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## CONSTRUCTION AND DEVELOPMENT REGULATIONS

### 1. SHORT TITLE, COMMENCEMENT AND EXTENT

- a. These Regulations shall be called MAS Housing Scheme construction and Development Regulations, 2010.
- b. The Regulations / shall extend to the whole area controlled by the Management of MAS Housing Scheme, Lahore.
- 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 MAS Housing Scheme Project / joint Venture. Regulation and vice versa.
- d. If the House / building is constructed as per drawing approved on previous byelaws / rules which is contradictory to the present byelaws / rules, the violation may not be objected and completion certificate be issued accordingly.

### 2. DEFINITIONS

- (i) In these regulations, unless there is anything repugnant in the subject or context, the following expressions shall have the meanings hereby respectively assigned to them or as the context otherwise require:
  - a) **‘Addition / Alteration of Building’** includes the structural or other physical alteration for making and addition / deletion or other changes in a building.
  - b) **‘Amalgamation’** means the joining of two or more adjacent plots of the same land use in accordance with these regulation.
  - c) **‘Approved Plan’** means plan for the building or lay out plan approved by the LDA in accordance with these Regulations.
  - d) **‘Area’** means the area of operation of the scheme and /or the area shown in the master plan of the scheme and includes and extension or modification affected therein form time to time.
  - e) **‘Management’** means Management of MAS Housing Scheme, Lahore.
  - f) **‘Basement’** means the lowest story building partially below ground level.

- g)** **‘Building’** 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 boundary wall not exceeding seen 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.
- h)** **‘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.
- i)** **‘Bye-Laws’** means laws and regulation approved by Executive Board/Competent Management of MAS Housing Scheme, Lahore.
- j)** **‘Clear Space/Open Space’** means an area forming integral part of the plot, left open to the sky including of boundary wall.
- k)** **‘Commercial Building’** means a building or part of a building, which is, used as shops, offices, business arcade, show rooms, display centers, market for sale of merchandise for retail only, building used for transaction of business or the keeping of accounts, records for similar purposes, professional service facilities, restaurants, 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.
- l)** **‘Commercial Zone’** means the area where the commercial building are located as shown in the master plan.
- m)** **‘Existing Building’** means a building existing on the date of commencement of the town planning.
- n)** **‘Flats/Apartments’** means a block/blocks of buildings consisting of number of residential units in horizontal or vertical manner exclusively designed for a human habitation in commercial zone with all necessary requirements such as kitchen, lavatory, bathroom etc.
- o)** **‘Folding Shelter’** means a structure made of steel tubes, fixed to pillars of porch, having fabric covering which has the arrangement for its opening (extension) and closing using gears/handles etc. for parking of vehicles only.
- p)** **‘Master Plan’** means the plan showing the lay out of the area.

- q)** **‘Mezzanine Floor’** means floor between ground and first floor of commercial building and having headroom not less than seven feet, forming part of ground floor and having access from within the shops.
- r)** **‘NDS’** means no demand certificate.
- s)** **‘NOC’** means no objection certificate.
- t)** **‘Non-Standard Plot’** means which are created due to adjustment in town planning of an area.
- u)** **‘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, smell or hearing, or which is or may be dangerous to life or injurious to health, property and environment.
- v)** **‘Parapet’** means wall whether plain, perforated paneled or made of steel angle iron / pipes protecting the edge of the balcony, verandah roof of building or terrace.
- w)** **‘Park’** means a recreation area.
- x)** **‘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 Management thereafter.
- y)** **‘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.
- z)** **‘Person’** means and includes a registered person, occupant, user tenant and a license of a plot, house or building.
- aa)** **‘Plinth’** means finished floor level of the building.
- bb)** **‘Public Building’** means a building used or intended to be used either ordinarily or occasionally by the public such as offices of the governments as well as semi government institutions and agencies, mosque, school, library, for cultural activities, or any other place of public assembly.
- cc)** **‘Registered Architect / Engineer’** means a qualified Architect / Engineer registered with the respective council.

- dd)** **‘Registered Person’** means a person whether natural or legal, who is registered under the General Regulations of the MAS Housing Scheme.
- ee)** **‘Regulation’** means the Management construction and development regulations and other Regulations made by the executive board.
- ff)** **‘Reserved Area’** means an area shown in the master plan as such, which may be developed / re-planned by the Management for any purpose at any stage.
- gg)** **‘Residential’** until means an independent unit consisting of rooms for human habitation.
- hh)** **‘Residential Zone’** means a zone earmarked for buildings exclusively designed for human habitation and in no case shall include its use in whole or a part thereof for any other purpose e.g. commercial activities, schools, institutions, shops, offices clinics, beauty parlor guests houses, marriage centers, gym, tuition centers, club activities, workshops, stores or go downs, etc. or for the purpose of political, religious and sectarian activities. It also includes parks gardens, play grounds sector shops and other open spaces located in the area earmarked in the residential building.
- ii)** **‘Right of Way (Row)’** means the area of road including shoulder / berms between two opposite boundary walls of row of houses / shops.
- jj)** **‘Sectors Shops’** means a row of shops excluding workshops, repairing shops and offices, to be constructed in single story in residential zones for business related to grocery, vegetables, fruits, meat, poultry fish and tan doors, without the provision of any open space in and around the building provided that their height does not exceed prescribed height from the road level with a provision of mezzanine floor not covering more than  $\frac{3}{4}$  of the shops space.
- kk)** **‘Septic Tank’** means a tank in which sewage is collected and decomposed before its discharge in to the public / main sewer.
- ll)** **‘Shop’** means a roofed structure primarily used for the retail sale of goods.
- mm)** **‘Shop / Offices-cum-Flats’** means provision of shops on the ground floor and basement with the facility of offices / flats on the first and second floor and basement with the facility of offices / flats on the first and subsequent floors.
- nn)** **‘Stores / Go downs’** means a building / buildings meant for storage of material or finished goods at the ground floor provided those goods are not of inflammable or objectionable characteristics and with provision of office

accommodation above but does not include. Any garage or residential or commercial building.

- oo)** **'Sum / Rain Shade'** means an outer side projection from the building over a minimum height of 7 feet from the plinth level providing protection from sun / weather.
- pp)** **'Verandah'** means a roofed gallery, terrace or other portion of a building with at least one side open to courtyard or a permanent open.
- qq)** **'Ware House'** means a building used for storage of commercially saleable goods at the ground floor and office accommodation above.
- rr)** **'Zone'** means the area earmarked for a particular use only.

## PART-II

### TOWN PLANNING AND DEVELOPMENT

#### 3. INFRASTRUCTURE

- A** The Management shall provide roads, water supply sewerage and shall also arrange for facility of electricity through WAPDA / LESCO or any other private power generation company agency, gas through Sui Northern Gas (Pvt.) Limited and telephone through Pakistan Telecommunication Limited or any other agency / company etc. in case of violation Regulation, the Management reserves the right to disconnect the facilities and impose fine prescribed by the Management from time to time in order to discourage the recurrence of such incidents.
- B** Registered Persons shall plan their houses keeping in view the existing services at site as these shall not be shifted and the plot shall strictly be utilized for the same purpose for which it has been allotted and no commercial activity of any nature / kind shall be allowed in the residential area. To preserve the sanctity of planning, no deviation shall be permitted.
- C** If any services of the scheme area carried out of the area other than included in the scheme the services at the defaulting premises from where the connection is drawn shall be disconnected, besides fine which shall be imposed by the Management.

#### 4. PLOT ADJUSTMENT

- (a) Maximum sizes the residential plot shall be 15 Marla. The Management shall maintain the accuracy in the measurement of the plots allocated to the registered persons. Standard sizes of residential plots shall be as under:

15 Marla	(I)	45 ft. x 75 ft.		
10 Marla	(I)	35 ft. x 64 ft.	(II)	35 ft. x 65 ft.
05 Marla	(I)	25 ft. x 45 ft.	(II)	22.6 ft. x 50 ft.

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

- (c) If the measurement of a plot on account of town planning is found to be increased or decreased, the allottee of such plot, in case of increase, shall be bound to pay the price of extra land determined by the executive Board whereas in case of decrease in measurement of a plot, the allottee shall be entitled to a refund of the amount equal to the cost of such decrease based on the cost of land and development charges determined by the Management at the time of allotment of plot.
- (d) In case a corner plot to a registered person, ceases to be as such because of the area adjustment or the Town planning or any other inevitable circumstances or reason, the registered person, shall be bound to accept the refund of the additional amount deposited by him / her for the corner plot.

## **5. 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, Beauty Parlor, and Tuition Centers etc.) is not allowed in residential buildings in any circumstances.

## **6. DEMARCATION**

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

## **7. DIGGING**

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

## **8. AVOID BLIND CORNERS**

All residential corner plots shall be splayed (chamfered) as per Town planning to avoid blind corner / increase sight distance. No entry door/gate allowed in chamfered portion. No plantation is allowed at corner to provide clear visibility for traffic.

## **9. DISPARITY OF GROUND LEVEL**

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

## **10. GROWTH OF TREES AND VEGETATION**



- a.** The occupants or registered persons shall help out the staff of the scheme in tree plantation and nutriment. Each occupant or Registered Person shall plant at least 4 small plants in front of his premises at the place marked by the staff, whereas all the plantation beyond the boundary wall shall be the property of MAS Housing Scheme.
- b.** No person shall be allowed to grow any vegetation or to raise obstruction outside of his premises to encroach / occupy the space or to block the road or to reduce the openness of areas to create obstruction to the visibility i.e. flowers plots / planters and hedges etc. or such like acts or omissions which mars the beautification of the area to eradicate such acts or omissions. Management shall reserve the right to remove such vegetation or obstruction at the cost of such person.
- c.** No person shall be allowed to cut the trees within the area of the scheme. Whoever violates, shall be fined as prescribed by the Management.
- d.** Construction of rockery or hard landscaping beyond the boundary wall shall strictly be prohibited, however flowerbeds of small plants and flowers, up to 2 feet and parallel to boundary wall made of bricks or other similar material, having maximum height of 6 inches, may be allowed.

## **11. UTILITY CONNECTIONS**

- a.** Application for utility connections such as Sui Gas, telephone and Electricity, cable, TV and cable internet etc. shall be made accordance with their requirements.
- b.** The occupants / residents / registered persons shall have to observe the Rules, Regulations and instructions of the concerned department / agency / company whose services are being utilized. If for any reason, the facilities to be provided by the department / agency / company are delayed, Management shall accept no liability, even if there is a breakdown in services.
- c.** The allottee person shall also pay the fine in case of wastage of water as deemed fill by the Management.

## **12. DEPARTMENTAL BYE-LAWS**

Users will have to observe the rules, regulations and instruction for the department whose services are utilized, Electricity, Sui Gas etc. if for any reason, the facilities being provided by the department are delayed, management shall accept no liability.

### **13. HOARDING**

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

### **14. WATER SUPPLY**

- a.** Application for water connection shall be made on the prescribed form to the Building Control Department. The applicant shall also be required to pay water connection fee as fixed by the Management. For single/double storey as same, if the customer construct 3rd storey, fee category will be changed.
- b.** The applicant shall also pay for the supply of water as per meter reading or flat rates as decided by the Management.
- c.** Special rates for supply of water, as decided by the Management, shall be charged at the time of new construction, addition or alteration etc.
- d.** In case of disconnection of water supply service by the Management, the person shall not be liable to pay monthly charges of water supply during the disconnection period, as per routine. The Registered person shall also pay re-connection charges as prescribed by the Management for restoration of disconnected water supply.
- e.** The Registered person shall be liable to make the payment of any arrears with penalty or fine imposed by the Management.
- f.** No person shall be permitted to bore well / tube well / water pump for alternate supply of water or install motor / pump directly on the water supply line in any way. If a person commits any such act or omission, shall be liable to fine prescribed the Management.
- g.** The registered person shall also pay the time in case of wastage of water as per rules.
- h.** Separate charges shall be levied for the house having maintaining lawn to adjacent open plots as per rules.
- i.** Management may or may not provide water connection at the start of construction or during process.

**j.** Tube well will totally closed during the following hours:

Summer	10.00 p.m	To	3.00 a.m
Winter	10.00 p.m	To	5.00 a.m

**k.** Working schedule for tube well is one hour – working and one hour break.

## **15.SEWERAGE / MANHOLE**

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

## **16.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.

## **17.ELECTRIC, SUI GAS, TELEPHONE CONNECTION**

**PART-III**  
**ERECTION AND CONSTRUCTIONS**

**18. APPLICATION FOR ERECTION, ADDITIONAL AND ALTERATION**

- a.** Every person who intends to carry out building works within the area of scheme shall comply with the requirements of these Regulations.
- b.** Application for erection, construction addition alteration, major renovation and demolition of building shall be made to the office on the prescribed form for obtaining approval from the Management for such erection, construction, addition alteration or major renovation.
- c.** No erection, construction, addition, alteration or major renovation and demolition etc. shall be allowed without the prior approval by the Management.

**19.DRWINGS AND DOCUMENTS**

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

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

**20.BUILDING PLAN**

The building plan / drawings, signed by qualified architect, shall be submitted by the Registered person to the MAS Housing Scheme (Building Control Section), indicating the following details:

- a.** External dimensions of the main building, with and without extended portions.

- b.** The thickness and composition of all beams / columns / lintels and other, RCC components and all other supports.
- c.** Schedule of open and covered area.
- d.** Positions and dimensions of all projections beyond the walls.
- e.** Internal dimensions of all rooms.
- f.** Layout of water supply including construction details of underground and overhead water tanks.
- g.** Details of ramp with the help of cross section.
- h.** Layout of sewerage system, proposed and existing drains, privies, kitchen, gutters and spouts and cross section of septic tanks.
- i.** Schedule of steel reinforcement of roofs, beams and lintels and other RCC elements.
- j.** Location of kitchen greases traps and screens.
- k.** The level and width of the foundations and level of the ground floor and each floor with reference to the level of the center of the road on which the front of the proposed building is to about.
- l.** The dimensions of all rooms and positions of doors, windows and ventilators in each room of every storey. Schedule of doors and window including ceiling level.
- m.** Overall height of building including overhead water tank, staircase machine room for lift and parapet walls etc. if any.
- n.** Cross-section of boundary wall toward road.
- o.** Details for foundations, plinth, super structure, roof joinery, walls up to the level and parapet of the upper stories together with size and number of iron bars to be used in pillars, beams and slabs etc.
- p.** Assessment of electric load in the proposed building.
- q.** Site plan of the plot including width of road and key plan of layout of buildings.
- r.** Plan and elevation at the minimum scale of 1 inch = 8 ft.
- s.** Sectional drawings at the minimum scale of 1 inch = 4 ft.
- t.** Boundary wall design (Wall and Pillar Height).
- u.** A certificate from the registered engineer / architect that all components of the building have been designed by him or rechecked in case the same have been originally designed by someone other than the enlisted architect / engineer.

## **21.STRUCTURAL DESIGN:**

The applicant/owner shall produce details of the structural design calculation in order to ensure the safety of buildings.

- a.** A structure stability certificate for residential building from the registered structural engineer whereas for commercial building signed by a qualified structure engineer with valid registration with Pakistan Engineering Council as consulting engineer (M.Sc. Structure), with min. 5 years' experience shall be submitted along with building plans of multi storey buildings of public assembly.
- b.** The applicant shall on demand produce all necessary details of the structural designs / calculations in order to ensure the safety of the building.
- c.** It is also mandatory to submit structure stability certificate for all building along with structural drawings.

## **22. ADDITIONAL/ALTERATION/SUBTRACTION**

No construction, additional/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" are 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.

## **23.SCRUTINY OF DRAWINGS AND DOCUMENTS**

- a.** The Management shall scrutinize the drawings and documents within 30 days.
- b.** The Management may reject the application; and return the drawing and documents, if plans are unintelligible, ambiguous or are in contravention to the Regulations by giving reason in writing for such refusal or return.
- c.** The Management also reserves the right of rejecting the plans of suggesting any modifications which though may not contravene with the Regulations but are injurious to health, welfare, safety and comfort of the residents and their interests.
- d.** The applicant may resubmit such an applicant after necessary modifications, corrections and rectification / removal of observations in the drawings and documents, on resubmission it shall be deemed, as if the fresh applications has been submitted and a period of 30 days for approval shall again commence from the date of resubmission.

- e.** After the approval the applicant shall collect the documents in person.
- f.** Any oversight in the scrutiny of documents and drawing at the time of the approval and sanction of the building plan shall not entitle the person to violate the Regulations.

## **24.ENGAGEMENT OF REGISTERED ENGINEER / ARCHITECTC ETC.**

- a.** Every Registered person, intending to carry out entirely new building work or to involve in addition, alteration or demolition, shall engage a registered engineer / architect to supervise the work.
- b.** Architects shall be required to know the regulations policies and procedures in order to avoid any confusion and difficulties to the registered person. He shall also ensure that he keeps himself updated about any changes or modifications in the regulations.
- c.** A certificate as per annex “A” duly signed by the architect shall be obtained by the registered person and shall be submitted to the Management for such work, which is executed under the supervision of such experts.
- d.** The Management reserves the right of blacklisting the architects or such other person / persons whose, in opinion of the Management performance / attitude towards the profession is objectionable.

## **25. CONSTRUCTION PERIOD**

- a.** The Registered person shall commence construction of the building with a period of 18 Months from the date the area has been opened for possession / construction by the Management failing which the person shall be liable to pay non-construction penalty as prescribed by the Management.
- b.** The person shall complete the building within a period of two years reckoned from the date of approval of the drawing by the Management, failing which the Management may imposed penalty / fine for non-completion.
- c.** The drawings shall remain valid for two years from the date of its approval.



## 26. COMBINATION OF PLOTS/PLOTS JOINING

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

## 27.CLEAR SPACES

- a.** Registered person shall have to leave the following minimum clear spaces for each category of plot.

		<b>FRONT</b>	<b>REAR</b>	<b>SIDE</b>
(i)	15 Marla Plots	10ft	7ft	5ft
(ii)	10 Marla Plots	10ft	7ft	5dt
(iii)	7/5 Marla Plots	5ft	5ft	0ft

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

- i.** The open area required to be left as clear spaces on each side and is to be kept clear in totality instead of uniform space from the boundary wall.
- ii.** The total area permission to be covered could be built leaving the rest as open.
- iii.** In case of nonstandard plots covered area proportionate to the plots size may be covered leaving the rest as open space on various sides.
- iv.** The width of clear space on any side, for any size of plot would not be less than 3ft-9 inch (including the thickness of boundary wall).

**Note:** No construction, even temporary shall be carried out in the clear spaces except stairs for basement (2.5 feet wide) underground water tank,

drains, septic tanks, sewers and spiral steel stairs at the rear if servant quarter is located at the first floor, pergola shall not be extended into clear space sunken area can extended into clear space leaving 2.5 feet wide clear passage only in case of construction of basement.

## **28. MAXIMUM HEIGHT**

- a.** Maximum height of residential building of any type shall not exceed 38 feet from road level.
- b.** The height of sector shop shall be restricted to a maximum of 18 feet from the crown of the road.
- c.** The height of car porch of resting on boundary wall shall not be less than 9 feet and not more than the roof level of ground floor.
- d.** Height of property will not be more than 3 feet from finished level of roof top. Metal railing/fence is not allowed as a part or as a whole, as parapet wall (Roof Top).

## **29. COVERED AREAS**

### **A. IN CASE OF RESIDENTIAL BUILDINGS**

- a.** Basement 100% of allowable covered area excluding porch area for the house without dead wall and leaving Sft in case dead wall exists.
- b.** Ground floor refer to regulation No 20.
- c.** First floor of construction is envisaged on the first floor, covered area of first floor shall not exceed 75% of the total permissible area, of the ground floor irrespective of the area covered at the ground floor, the second floor shall not be permitted however area of 5 Marla (1125 Sft.) and 10 Marla

(2250 Sft.) may be permitted. For 5 and 7 marlas plot 100% area of ground floor may be covered at first floor.

- d.** 2 feet wide sun / rain shade shall be permitted however, the shade cannot be combined with open terrace except on front side. This shade shall not be used as balcony, walkway and passage.
- e.** Towards front porch roof shall be projected as cantilever maximum of 2 feet provided no construction shall be made on the extended portion.
- f.** Folding shelter can be used to extend car porch by maximum of 6 feet from the edge, of the car porch for use as sunshade for parking vehicles as per sketch annexed as annex 'B'.

15 Marla	One	(Corner plot shall have two)
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10 Marla or Less	One
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(1)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 resting on boundary wall.

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

## **B. EXTENSION OF CAR PORCH**

Following fabric shelter can be used (after approval) to extend car porch by maximum of 6 feet use as sun shade for parked vehicle only. No other material/type of shade is allowed.

## **C. Ramp**

- i. Ramp will start at 5' measured from outside of boundary wall. Space between ramp and road will be in plain concrete of road level.
- ii. The drain would be linked to services sewer through septic tank.
- iii. Member are required provide two P.V.C pipe of 2" dia. Under the ramp 2 feet below.
- iv.No construction whatsoever in mandatory open space is allowed. It will be used as passage only.

#### **D. IN CASE OF RESIDENTIAL BUILDINGS**

- |           |                                |   |
|-----------|--------------------------------|---|
| <b>a.</b> | Basement                       | 100% of plot leaving space for septic tank and underground water tank |
| <b>b.</b> | Ground Floor                   | 100% of plot  |
| <b>c.</b> | Mezzanine Floor                | 70% of shop area excluding verandah                                   |
| <b>d.</b> | 1 <sup>st</sup> Floor & Onward | 100%  |

#### **E. IN CASE OF SECTOR SHOP**

- |           |                 |      |
|-----------|-----------------|------|
| <b>a.</b> | Ground Floor    | 100% |
| <b>b.</b> | Mezzanine Floor | 75%  |

#### **30. HEIGHT OF PLINTH LEVEL ABOVE GROUND / ROAD LEVEL**

- a.** The top of plinth of the building shall not be less than 1.5 feet from the crown of the adjoining road, in case of building without basement and 3 ft – 6 inch in case of building with basement.
- b.** Lawn level / top of ram and clear spaces shall be 6 inch higher than the crown of the adjoining road in order to have smooth slope of ramp. Ramp shall be made as per approved plan Annex 'C'.

#### **31. BOUNDARY WALL**

- a.** Registered person who constructs boundary walls first shall be entitled to make 9 inch thick wall using 4 ½ inch of the adjoining plot, provided the layout, has been got approved from the site office. However no space from Right of way (ROW) of Road / street shall be utilized for this purposes. The boundary wall shall be considered as common boundary wall and both neighbors shall have full right to use it on their respective sides / top. The maximum height of boundary wall shall be 7 feet from the crown of the

adjacent road, however 2 feet high steel grill can be erected on top of the boundary wall for security purposes.

- b.** Before starting main building, boundary wall shall be got checked at ground level.
- c.** The gate of the house of the corner plot shall not be provided in the chamfered portion of the boundary wall.

### **32.DISPSAL OF SURFACE WATER**

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

### **33.ROOM SIZE AND HEIGHT**

- a.** The minimum size of living room shall be less than 100 square feet (minimum dimension not less than 9 feet). All rooms shall be well lit and well ventilated.
- b.** The height of ceiling of living rooms in residential building shall not be less than 10 feet or more than 12 feet for ground and first floors.
- c.** Height of ceiling of basement shall not be less than 9 feet and more than 10 feet.

### **34.WATER TANK/SEPTIC TANK**

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

### **35. TOILET/BATHROOM IN REAR SPACE**

FOR PLOTS OF 10 Marla and less, a toilet/bathroom not exceeding 40 Sft. and 8 feet clear height can be constructed in rear corner towards dead wall.

### **36.MUMTY/ROOF TOP AREA**

Mumty is allowed in all residential buildings. Spiral metal stair 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.

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

### **37.TEMPORARY ROOM/PRIVACY**

Members can make 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 builder are expected to respect the privacy of the neighboring area during construction. For any complaints by neighbor, final decision will be made only by the Management.

### **38.STAIR CASE / MUMTEE & MACHINE ROOM FOR LIFT**

The maximum size of machine room for lift will be 75 sft and area of stair mumtee will be as follow within permissible height.

- |    |                                    |         |
|----|------------------------------------|---------|
| a. | 10 Marlas plot & below             | 100 Sft |
| b. | More than 10 Marla to 1 Kanal plot | 175 Sft |

**Note:** In case of extra washroom veranda, Bed Room a 3<sup>rd</sup> Storey separate charges shall be liable to pay as decided by the Management.

### **39.BASEMENT OF RESIDENTIAL AREA**

- a.** Single storey basement shall be permitted in the residential area. In such case, the height of plinth of ground floor shall be 3ft – 6 inch from the crown of adjoining road, however height of plinth of ground floor can be relaxed up to the normal plinth level where sunken area is allowed.
- b.** Sunken area can be extended into clear space leaving at least 2.5 feet wide clear passage.
- c.** Construction of basement is optional for residential building.

### **40.VERIFICATION OF CONSTRUCTION AT DIFFERENT STAGES**

Every Registered person shall be bound to get construction verified from the Building Control Department of the scheme at the following stages in order to avoid violations of the Regulations.

- a.** When the layout has been complete before starting the work.
- b.** On completion of boundary wall at Natural Ground level.

- c.** On construction of the main building up to DPC level.
- d.** Before pouring of roof slab of the ground floor.
- e.** On raising of 1<sup>st</sup> floor structure one foot above roof of ground floor.
- f.** Before pouring roof slab of 1<sup>st</sup> floor.
- g.** On Construction of septic tank and ramp.
- h.** On final completion before occupation at the time of getting sewer connection opened.

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

#### **41.INSPECTION OF BUILDING**

- a.** The authorized officer / staff of M.H.S may inspect the premises, at any time during execution of work or after the completion without giving prior notice, to ensure the compliance of the regulations and check violations. If the Registered person denies inspection, the Management may disconnect water supply sewerage services and a fine may be imposed. Water supply sewerage services shall be restored on payment of fine (if any) and restoration charges.
- b.** If on such inspection, it is found that the building works contravene to any of the regulation, the Management shall give due notice to the Registered 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 Management may order to demolish that much of the construction as contra Venus to any of the Regulations at the cost of the person. The Management reserves the right to disconnect or refuse any or

all the services and impose fine. Water supply and sewerage services shall be restored on payment of fine (if any) and restoration charges.

- d.** If the Registered person is dissatisfied with the notice under Regulation 30 (b) he / she can file an appeal before the executive director 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 Management shall decide the said appeal after hearing the appellant within such period as consented or agreed upon.
- e.** If the appeal is rejected, the appellant shall be bound to rectify the violation within such period as specified in the decision made on said appeal.

## **42.WATER TANKS**

The Registered person shall construct underground and overhead water tank in the house / shop. He shall make arrangements for pumping water from underground water tank to overhead water tank. The Management shall be responsible to ensure that the water reaches underground water tank.

## **43.COMPLETION OF BUILDING**

- a.** On completion of building the registered person shall contract site officer for sewer connection before occupation of the building.
- b.** The Registered person shall submit two copies of completion drawing two photograph of 6 inch x 4 inch 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.
- c.** Completion certificate shall be issued normally within 20 days, if no violation is observed and construction is found in accordance with the approved drawing. Date of completion shall be treated as 1.5 year from the date of approval of drawing or opening sewer whichever is earlier.
- d.** Registered person is bound to obtain completion certificate within 2 years of approval of drawing failing which fine shall be levied per month.

## **44.CONSTRUCTION VIOLATIONS**



The following shall also be considered as construction violations.

- a.** Sewer manhole shall not be tempered for drainage of surface water.
- b.** Ramp slope must finish within 5 ft from the boundary wall and drive way shall have a slope conforming to road slope towards the house.
- c.** No water points / taps shall be installed outside the commercial building as well as outside the boundary wall the residential building.
- d.** Permanent fence, rockery hedge and other permanent structure outside the boundary wall shall not be permitted.
- e.** Earth filling outside the boundary wall shall be 2 inches below the adjoining road edge. Management reserves the right to work there whenever the need arises or it wished to widen the road.
- f.** No permanent or temporary guard post including tents shall be made outside the boundary wall.
- g.** Damaging the road by mixing concrete or cutting / bending steel bars on the road placing concrete mixer on road berm.
- h.** Cutting the road surface without written approval from the Management or causing damage to the road or erecting speed breakers or any other obstruction on road shall not be permitted.

The members shall not violate construction bye-laws. The owner is personally responsible to get the building ad site checked against violations by the relevant staff (building inspectors). Any delay in checking the building specified staged for any reasons, does not entitle the member to violate the construction bye-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 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. PAHS Management will not be held responsible. PAHS 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 PAHS

Management will have to be paid. PAHS Management is empowered to take strict punitive action in addition to disconnection of services so as to preserve the sanctity of planning and parameters. Defaulter shall be liable to find which may extend. To (No limit) depending on gravity of the case. Some of the violations are as under:

**i. 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.

**ii. No Construction is permitted without prior Approval of Design Wing, PAHS**

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.

**iii. Prerogative of PAHS Management**

The approving authorities reserve the rights of rejecting the plans or suggesting any modification which though may not contravene the laid down building bye-laws but are injurious to the interest of MAS Housing Scheme / Community.

**iv. Damage of Neighboring 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.

**v. 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 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.

**vi. Termite Proofing**

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

## 45. REQUIREMENT FOR COMMERCIAL ZONE

- a.** Basement may 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 at the same level as that of existing building on either side in that row.  
Basement height must be 12 feet from road level.
- b.** The slope of verandah floor shall be 1:20 width or verandah shall be 5 feet between the wall and the outer side of verandah pillars for commercial buildings, whereas for sector shops and commercial plots having two Marla areas the clear verandah of 4 feet shall be constructed.
- c.** The person may construct one or two shops in the available frontage.
- d.** The person shall ensure the fulfilment of the following standards:

  - i.** Floor level of the shop shall be 1 ft 6 inches above the road level for shops without basement and 3 ft 6 inches for shops with basement.
  - ii.** No spouts shall be fixed on the top roof for drainage of water. It shall be drained through down pipes.
  - iii.** Height of the ground floor excluding the roof thickness shall not be more than 16 feet if mezzanine floor is constructed and shall not be less than 12 feet without mezzanine floor whereas minimum height of first floor and second floor excluding roof thickness shall be 10 feet. Minimum height, if mezzanine floor is constructed, shall be 8 feet. Clear head room of mezzanine floor shall not be less than 7 feet.
  - iv.** Mezzanine floor may be allowed at ground floor only up to 70% of ground floor area excluding verandah. The approach to mezzanine floor shall be from the ground floor shop. Area adjacent to verandah shall be kept void. No access shall be provided to mezzanine floor from the stairs leading to upper floors.
  - v.** For the first and onward, the person shall make the stairs in his own space excluding verandah.

- vi.** The fascia shall be provided at the roof level of ground floor and first floor, which should be 2 feet wide to fix the hoarding etc. sponsored hoardings are not permitted.
- vii.** No steps are allowed to be constructed in the verandah to access shop or upper floor these shall be planned within the shops.
- e.** Joining of two independent buildings / shops through inter connecting door / opening shall not be permitted.
- f.** 2 feet projection is allowed toward road side but no construction shall be permitted on the projection.
- g.** Layout of sewerage shall show grease trap, screen, man hole, septic tank etc.
- h.** Foundation shall not be permitted to extend beyond the property line.
- i.** No ramp shall be constructed in commercial area but hard standing with a gradient of 1:300 shall be constructed sloping from road edge to property line, terminating into a masonry drain of approved design and size, covered with steel grating to receive storm water. The drain would be linked to service sewer through septic tank. There shall be no separation between adjacent hard standings.
- j.** Obstruction of any nature, such as steps (concrete, steel, wooden) placing of flower pots, erection of any fence / structure and storage of any items in verandah of any shops / building shall not be permitted it shall be used as free passage only.
- k.** Machine room for lift is permitted to be constructed on roof top up to 75 sq-feet but within permissible height.
- l.** Staircase ( Mumtee) is permitted to be constructed on roof top within permissible height as follow:

(1) 4 Marla commercial plot

150 Sft

(2) 8 Marla commercial plot & above

275 Sft

**Note:** In case of amalgamation of plots, area of stair mumtee will be same as of original unit.

**PART IV**  
**MISCELLANEOUS**

**46.FIRE PROTECTION**

- a.** Building shall be planned, designed and constructed to ensure adequate fire safety to the property and inhabitants.
- b.** All Registered person shall be bound to provide at least one fire extinguisher in each house / building.
- c.** The thickness of all walls enclosing stair case shall be 9 inches in case of brick masonry of 4 inches of RCC.
- d.** Standard fire alarm / protection system shall be installed in all schools and other commercial building.

**47. SECURITY SYSTEM**

All the Residence / Business community (Shop Keeper etc.) are liable to affix “stickers” on their all vehicles entering in the scheme.

The approved stickers are available in our site office during 9:00 A.M to 5:00 P.M, all the persons who are not abiding these rules are allowed to be stopped at our all gates by the security staff.

**48.INSTALLATION / ERECTION OF SKY BOARDS**

- a.** Subject to grant of permission by the Management and payment of fee as prescribed by the Management from time to time, sky boards can be erected on the rooftops of buildings in commercial area by the owners / tenants of the buildings only, rooftops cannot be rented out by the owners / tenants to any other person party for advertisement purpose.
- b.** The owner / tenant shall get the permission from the Management prior to installation of sky boards. For the purpose of obtaining permission, the owner / tenants shall submit following documents with the application.
  - i.** Structural design of the sky boards.
  - ii.** Stability certificate from a qualified structural engineer.
  - iii.** Copy of matter to be displayed on the sky board.

- iv.** Affidavit that owner / tenant shall compensate damages to the persons / property of others if caused due to failure / falling of the sky boards and that the owner / tenant shall remove the sky board without any claim / charges as and when ordered by the Management.

Permission for installation / erection of sky boards shall be granted for one year. Application for renewal shall be submitted by the owner / tenant at least one month before the date of expiry of permission, failing which the board shall be removed by the Management at the risk and cost of the owner / tenant without serving any notice.

#### **49. NEON, PLASTIC, OTHER SIGN BOARDS ON SHOPS**

- a.** Signboard shall not be sponsored.
- b.** Height of signboard shall not be more than 4 feet, and length will not be more than front of the shop. Maximum depth for back lit boards will be 10 inches.
- c.** Signboard 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.
- d.** Neon / other signboards can be displayed on rooftop subject to byelaws pertaining to these.
- e.** Signboard shall not be displayed on pillars or placed on ground.
- f.** Signboard shall be fixed properly. Owner / tenant will compensate damage to the persons / property of others if caused due to failure / falling of the sign board.

**Note:** If the signboards are installed in violation to byelaws. These will be removed by the Management at the risk and the cost of the owner / tenant without serving any notice and member would be liable to pay penalty imposed by the Management.

#### **50. CONSTRUCTION NOT ALLOWED**

No construction, erection, alteration and installation shall be allowed for the purposes of the following businesses in commercial areas without prior written permission of the Management.

- a.** Hotels restaurants and takeaway.
- b.** Auto works shops 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.

### **51.CONSTRUCTION OF HOSPITAL / CLINIC**

Hospitals, clinics and laboratories will not be allowed to be constructed on commercial plots other than those earmarked for construction of such buildings in the town plan.

### **52.PRIVACY**

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

### **53.GENERATOR**

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

- a.** Noise beyond the boundary limit shall not be more than 15 decibel. Proper arrangements for noise control shall be made.
- b.** Generator can only be placed in basement or in front lawn 5 feet away from common boundary wall. The generator shall not be placed in rear & side clear spaces.

The maximum capacity of generator shall be 25 KV for the residential building.

### **54.INSTRUCTIONS FOR RESIDENTS AND SHOP OWNERS**

- a.** There is positive evidence of the presence of white ants in the area of the scheme. Registered persons are advised to carry out termite proofing.



- b.** Green belts shall always be kept lower than the road berm falling which it shall be dozed off by the Management, without giving any notice.
- c.** Washing of cars outside the house is not permitted.
- d.** Garbage shall not be thrown in front of house / shops / public buildings. Garbage shall be placed in basket, which shall be fixed on the boundary wall of the houses from where staff shall pick up the garbage for disposal. The Management shall provide basket on payment. Shopkeepers shall place dustbin in front of their shops and place the garbage in dustbin, from where it should be picked up under M.H.S arrangement.
- e.** In order to avoid inconvenience to the customers, air conditioners shall be installed at the height of 8 feet from the level of verandah and proper arrangements shall be made for drainage of water, preferably split type of air conditions may be installed.
- f.** Wall chalking, writing on walls and pasting of posters etc. on the wall shall not be allowed.

## **55.GRAVEYARD**

- a.** The Management shall have the exclusive powers to develop, maintain, protect, upgrade and to make proper maintenance and administration of the graveyard, for the welfare and facility of the resident registered persons only.
- b.** The corps of the registered person, their spouses, parents and dependent children can be buried in the graveyards managed and maintained by the Management whereas in exceptional circumstances the corpse of another person may be allowed to be buried with the permission of the Management only.

## **56.EXEMPTIONS**

- a.** Buildings erected by or on behalf of Government or the M.H.S may be exempted from these regulations.
- b.** The Management may also wave off the application of these regulations in special cases of research and new form of construction at its discretion.

## **57.POWER EXECUTIVE BOARD OR ITS AUTHORIZED OFFICER**

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

- a.** By written show cause notice require the registered person, who is carrying out such building works to stop all work forthwith.
- b.** If such person fails to show sufficient cause to the satisfaction of the Management why such building works or part there of shall not be removed or altered, the Management may take the following actions:
  - i.** Require the person who has carried out the works against the provisions of these regulations / approved building plans or order him to demolish the whole building or part thereof.
  - ii.** In case of failure to demolish the unauthorized works, the Management shall demolish such works at the risk and cost of the registered person, in case of noncompliance registration may be cancelled and premises may be taken over by the Management.

## **58.CANCELLATION OF PERMISSION**

- a.** If at any time after permission to carry cut building works has been granted and the Management is satisfied that such permission was granted in consequences of any defective title of the applicant material misrepresentation of fraudulent statement contained in the application made or in the plan elevation, sections or specification of the documents submitted therewith in respect of such building, the permission may be cancelled and any work done there under shall be deemed to have been done without permission.
- b.** The approving authority reserves the right of rejecting the plan or suggesting any modification which may not contrive the lay down building regulation but are injuries to interest of the community / society.

## **59.AMENDMENTS**

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

## **60.REPEAL AND SAVINGS**

The provisions relating to article 21 of the order shall apply mutals mulandis for the interpretation of these regulations.

**CERTIFICATE**

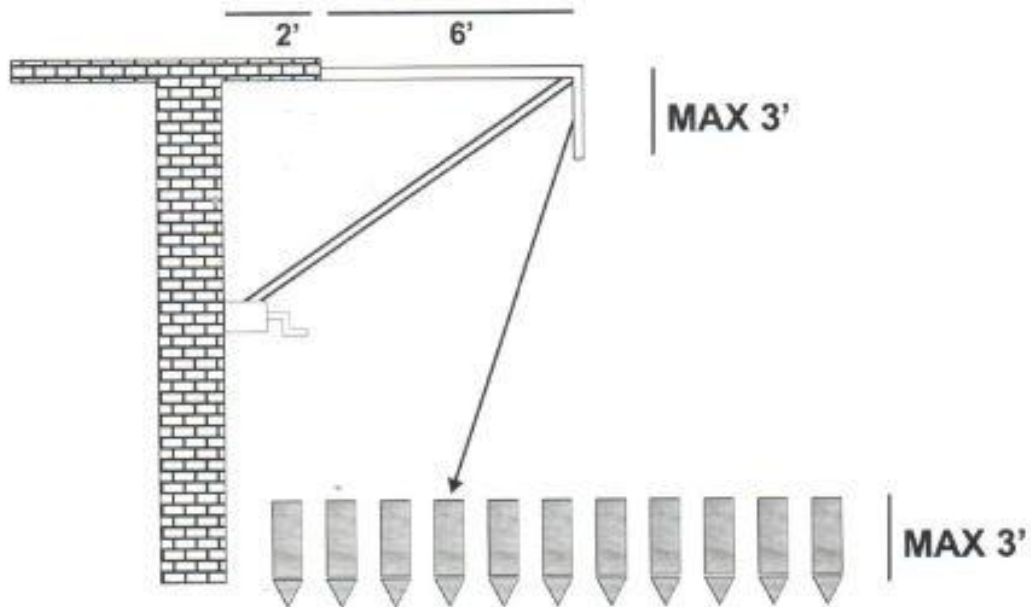
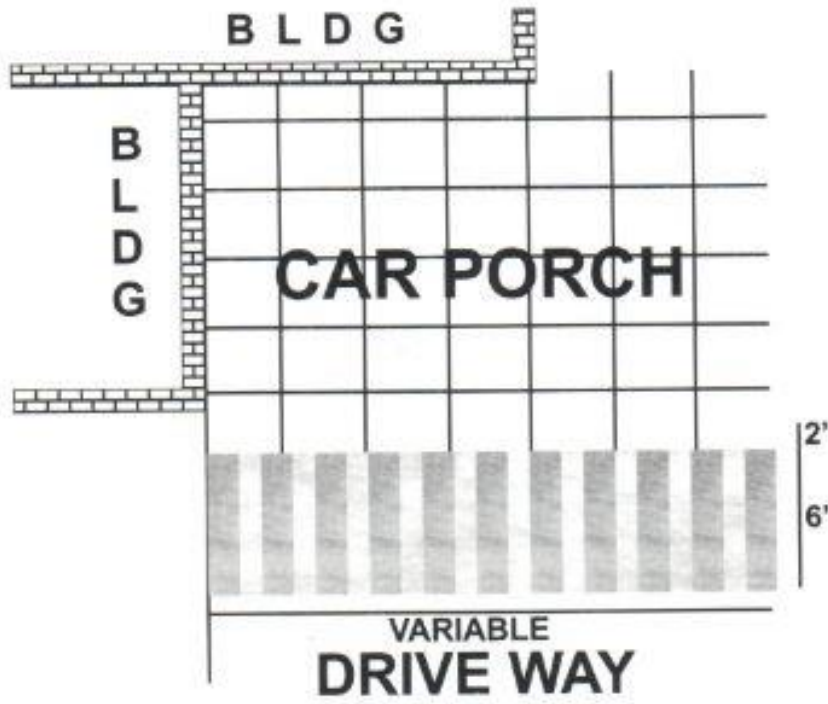
Certified that:-

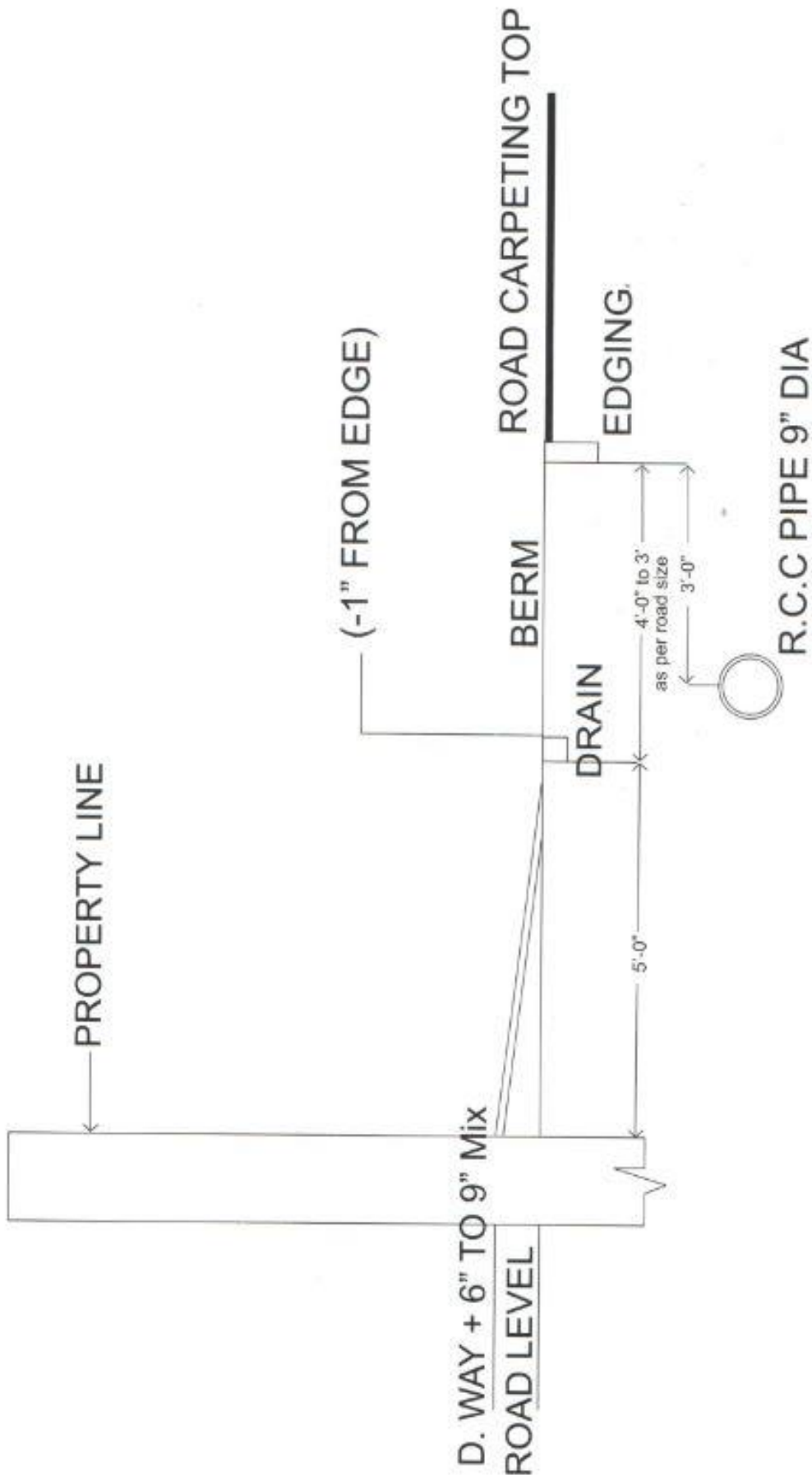
1. The proposed house for Mr. / Mrs. \_\_\_\_\_ to be constructed on Plot No. \_\_\_\_\_ Block \_\_\_\_\_ Phase \_\_\_\_\_ in M.H.S Lahore has been checked by us in the capacity of consulting Architects / Engineers and we certify that the said building is structurally sound.
2. It is also certified that the building in question has been designed according to the seismic zone in which the building is located and is structurally sound against earthquakes.
3. If asked to supervise the said building, we certify that approved drawings / byelaws of the M.H.S will be adhered to strictly in every respect and no change will be made on site without prior written approval of the Management M.H.S and that we also take full responsibility for any violation and damage to the structure during the construction of the above house / building.

Signature: \_\_\_\_\_

Head Draughtsman: \_\_\_\_\_

Architect: \_\_\_\_\_





**RAMP DETAIL FOR RESIDENTIAL PLOT**  
 ACCORDING TO-BYLAWS OF PAK ARAB HOUSING SCHEME LAHORE

<b>BUILDING SET BACKS (RESIDENTIAL)</b>				
<b>Sr.No</b>	<b>Plot Size</b>	<b>Front</b>	<b>Rear</b>	<b>Side</b>
1	Less Than 5 Marla	5	5	0
2	5 Marla and above but Less Than 10 Marla	5	5	0
3	10 Marla to 30 Marla	10	7	5' On One Side

<b>FLOOR AREAS (RESIDENTIAL)</b>		
<b>Plot Size</b>	<b>Maximum on Ground Floor</b>	<b>Maximum FAR</b>
Less Than 5 Marla	80%	1 : 1.8
5 M & 10 M	75%	1 : 1.6
10M & < 1K	70%	1 : 1.5

**NOTE:**

**Toilet**

A bathroom not exceeding 40 Sft. is allowed at the rear towards dead wall.

**Building Height**

It should not exceed 30 feet including parapet & 3 slabs are allowed.

## MAS HOUSING SCHEME (Work Completion Report)

Plot Owner Name: \_\_\_\_\_  
\_\_\_\_\_ Block No: \_\_\_\_\_

Plot No: \_\_\_\_\_

●	DATE OF APPLICATION	
●	DATE OF COMPLETION	
●	DATE OF WATER CONNECTION	
<b>DETAIL REPORT ABOUT CONSTRUCTION</b>		
●	PLOT SIZE	
●	FLOOR WORK	
●	RAMP DETAIL	
●	SIGNATURE OF SITE MANAGER M.H.S	
●	SIGNATURE OF DIMEN ASSOCIATES REPRESENTATIVE	

### **UNDERTAKING FOR THE OWNER**

I will not violate the by-laws of the MAS Housing Scheme and will not indulge in any unauthorized construction / encroachment and will abide LDA regulations. In case of violation. I will be ready to accept any penalty imposed by the society. This may amount to cancellation of the plot.

PLOT OWNER NAME:	PLOT OWNER SIGNATURE:
------------------	-----------------------

### **VERIFICATION SIGNATURE**

- 1) Date of Checking: \_\_\_\_\_ / \_\_\_\_\_ / 2014 (2) Owner / Attorney: \_\_\_\_\_  
2) Consultants: \_\_\_\_\_ (4) Wak Head Office: \_\_\_\_\_

Site Office M.H.S