROUND COVERAGE & FLOOR AREA RATIO (F.A.R.)

The maximum ground coverage and FAR shall be as follows:

Plot Size	Ground Floor Coverage	Subsequent Floor Coverage	FAR
Less than 3 Marla	7/8 th of Plot Area	3/4 th of Plot Area	1:2.5
3 Marla & above but less than 10 Marla	7/8 th of Plot Area	3/4 th of Plot Area	1:3
10 Marla & above	7/8 th of Plot Area	3/4 th of Plot Area	1:4.5

Only one basement is allowed with maximum depth of 12 ft. (3.66m) from the road level if the area of plot is up to 1 Kanal. Basement is mandatory for plots 4 Marla & above. It is mandatory to provide structural drawings & structural stability certificate, duly signed by P.E.C. licensed Civil Engineer. Window projection / balcony maximum 1-6” can be provided on front only if fixed elevation suggests. Minimum 8’ wide arcade is required for plots 5 Marla & above. For plots of size less than 5 Marla, arcade will be 5’. Arcade level will be 1’ from adjoining road level. Building level will be 2’ if without basement & 3’-6” if with basement. No steps can be provided in arcade. Overall allowed building height is different for different commercial zones. Design Wing can be contacted from time to time to get the latest updates. Signboard size & location is fixed for all commercial buildings. Building control department must be contacted for it.

**PROCEDURE TO
START CONSTRUCTION ON RESIDENTIAL PLOT**

Stage 1

1. Submission drawing, printed on ammonia paper, duly signed by owner and architect is required.
2. Submission drawing to be signed and approved by Project Branch prior to submission to LDA./TMA
3. Undertaking to be signed by plot owner on Rs. 50/- stamp paper is required.
4. Authority letter to be signed by plot owner's absence is required.

Stage 2

1. Construction of Septic Tank for labor toilet is required, prior to commencement of construction work on site.
2. Construction of foundation for electric meter. Meter to be installed as per SCG standards.
3. Construction on plot will not be allowed till submission drawing has been approved by LDA and copy given to Project Branch.

Stage 3

1. SCG surveyor will only give demarcation at site after above requirements are fulfilled.
2. Owner/ Surve will follow stage wise inspection form given by surveyor.

UNDERTAKING

I, Mr. / Mrs. / Miss _____

S/O, W/O, D/O _____

Member of Plot No. _____ Project _____ Phase _____ Block _____

do hereby undertake and ensure as under;

1. I have read and understood the Building Regulations and Bye-Laws of the Society and will abide by them.
2. I will, not start the construction work until my Al-Kabir Town approved plan has been approved by LDA furthermore any changes made afterwards and approved by SCG, shall also be approved by LDA.
3. I will, make the construction site according to the Al-Kabir Town sanctioned Building Plans. In case of any addition / alteration, I will submit revised drawings as per Construction Regulations for approval. I will not do any add/alter prior to approval of the revised drawings.
4. I will, in no case construct any structure in the compulsory open spaces as described by the SCG sanctioned Building Plans.
5. I will, construct works on the exterior of the house such as drive way, foot paths, flower belts, landscaping in green belt along the road etc, as per the designs and heights provided by Al-Kabir Town for the plot. And i will not erect fence / hedge or vegetation in the green belt along the foot path / road, other than flower belt. I will not cut any tree planted by AL-Kabir Town in the green belt area.
6. I will, get the construction of my house checked by the Al-Kabir Town progressively as per the Stage Inspection Performa and shall not proceed any further if a violation is found at any stage unless it is removed.
7. The representatives of Al-Kabir Town will at all reasonable times be entitled to enter into the premises / house and inspect the construction work.

8. I will, immediately obey a “Stop Work-Notice” issued by the Chief Engineer of Al-Kabir Town if he finds that a violation of the Construction Regulation has been done at my plot and I will be solely responsible if any delay in work or loss occurs against this.
9. I will, pay any fine or penalty imposed by Al-Kabir Town for any violation of construction regulations of the Society.
10. Al-Kabir Town will be entitled to demolish the structure built in violation of the sanctioned plan / Bye Laws after having given reasonable notice to me to remove the unauthorized / un-lawful construction, and I will pay for the expenses incurred in doing so by Al-Kabir Town.
11. I will, not connect the house sewer with main network of the Society unless completed house is checked by the Society and in return arranges to open the plug.
12. I will, pay maintenance dues on time, failing which Al-Kabir Town is entitled to disconnect the services including Water, Sewerage and others.

Member Signature: _____

C.N.I.C # _____

Mobile No: _____

کنسٹرکشن چیک لسٹ

تعمیراتی کام کی انجینئرنگ براؤچ سے مرحلہ وار چیکنگ مندرجہ ذیل ہے۔

تاریخ	مرحلہ وار تعمیرات	دستخط سرویئر	دستخط مالک	ریمارکس
	سپنک ٹینک اور عارضی ٹانکیٹ مکمل ہونے پر			
	لے آؤٹ کے بعد ا کھدائی شروع کرنے سے پہلے			
	پیسمنٹ کی کھدائی مکمل ہونے پر (اگر پیسمنٹ ہے)			
	پیسمنٹ چھت کی کنکریٹ سے پہلے			
	مکان اور چار دیواری کی چٹائی D.P.C لیول تک مکمل ہونے پر			
	گراؤنڈ فلور کی چٹائی 7 فٹ مکمل ہونے پر (لنٹل لیول)			
	گراؤنڈ فلور چھت کا سر یا ڈالنے / کنکریٹ سے پہلے			
	فرسٹ فلور کی چٹائی گراؤنڈ فلور کی چھت کے اوپر ایک فٹ مکمل کرنے کے بعد			
	فرسٹ فلور چھت کا سر یا ڈالنے / کنکریٹ سے پہلے			
	ممنی کی تعمیر شروع کرنے پر			
	ممنی کی چھت ڈالنے سے پہلے			
	O.H.W.Tank، سپنک ٹینک، زیر زمین پانی کی ٹینگی اور ریپ بنانے پر			
	پلاسٹک O.H.W.Tank کی صورت میں تین سائڈ پر چٹائی لگانے پر			

پلاٹ نمبر: _____ سائٹ انسپکٹر: _____

مالک / انجینئیر کا نام: _____ فون نمبر: _____

نوٹ: انجینئیر / مالک کے لیے لازم ہے کہ سائٹ پر ہر مرحلہ کی چیکنگ کروانے کے لیے سائٹ انسپکٹر کو خود نوٹن کر کے سائن کرواے، بصورت دیگر کسی قسم کی واپٹیشن کے ذمہ دار خود ہوں گے۔

میٹر فلسنگ ہدایات

- 1- اینٹوں کی فاؤنڈیشن کا سائز

گہرائی "30	چوڑائی "18	لمبائی "24
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- 2- فاؤنڈیشن کے سنٹر میں "4 x 4" کا ایک سوراخ رکھنا ہوگا (کیبل کو گزارنے کے لئے)۔
- 3- فاؤنڈیشن کے ٹاپ پر "4" کنکریٹ ڈالنا اور مکمل پلستر کرنا۔
- 4- فاؤنڈیشن کی اونچائی روڈ لیول سے "15" اونچا رکھنا۔
- 5- کمرشل DB سے میٹر فاؤنڈیشن تک کم از کم "0'-2" گہری کھدائی کیبل ڈالنے کیلئے کروانا۔
- 6- 4 عدد راول بولٹ 3 سوتر (میٹر باکس کو فیکس کرنے کیلئے) درکار ہونگے۔
- 7- 4 عدد نٹ بواٹ واشل 2 سوتر موٹائی کے ساتھ درکار ہونگے۔
- 8- کیبل کا سائز (4core x 16mm) ہونا چاہیے۔
- 9- کیبل کی لمبائی (کمرشل D.B سے میٹر باکس تک) سائٹ کے مطابق ہوگی۔
- 10- PVC پائپ "2" کی لمبائی سائٹ کے مطابق ہوگی۔

- نوٹ:-
- 1- میٹر باکس کی فلسنگ اور کیبل ڈالنا کلائنٹ کی ذمہ داری ہے۔
 - 2- آلکیر ٹاؤن کا الیکٹریشن صرف کنکشن فراہم کرے گا۔