

BUILDING BYE-LAWS



Royal Pearl Enclave
DG Khan

Building Bye-Laws 2023

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Short Title, Commencement and Extent

- a) These Regulations shall be called “Royal Pearl Enclave Dera Ghazi Khan Construction & Development Regulations 2023”.
- b) These regulations shall extend to the specified as well as notified area of “Royal Pearl Enclave Dera Ghazi Khan”.
- c) These regulations shall come into force with effect from the date of publication and shall be read in consonance with Royal Pearl Enclave Dera Ghazi Khan projects.
- d) The Royal Pearl Enclave Dera Ghazi Khan is empowered to change or make amendments in these regulations as and when required.

Definitions

Unless otherwise expressly stated, the following terms shall, for the purposes of these Regulations shall have the meanings indicated in this part. Where the terms are not defined, they shall have their ordinarily accepted meaning or, such meaning as the context may apply.

Acre: means a size of land equal to 43560 sq. ft (4047 sq. m) or 9.68 Kanals in case of Lahore District & 43560 sq. ft (4047 sq. m) or 8 Kanals in other districts of Punjab.

Addition / Alteration: means any structural or land use change brought about, after the approval of Building plan without affecting or violating any provision of these Regulations.

Amalgamation: means the joining of two or more adjoining plots of the same land use into a single plot for building purposes.

Apartment: means a dwelling unit located in a multi-storey building meant to provide habitation.

Apartment Building: means a multi-storey building containing more than two Apartments sharing a common stair case, lifts or access spaces.

Approved Scheme: means a duly approved scheme by the government for urban development, redevelopment or renewal and also includes the larger area plan and area specified for specific use/ traffic control plan/ housing and zoning scheme.

Arcade: means a covered walk-way or a verandah between the shops and the street/footpath on which the shops abut.

Balcony: means a stage or platform projecting from the wall of the building surrounded by a railing or parapet wall.

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Base: (applied to a wall or pillar) means the under-side of the course immediately above the plinth, if any, or in case of a building having no plinth immediately above the foundation.

Basement: means the lowest storey of a building, partly or completely below ground level.

Bay-Window: means a large window or a series of windows projecting from outer wall of the building and forming a recess within.

Builder: means any person having the ownership/ leasehold title, institution, company, firm, agency or government department, autonomous and semi-autonomous bodies who intends to undertake building works.

Building Height: means total height of a building measured from the crown of road to the top of the parapet wall, excluding the structures such as chimney stacks, lift heads and water tower etc.

Building/House Line: means line beyond which the outer face of any building except compound wall, may not project in the direction of any existing or proposed street.

Building Of Public Assembly: means and include any building or part of a building where group of people congregate or gather for amusement , recreation, social, religious, patriotic, civil, travel, health, education, ceremonial and similar purposes including (but not limited to) theaters, cinemas, assembly hall, auditoria, exhibition halls, marriage halls, community centers, clubs, schools, colleges, universities, hospitals, museum, skating rings, gymnasium, restaurants, places of worships, dance halls, clubs rooms, passenger stations and terminals of air surface and other public transportation services and stadiums etc.

Building Plan: mean and include the plans, sections, and elevations of every floor including basement, if any, clearly describing graphically the purpose for which the building is intended to be erected and the accesses to and from several parts of the building and its appurtenances; the position, form, dimensions and means of ventilation; the depth and the nature of foundations, the proposed height of the plinth and super structure at the level of each floor together with the dimensions and description of all the walls, floors, roofs, columns, beams, joists and girders to be used in the walls, floors and roofs of such buildings.

Building Works: mean site excavation, erection or re-erection of a building or making additions and alterations to an existing building.

Cardinal Points: means the directions of North, South, East and West as marked on the block / building plan.

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Central Business District: means the central business/commercial area as prescribed in the relevant Master Plan.

Chamfer: means the flat surface made by cutting of sharp edge or corner of the plot to enhance the visibility at the turning point.

Commercial Building: means a building having market, shops or show rooms, warehouses, offices, hotels, restaurants, marriage halls, gas and petrol filling stations, public transport and cargo terminals etc. on any floor and may also have apartments in it.

Commercialization Committee: shall mean Commercialization Committee as constituted under the respective section of the commercialization rules notified by the Royal Pearl Enclave from time to time.

Competent Authority: means the authority competent to approve building plans under these Regulations.

Completion Certificate: means the certificate issued by the Competent Authority on the completion of building works.

Completion Plan: means a building plan submitted to the Competent Authority for the purpose of obtaining approval after construction.

Contractor: means a person hired by a builder for constructing the building as per provision of sanctioned plan and other approvals.

Consultant: means a person duly registered with respective statutory professional body and hired by a builder for designing and supervision of construction activities of the building(s) in accordance with the sanctioned plan and other approvals.

Converted Plot: means a plot converted to commercial use under the commercialization rules notified by the Royal Pearl Enclave from time to time.

Corner Plot: means a plot facing two or more intersecting streets / roads/ open area.

Covered Area: means area covered by the building / buildings above and below the ground level, but does not include the space covered by:

a) Court yard at the ground level, garden, rocky area, plant nursery, water pool, swimming pool (if uncovered) platform around a tree, water tank, fountain and bench etc.

b) Drainage, culvert, conduit, catch-pit, chamber gutter and the like;

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c) Compound or boundary wall, gate, slide, swing, uncovered staircase, watchman booth and pump house.

d) Sump tank and electricity transformer.

Damp Proof Course: means a layer of material impervious to moisture.

Dangerous/ Hazardous Buildings: means a building or structure or a part thereof which is declared as structurally unsafe and/ or which is hazardous as specified in sub-Para 2 & 3 of Para 34 of (VI) Schedule of PLGO 2001.

Dead Loads: mean the load due to the weight of all walls, permanent partitions, floors, roofs and finishes including services, and all other permanent construction.

Demolition: means the process of dismantling the building or part thereof.

Educational Institutions: means a school, college, university, library, research & training centre and testing laboratory etc.

Environmental Impact Assessment: means process of identifying, predicting, evaluating and mitigating the biological, social, and other relevant effects of the development proposal prior to major decisions being taken and commitments made.

Established Built Up Areas: mean old unplanned areas where the buildings have been in existence for a minimum period of 15 years.

Farm House: means a dwelling place attached to a farm on a plot not less than 4 Kanal.

Fence: means a temporary barrier around a building or structure under construction or repair.

Field Staff: means Building Inspectors, Enforcement Inspectors.

Floor Area Ratio (Far): means the aggregate covered area of a building or buildings (excluding the area under covered parking) on a plot divided by the total area of the plot,

Floor Height: means the vertical distance from the top of the floor finish to the top of the ceiling.

Foundation: means a structure entirely below the level of the ground which carries and distributes the load from pillars, beams or walls on to the soil below.

Gallery: means an open or a covered walk way or a long passage.

Girder: A large iron or steel beam or compound structure used for building bridges and the framework of large buildings.

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Ground Coverage: means the percentage of the plot area that can be covered at the ground floor.

Health Institutions: means hospital, dispensary, health centre, nursing home, testing laboratories, MRI and CT scan centers and medical training institutes.

Hoarding: means any advertising tool including advertising boards, neon signs etc. which are displayed on the top of the building or in the vacant plot.

Horticulture: The art or practice of garden cultivation and management.

Housing / Dwelling Unit: means a part or whole of a residential building capable of being used independently for human habitation.

Industrial Zone: means an industrial zone prescribed in the Master Plan and approved schemes.

Industry: means factories, workshops, ware-houses, industrial go downs and also includes the cottage, service, medium & heavy industries as defined by the Industries Department, Royal Pearl Enclave Dera Ghazi Khan.

Infrastructure: means the basic facilities, utility services and installations including transportation and communication systems, water supply, drainage and sewerage system, telephone, sui gas, cables, power lines and grid stations.

Joist: means the length of timber or steel supporting part of the structure of a building, typically arranged in parallel series to support a floor or ceiling.

Kanal: means a size of land equal to 20 Marlas.

Landscape Plan: means a plan showing the visible features in the open area of plot around the building such as walkways, green areas, fountains, ponds and trees etc.

Live Loads: mean those loads produced by the use and occupancy of building or other structure and do not include the construction or environmental loads such as wind load, snow load, rain load, earthquake load, flood load or dead load.

Main Civic and Commercial Centres: mean the main civic / commercial centers of the approved government / private housing schemes.

Major Repair: means all repairs other than the minor repair.

Mandatory Open Spaces: mean the spaces required by these Regulations to be left open on ground floor around the building.

Market: means a group of shops assigned particularly for one or more specified trades.

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Marlas: means a size of land equal to 225 sq.ft (20.91 sq. m) in case of Lahore District and 272 sq. ft (25.28 sq. m) in other Districts of Punjab

Master Plan: means the latest approved Land use Plan of a city and shall deem to include Structure Plan, Outline Development Plan, Development Plan and Spatial Plan etc.

Minor Repairs: means painting, white washing, plastering, paving, replacement of doors, windows, glass, floors and tiles, repairing of walls and roofs, building or rebuilding of the boundary wall as per sanctioned plan.

Multi-Storey Building: means a building having more than three storey or more than 38 ft height (11.58m).whichever is less

Neighborhood Commercial Areas: these include plots/ units reserved for commercial /office use in mohallah or neighborhoods in an approved housing scheme.

Other Commercial Areas: these are roads or areas predominantly used for commercial purposes in the established built up areas that have not been declared as commercial area.

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

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

Period of Validity of Sanctioned Plan: means the period specified at the time of sanctioning of building plan for the completion of the said building.

Person: means any cooperate or individual entity that is recognized by law as having the right to hold property and to sue and be sued.

Plinth: means the portion of the building between the ground level and the level of the ground floor.

Porch: means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.

Predominantly Open Areas: means areas which may be unplanned/ undeveloped or predominantly used for agriculture purpose or lying vacant.

Prescribed Form: means a form prescribed for various purposes by the Local Government under these Regulations.

Property: means plot or structure to which its builder has freehold title.

Property Line: means the boundary wall of the plot.

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Public Building: means a building designed for public use and includes dispensaries, post offices, police stations, bus/wagon stands, railway station, airport terminals, town halls, libraries, and premises of social agencies such as hostels, local government offices and educational institutions, hospital and clinics, mosques, fire stations and rescue centers etc.

Ramp: mean a drive way that has a running slope steeper than one unit vertical in 20 unit's horizontal (5-percent slope).

Registered Architect: means a person holding valid registration / enlistment with the Pakistan Council of Architects & Town Planners and enrolled on the list of approved architects maintained by the respective Local Government.

Religious Buildings: means mosques, churches, shrines etc.

Residential Building: means a building exclusively designed to be used for use for human habitation together with such out houses as are ordinarily ancillary to the main building and used in connection therewith.

Resident Engineer: means construction supervising engineer, working for the builder to perform such duties and functions as stated in these Regulations.

Right Of Way: means width of road/street between two opposite property lines.

Septic Tank: means a tank in which sewage is collected and decomposed before its discharge into a public sewer or Soakage Pit.

Setback: means an area to be surrendered for road widening as per approved scheme/plan, under the relevant master plan of a city or provided under any other rule.

Site Plan: means the plan of the proposed construction site showing the position of the proposed building(s) and existing building(s), if any, the width and level of the streets on which the plot abuts and the adjoining plot numbers, if any, together with cardinal points.

Soakage Pit: means a pit filled with aggregate, boulders or broken brick and intended for the reception of waste water or effluent discharged from a Septic Tank.

Storey: means the space between the surface of one floor and the surface of the other floor vertically above or below.

Structural Calculations: means detailed calculations showing sufficiency of the strength of every load bearing part of the proposed structures.

Structural Engineer: means a consulting engineer registered with PEC with 5 years of professional experience as a structural engineer and engaged by the builder.

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Sun-Shade: means an outside projection from a building over a minimum Building Height of 7 ft (2.13 m) from the plinth level meant to provide protection from weather.

Timbering: means the setting of timber supports in mine workings or shafts for protection against falls from roof, face, or rib.

Traffic Impact Assessment Study: means a comprehensive exercise to indicate the potential traffic impacts of any new Development and provide operation analysis of the adjacent and surrounding roads ways, traffic signals, sidewalks, general traffic and public transport etc. It also suggests the various measures to mitigate / reduce the potential traffic impacts

Urban Development Project: means multi-storey building(s) on a converted plot of more than 2 kanals.

Verandah: means a roofed gallery, terrace or other portion of a building with at least one side open to courtyard or a permanent open space.

Warehouse: means a building where raw materials, intermediate products or manufactured goods may be stored.

Winder: mean a tread with nonparallel edges.

Zone: means an area / areas earmarked for a particular use / building height / density in approved Master Plan or approved schemes.

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Zoning

These Regulations shall be applicable to the following different Zones;

Residential Zone

For the purpose of these Building Regulations plots or buildings used for residential purposes shall fall in any of the following categories of residential zone.

- a. Approved Scheme: residential buildings / units in approved schemes
- b. Established Built up Areas: residential buildings/units in established built up areas
- c. Predominantly Open Areas: residential buildings/units in predominantly open areas

Commercial Zone

The commercial zone consists of Business, financial and professional offices; buildings of public assembly, hotels, motels, show rooms, boutiques; and social welfare institutions. Following are categories of commercial zone:

- a) Plots of 6 kanals and above on roads with minimum 80 ft right of way: falling in any commercial zone.
- b) Central Business District: commercial units, offices and buildings of public assembly within CBD areas.
- c) Main Civic and Commercial Centers: consists of commercial units, offices and buildings of public assembly including District and Divisional Centers.
- d) Neighborhood Commercial Areas: consists of commercial units, offices and buildings of public assembly in the neighborhood of approved schemes.
- e) Other Commercial Areas : consists of commercial units, offices and buildings of public assembly in areas used for commercial purposes
- f) Converted Plots under Commercialization Rules: consists of commercial units, offices and buildings of public assembly long roads approved under commercialization rules from time to time.
- g) Predominantly Open Areas: commercial units, offices and buildings of public assembly in predominantly open areas.

Industrial Zone

The industrial zone consists of industries, like heavy, medium, light and hazardous factories, workshops and ware-houses go downs, etc. Following are the categories of industrial zones:

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- a) Industrial Estate and Industrial Areas in Approved Schemes: industrial units as prescribed in approved Master Plan and schemes of a city.
- b) Industrial Zones in Established Built up Areas: Already existing industrial areas in established built up area.
- c) Industrial Zones in Predominantly Open Areas : industrial units in predominantly open areas

Special Areas Zones

- a) Walled City Area or Historically Significant Areas etc.
- b) The building Regulations for Walled City Area or Historically Significant Areas as specified in the approved Master Plan or schemes shall be prepared by the Local Government.
- c) **Flood Plain** as defined in the approved master Plan or notified by the relevant department shall be dealt with strictly in accordance with the recommendations of the Master Plan. However, if Royal Pearl Enclave provides protective bunds and safeguards in flood plain area then Local Government may prepare special building Regulations in accordance with local conditions.
- d) **Environmentally Sensitive Areas** these includes natural parks, wild life parks, forest, mountainous terrain, areas having mines, mineral deposits and water shed areas etc. Local Government may prepare special building Regulations following the requirements of the concerned departments and provisions of the approved Master plan and schemes.

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General Regulations

General

These regulations have been framed with a view to facilitate construction by the member. Due relaxation has been ensured while specifying covered area and other details. The designers have been extended leverage to contribute such designs which add to the overall complexion of a healthy environment / development:-

1. Anyone who intends to carry out building works within the boundary of **Royal Pearl Enclave Dera Ghazi Khan** should strictly comply with the requirements of these Regulations.
2. The plot shall be strictly utilized for the purpose it has been allotted. To preserve the sanctity of planning, no deviation shall be permitted.

Corner Plot

The owner of corner plot will be required to pay additional 10 % of the original total cost at the time of possession as laid down by Royal Pearl Enclave Dera Ghazi Khan. Road with above 40 ft will pay 10% additional charges.

Moreover, plot against land if has additional area, will be mutually agreed with the land lord and Royal Pearl Enclave Dera Ghazi Khan and its payment will be made accordingly only if member provides evidence that he purchased plot with extra land of corner for the land lord.

Over / Under Size Plots

Plots measuring less area as compared to standard size plot will be remitted cost of land only. Similarly those, measuring more than the standard size plot shall be required to pay for the extra / additional area as per rates decided by Royal Pearl Enclave Dera Ghazi Khan.

Sub Division of Plots

Subdivision of Plots in Approved Housing Schemes

- a. Subdivision shall not be allowed for a plot of less than one kanal.
- b. Subdivision of one kanal and above but less than two kanals plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the subdivision plan from the Competent Authority. The resultant subdivided plot shall not be less than 10 Marlas (209.14 sqm)
- c. Subdivision of 2 kanals (836.55 sqm) and above plot is permissible subject to the fulfillment of space requirements of original plot and prior approval of the sub-division plan from the Competent Authority. The resultant subdivided plot shall not be less than 1kanal (418.28 sqm)

Commercial Sub-division is not allowed.

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Amalgamation of Plots

In any zone two or more plots of the same uses may be combined for the purposes of constructing one or more buildings subject to the condition that all such plots are owned by the same builder. If at any later stage the sub-division is again done then the building period charges will have to be paid for the sub-divided plots from its original date of expiry of building period of approved plans.

Physical Demarcation of Plot

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

Chamfering of Corner Plot

Chamfering

All corner plots chamfering 5'-0" x 5'-0" and up to one Kanal 10'-0" x 10'-0". The gate of the house of the corner plot shall not be provided in the chamfered portion of the boundary wall.

Services

The Royal Pearl Enclave Dera Ghazi Khan will provide roads including all services and the member are required to plan extension of these services to their buildings accordingly. Further extension of these services to other users is strictly disallowed. Defaulting members are liable to disconnection of services and financial penalties.

Water Supply

1. Application for water connection shall be submitted on the prescribed form to the Building Control Department. The applicant shall also be required to pay water connection fee as fixed by the Authority.
2. The applicant shall pay the charges for supply of water as per meter-reading or on flat rate as decided by the Authority.
3. Special rates for supply of water, as decided by the Authority, shall be charged at the time of new construction (addition or alteration etc.)
4. In case of disconnection of water supply service by the Authority, the person shall be liable to pay monthly charges of water supply during the disconnection period, as per routine. The person shall also pay reconnection charges as prescribed by the Authority for restoration of disconnected water supply.
5. The person shall be bound to pay any arrears with penalty or fine imposed by the Authority along with water supply bill.
6. No person shall be permitted to bore well / tube well / water pump / hand pump for alternative supply of water or install motor/pump directly on the water supply line in any way. A person who commits any such act shall be liable to fine, penalty or both as prescribed by the Authority from time to time in addition to detachment and confiscation of such motor/ pump etc. by the Authority on detection. In a case where the violation is repeated, the penalty shall be increased with subsequent disconnection; the restoration of which will also be charged to the defaulter.
7. The Authority may allow boring of shallow pump only for construction purposes and upon completion of the construction the bore shall be destroyed.
8. Separate charges shall be levied for the house having swimming pool or maintaining lawn on adjacent open plot as prescribed by the Authority.

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Sewerage

1. On completion of construction, the Authority shall provide the facility of sewerage by connecting the building sewer with main network of sewerage system. The person shall pay connection charges as well as monthly sewerage charges as decided by the Authority from time to time.
2. The person shall construct an RCC septic tank and maintain it effectively so that partially treated sewage flows into the main sewerage system.
3. No person shall be allowed to connect sewerage line with the main sewerage network at his/her own. The person shall apply to the Authority for this connection; otherwise fine shall be levied as prescribed by the Authority.
4. In case of disconnection of the sewerage service by the Authority, monthly bill of sewerage shall be charged as per routine for disconnection period. The person shall pay reconnection charges as prescribed by the Authority.
5. In case a building is occupied without applying for sewerage opening, the date of sewerage opening shall be considered as one and a half year from the date of approval of drawing or date of occupation of building whichever is earlier. In such cases the Authority may also levy fine for this violation.

Gas / Telephone / Electric

After the services laid by Royal Pearl Enclave Dera Ghazi Khan, the individual connection to house will be obtained by the person from respective departments in accordance with respective departments regulations.

Damages

Nobody is permitted to damage road and services laid by Royal Pearl Enclave Dera Ghazi Khan. In case of extension of services, if any damage is caused to road, sewer line, rain water line etc. such work shall not be undertaken without prior approval of Royal Pearl Enclave Dera Ghazi Khan. In case of damages, Royal Pearl Enclave Dera Ghazi Khan will impose penalties and cost of repair work will be recovered from the member

Bearing Capacity Test

Bearing capacity test will be arranged by member through Royal Pearl Enclave Dera Ghazi Khan approved laboratory (for residential buildings with basement and all commercial buildings).

Blockage of Street

1. No part of any street shall be used in connection with the construction, repair or demolition of any building without prior written permission of Royal Pearl Enclave Dera Ghazi Khan. Street will not be blocked under any circumstance.
2. No excavation shall be made in any street for utility without prior permission from Royal Pearl Enclave Dera Ghazi Khan.
3. Defaulters would have to pay charges as per Royal Pearl Enclave Dera Ghazi Khan Regulations.

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Lighting and Ventilation

Size of External Openings

Every room other than rooms used predominantly for the storage of goods shall, except where mechanical arrangement is provided, shall have a combined glazed area of not less than 8% of the floor space of such room, and 50% of such openings shall be capable of allowing free un-interrupted passage of air.

Toilet, Water Closet and Bathrooms

Every toilet, water closet, urinal stall and bath room shall be provided with day lighting and ventilation by means of one or more openings in external walls having a combined area of not less than 2 sq ft (0.19 sq m) per water closet, urinal stall or bath room and such openings shall be capable of allowing free un-interrupted passage of air.

Internal Air Wells

Kitchens, toilet, water closets and bath rooms may have sources of daylight and ventilation like room internal air wells. In such cases, air wells shall conform to the following minimum sizes:-

a.	area of air well for building up to 2 storey in Building Height minimum width of air well	50 sq ft (4.65 sq m) 6 ft (1.83 m)
b.	area of air wall for building from 3 to 7 storey minimum width of air well:	100 sq ft (9.29 sq m) 8ft (2.44 m)
c.	area of air well for building higher than 8 storey: minimum width of air well:	200 sq ft (18.59 sq m) 10 ft (3.05 m)

- a. The floor of each air well shall have impervious paving and shall be adequately drained.
- b. Reasonable access shall be provided at the bottom of each air well.
- c. No internal air well or portion thereof shall be roofed over, except with fiber glass or other similar material.
NOTE: Where permanent mechanical air-conditioning is intended to be provided; the bye laws dealing with the internal lighting of rooms will not be applicable.

Blasting

Blasting is not allowed for any type of work in Royal Pearl Enclave Dera Ghazi Khan area.

Disputes

No member is allowed to stop the construction activity of other member. Any dispute / interpretation or violation of Regulations shall be referred to Royal Pearl Enclave Dera Ghazi Khan's Building Control Department.

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Submission of Plans and Documents

- Application for construction, addition or alteration of building shall be made to the Authority with the following documents:-
- Hard copy of Drawings (Floor plans, Cross section, Front elevation 2D & 3D views, (Corner Plot Front & Side 3D views, Front boundary wall design) on A-4 size paper.
- Soft copy of Drawing (Auto Cad Format)
- Copy of Possession letter
- Structure Stability Report.
- Intiqal and Aks Shajra, Site plan and Computerized National Identity Card (CNIC).
- Paid Challan for dues as prescribed by the Authority.
- Undertakings are required under these regulations on stamp paper duly attested by the Oath Commissioner.

Plans

All applications shall be made on Application Forms BR-1, BR-2, BR-3, BR-4 prescribed by the Development Authority.

- The building plan shall be prepared by a duly registered architect and shall bear the stamp, signature and registration number of the architect and signatures of the builder.
- Two copies of every such plans and design drawings shall be furnished to the Authority along with the application
- Service design plane of plumbing and electricity plane will also be submitted.

Documents

For new structure, plans and documents which shall be submitted along the application are listed below:-

- **Documents of Title:** All the title documents relating to the plot(s) including Intiqal and Aks Shajra order, site plan and lease etc., showing the right of developer or power of attorney to carry out such work.
- **Site Plan:** A site plan drawn to a scale of 16' ft (30.49m) to an inch to show the site to which it refers, unless its address is number in a regular sequence of numbers in an Approved Scheme.
- **Possession Letter:** Royal Pearl Enclave possession will be submitted.

A block plan of the site drawn to a scale of not less than 32 ft (9.76m) to an inch (0.03m) (1:400) showing the position of the proposed building and existing building (if any) the width and level of the streets on which the plot abuts and the adjoining plot numbers together with cardinal points.

Building Plan

Shall be drawn to scale of not less than an inch (0.03m) to 8 ft (2.44 m) (1:100) or if the building is so extensive as to make a smaller scale necessary, not less than 1 inch (0.03m) to 16 ft (4.88m) (1:200). Building Plan showing the following detail shall be submitted along with application:

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- Plans, sections and elevations of every floor including basement, inter floor, mezzanine, cellar, if any, graphically describing the building intended to be erected.
- Purpose for which the building or parts thereof are intended to be used
- Accesses to and from several parts of the building and its appurtenances
- Ventilation details (position, form, dimensions and means)
- Depth and the nature of foundations
- Proposed height of plinth and super structure at the level of each floor
- Dimensions and description of all the walls, floors, roofs, columns, beams, joists and girders to be used in the walls, floors and roof of such buildings

Drainage Plan

A plan showing the intended line of drainage of such building and the details of the arrangement proposed for the aeration of the drains.

Plan and section of the area between building line and edge of adjacent metal led road having levels with reference to road level showing drainage line.

Landscape Plan

Applications pertaining to properties measuring 2 kanals and above shall be accompanied by a landscape plan drawn to a scale of 32 ft (9.76m) to an inch (0.03m) or (1:400) or other suitable scale showing hard and soft landscape elements include Horticulture Works around the proposed building. Adequate plantation of trees must be indicated on the plans.

Undertaking

An undertaking on Performa BR-5 in favor of Development Authority on stamp paper valuing Rs.1200/- according to which the builder shall pay damages to the satisfaction of the Development Authority in case any damage is caused to the adjoining properties and infrastructure due to excavation / construction activities.

Religious Buildings

Royal Pearl Enclave will build religious buildings as per approved layout plan only in this respect Royal Pearl Enclave byelaws will strictly follow it.

Sanction/ Rejection of Building Plans

Sanction of Plan

Within 45 days of the receipt of an application along with required plans, documents and payment of scrutiny fee for permission to carry out building works, the Development Authority shall:-

- Pass orders granting or refusing permission to carry out such building works and in case of refusal specify the provisions of the Building Regulations violated; or
- Require further details of the plans, documents, plan scrutiny fee, specifications and any other particulars to be submitted to it.
- If the Development Authority does not inform about objections or does not pass orders granting or refusing permission specifying: the provision of the Building Regulations violated within 45 days or if any additional particulars required by the Development

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Authority have not been submitted within the required 45 days from the receipt of notice / application.

- The applicant shall give in writing through registered post to the Development Authority pointing out the neglect of the Development Authority. If such neglect continues for further fifteen 15 days from the date of such written communication, the plans shall be deemed to have been sanctioned to the extent to which it does not contravene the provisions of these Regulations and any other provisions specified by the Development Authority.
- Approved building plans for multistory buildings shall be released at the following four stages.
 - Excavation plan for basement including design of restraining structure / piling etc.
 - Basement up to plinth level
 - Up to 38 ft (11.58m) Building Height
 - Above 38 ft (11.58m) Building Height
- The sanction / approval letter shall be issued as per BR-16. The builder shall comply with all the conditions contained in the sanctioned letter as per building plans in addition to Building Regulations.
-

Revoke of Sanction of Plans

Development Authority permission to carry out building work or sanction of plan may be revoked/cancelled at any time after the grant of sanction. This shall only, when Development Authority finds:

- Defective title of the applicant,
- Material misrepresentation, or
- Fraudulent or negligent statement contained in the application.

If the builder fails to satisfy the Development Authority within 07 days after having been served a show cause notice, any work done there under shall be deemed to have been done without permission. However the applicant shall have a right to appeal to the Building Control Department within 15 days of the orders of cancellation / revocation.

Appeals Against Rejection and Revocation of Plan

Appeal against the rejection / revocation of a plan may be submitted before the appellate body within 30 days of the rejection / revocation orders. The appellate body shall decide the matter within 30 days of the receipt of the appeal after affording opportunity of personal hearing.

Validity of Sanctioned Plan

1. The person shall commence construction of the building within a period of 3 years from the date the area has been opened for possession / construction by the Authority, failing which the person shall be liable to pay non construction penalty as prescribed by the Authority.
2. The person shall complete the building within a period of two years reckoned from the date of approval of the drawing by the Authority.
3. The drawing shall remain valid for two years from the date of its approval. Upon lapse of two year period of validity the person shall be under an obligation to obtain fresh approval.

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Approved Drawings

The member / contractor must keep one set of approved drawings inspection card on site, which may be made available to Royal Pearl Enclave staff during inspection. In case of non-availability of approved drawings, fine would be imposed as per Royal Pearl Enclave's policy.

Inspection During Construction

It is the responsibility of the owner to get the site inspected as per the stages mentioned in inspection card.

Addition / Alteration

No construction, addition or alteration shall be allowed unless drawings are approved by Royal Pearl Enclave. Any change after the approval of drawings will be regularized through submission of revised drawings.

Construction Without Approval

Any construction started / carried out without prior approval of authority shall be liable to be demolished (partly OR wholly) with or without prior notice at risk and cost of the owner.

Written Permission for Use of Street

No construction material or debris shall be deposited in any street without the written permission of the Building Control Department and on the condition that the builder will be responsible for clearing the street as and when required by the Authority.

Removal of Obstructions and Debris After Completion

All debris, obstructions and erections in any street / road shall be removed within 7 days of the completion of the work. All drains and public utility installations shall be kept clean, tidy and in serviceable condition

Completion Certificate

The member shall obtain the House Completion Certificate after rectifying the errors / observations / violations (if any) within 30 days from the date of submission of completion drawing. failing which fine will be imposed as per Royal Pearl Enclave's policy. The following documents are to be attached with completion plan:-

1. The person shall submit two ammonia copies of approved drawings duly signed and stamped by the registered Architect.
2. Prescribed dues as decided by Royal Pearl Enclave from time to time.
3. Inspection chart duly signed by the concerned officer during construction.
4. Soft copy of drawing.
5. After receipt of completion drawing, Royal Pearl Enclave technical staff shall make arrangements to inspect such work and after inspection shall either approve or disapprove or regularize minor deviations with penalty at rates as approved by the Royal Pearl Enclave from time to time.
6. In case of no violation, completion case shall be put up to the Royal Pearl Enclave Executive Board for final approval.

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7. In case of violation the member shall be asked either to pay the prescribed penalty against minor deviations or completion plan shall be returned unsanctioned with an order for demolition of the subject un-authorized construction.
8. In case member intends to construct the building in phases, the sequence of construction in phases duly numbered shall be indicated on the submission drawing. For the purpose of obtaining NOC of a building, the minimum requirement is completion of ground floor in all respect.
9. If member wants to occupy the building partially / completely then he/she should submit an application for occupation of house. If member occupies the building without getting approval from Royal Pearl Enclave penalty / fine would be imposed as per Royal Pearl Enclave policy. Member can apply for completion certificate within 3 years from date of approval of submission plan, failing which penalty (Rs 5,000/- per month) would be imposed as per Royal Pearl Enclave policy.

Imposition of Utility Bills

Utility bills will be issued as soon as member occupy / partially occupy the house or get the completion certificate

Relaxation

No relaxation in building regulation / Byelaws should be allowed.

ROYAL PEARL
ENCLAVE

YOUR DREAM HOME

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Approved Schemes

Residential

Mandatory Open Spaces

Plot Size	Building Line	Rear Space	Side Space
Less than 10 Marlas	5 ft	5 ft	Not required
10 Marlas & above but less than 1 Kanal	10 ft	7 ft	5 ft one side
1 kanal & above but less than 2 Kanal	10 ft	7 ft	5 ft on both side
2 kanals & above	20 ft	10 ft	10 ft both sides
Apartment building*	20 ft	10 ft	5 ft both sides

* Notwithstanding the provisions above, a guard room measuring not more than 100 sq ft (9.29 sq m) in area is permissible near the gate in case of apartment building.

- a) In approved schemes, Apartment Buildings shall only be permissible in areas specially earmarked for the purpose.
- b) In areas other than (a) above, Apartment Buildings may be permitted on sites measuring 4 kanals and above.

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Ground Coverage and Floor Area Ratio (FAR)

Maximum ground coverage and floor area ratio shall be as follows:

Plot size / zone	Max No. of storey	Max Height	Max FAR	Minimum Parking Provision
Less than 5 Marla	3	38	1:2.4	Not Mandatory
5 Marla and above but less than 10 Marla	3	38	1:2.3	1 Car space
10 Marla and above but less than 1 Kanal	4	38	1:2.8	1 Car spaces per Storey
1 Kanal to 30 Marla	4	45	1:2.6	1 Car spaces per Storey
Above 30 Marla but less than 2 Kanal	4	45	1:2.4	2 Car spaces per Storey
2 kanals and above	4	45	1:2.2	2 Car spaces per Storey

Building Height

- a. The height of any building other than Apartment Buildings measured from the crown of the road to the top of the parapet wall shall not exceed 38 ft (11.58 m). (Exclusive of chimney stacks, lift heads and water tower).
- b. No building other than Apartment Building shall contain more than three storeys and the minimum height of each storey shall not be less than 9-ft 6-inches (2.9 m).
- c. The total number of storey permissible in an apartment building allowed on residential plots in approved schemes excluding basements, shall not be more than four, each storey having a minimum building height of 9-ft 6-inches (2.9m) other than the basement.
- d. Maximum height of any Apartment Building allowed on residential plots in approved Schemes measured from the crown of the road to the top of the parapet wall shall not exceed 45ft (13.72m). (Exclusive of chimney stacks, lift heads and water tower).
- e. In case of approved Apartments sites the maximum height of any Apartment Building measured from the crown of the road shall not exceed 1.5 times the width of the right of way plus the width of building line in front of the plot (exclusive of chimney stacks, lift heads and water tower).

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Porch

In case of plot size 10 Marlas and above, a car porch not exceeding 20-ft (6.1m) in length shall be permissible in the side space. In case of corner plots car porch shall be permissible along longer side. In case of sites with minimum 5-ft (1.5m) side space, construction of a room over the car porch equal to its area shall also be permissible. Car Porch shall not exceed from crown of the road to 12 inch height opposite gate side.

Toilet/Bathroom

A toilet / bathroom not exceeding 40 sq ft (3.72 sq.m) in area and 8 ft (2.44m) in height can be constructed in the rear corner towards the dead wall as an integral part of main building.

Basement

Where a basement is to be constructed, it shall be subject to the fulfillment of the following conditions:-

- a. that a basement shall be served with an independent entrance and in addition it shall have an emergency exit except for houses;
- b. that the level of the main sewer permits gravity flow at a gradient of not less than 1:40 or if this may not be possible, pumping arrangement shall be installed;
- c. that the sewer passing under the basement is gas tight;
- d. That the minimum height of any basement room shall be 8 feet (2.44m).
- e. That in case of houses, the minimum area of the basement shall be 100 sq ft (9.29 sqm) and shall be constructed after leaving the mandatory open spaces required under these Regulations. However a minimum of 5 ft (1.52 m) space shall be kept clear towards the dead walls.
- f. that basement in other buildings shall be as prescribed in chapter 3&5
- g. That the foundations of the basement shall not intrude into the adjoining properties.

Reference Point

Reference point shall be the intersection of gate, centre line and reference road crown.

Farm House

- a. The number of storey permissible in a farm house shall not be more than two with a maximum building height of 30ft (9.15m).
- b. The mandatory spaces as provided for 2 kanals and above in the section 2.2.1 shall be applicable.
- c. Maximum ground coverage shall be 30%.
- d. In case the farm house accommodates dairy/poultry farm activities then appropriate standards and protective measures as per Pakistan Environmental Protection Act 1997, or any other applicable regulations /laws shall be complied with by the builder.

Rear Bathroom

Toilet / bathroom not exceeding 40sqft in area and 8ft in height can be constructed in the rear corner toward the dead wall as an integral part of main building.

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Pergola

A pergola shall not be permitted within the minimum mandatory open spaces required under these building regulations.

Damp Proof Course

Proper damp proofing shall be provided for walls and floors according to the standard specifications in Uniform Building Code, 1997 or International Building Code, 2006 of USA & NRM, 1986.

Where the floor or wall of a building is, in the opinion of the Local Government, subject to water pressure, that portion of the building below ground level shall be suitably waterproofed.

Boundary Wall

1. Any person who first undertakes construction of the boundary walls may construct a 9-inch-thick wall using 4 ½ inch of the adjoining plots, provided the layout has been approved by the Authority. However, no space from Right of Way (ROW) of road/street shall be utilized for this purpose. The boundary walls shall be considered as common boundary walls and all neighbors shall have rights to use it on their respective sides / top. Maximum height of boundary wall shall be 7 feet from crown of the adjacent road.
2. Common boundary wall shall not be used for construction of car porch columns. The columns shall be constructed adjacent to the boundary wall However; roof of car porch can be extended up to plot limit.

Stair Case Specifications

- a. All buildings other than Apartment Buildings up to three storeys shall have stair-cases having a minimum clear width of 3 ft-6 inches (1.07 m) and 4 ft (1.22 m) where they exceed three storey.
- b. In Apartment Buildings stair-cases shall have the following minimum width:-
 - i. Up to 5 storey 4 ft (1.22 m) clear
 - ii. Above 5 storey 4 ft-6 inches (1.37 m) clear
- c. The riser of the stair-case step shall not be more than 7.1/2 inches (0.19 m) and the tread not less than 10 inches (0.25 m)
- d. There shall not be more than 15 risers between each landing. A landing shall not be less than 3ft-6inches (1.07m) in depth except in case of service stair-case where the number of risers may be increased depending upon the situation and design.
- e. Winders may only be permitted in residential buildings other than Apartment Buildings.
- f. All stair-cases in Apartment Buildings shall be of reinforced cement concrete or other non-inflammable material.

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Drainage / Septic Tank

- a. All, drainage and sanitary installations shall be carried out in accordance with the requirements of WASA/Municipal/Public Health Engineering Department for drainage, plumbing and sanitary fitting.
- b. Where there is a public sewer, all sewer laid in the building shall be connected thereto.
- c. Where no public sewer is in existence, all sewage shall be connected to Septic Tank and then to a Soakage Pit. Septic Tanks and Soakage Pits shall:
 - i. be so constructed as to be impervious to liquid either from the outside area or inside;
 - ii. Be as sited as not to discharge pollution in to any spring, stream or water-course or any well, the water from which is used for drinking or domestic purposes.
- d. Septic Tanks shall be provided in all the residential and commercial buildings. All the sullage water of the buildings shall be connected to the septic tank and then to the public sewer.
- e. The minimum sizes of septic tanks for residential plots will be as follows:

Plot Sizes	Depth	Length	Width
Less than 1Kanal	4 ft-3inches (1.29m)	8 ft (2.44m)	4 ft (1.22m)
1-Kanal to 2 Kanal	4 ft-3inches (1.29m)	9 ft (2.74m)	4 ft-6inches (1.37m)
Above 2-Kanal	4 ft-3inches (1.29m)	10 ft (3.05m)	5 ft (1.52m)

- f. Size of septic tanks for commercial and public buildings shall be as per requirements of WASA/Public Health Department.
- g. The roof of every building and floor of balcony abutting a street or constructed over a street shall be drained by means of down take pipes.

Water Supply

- a. An overhead tank and underground water tank must be provided in each building.
- b. Underground/Overhead Water Tank to be provided in all buildings as per following minimum sizes:

Plot Sizes	Width	Length	Depth	Total Volume
7-Marlas and less	3ft (0.91m)	4ft (1.22m)	2 ft-6 inches (0.76m)	30cu ft (0.85cu m)
Above 7-Marlas up to 01-Kanal	5ft (1.52m)	5ft(1.52m)	2 ft-6 inches (0.76m)	62.5cu ft (1.77cu m)
Above 01-Kanal	5ft (1.52m)	5ft(1.52m)	4 ft(1.22m)	100cu ft (2.83cu m)

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- c. The design of internal water supply network, underground and overhead tanks shall be in accordance with NRM standards/WASA or Public Health Engineering Department requirements.
- d. The capacity of the water tanks for multi-storey buildings shall be as per the Building Code of Pakistan/NRM, in accordance with size, Building Height and use of the building

Mumty

Mumty conforming following specifications / conditions is allowed and may be used for storage / habitation with toilets whereas window towards neighbor plot / house other than staircase is / are not allowed:-

1. **Location**

Mumty can be constructed over primary (main) or secondary staircase (Within the building line)

2. **Width**

Maximum width of mumty including design element shall not be more than half the average width of plot.

3. **Height**

Height of mumty including design element shall not be more than 11 ft from the top of 1st floor roof slab. Additional 1 ft increase in height of mumty (maximum up to 12ft), may be allowed on payment of regularization fee of Royal Pearl Enclave Dera Ghazi Khan.

4. Structures including raised solar panels or geysers on roof of a mumty are not allowed.

Open Stair Case

1. The plots having rear setback of 5ft and more can have spiral stair in rear setback after leaving a clear distance of 2ft 6 inches from rear plot line. Straight stair having the width of 2ft 6 inches also allowed in rear setback.
2. Open stairs are not allowed inside setbacks.
3. Mumty not allowed over open stairs

Entry Gates

1. Position / location of the gates will be kept as per Royal Pearl Enclave Dera Ghazi Khan approved site plan part of the master plan.
2. Two gates are not allowed in case of corner plots or plots having roads on two sides.
3. Standard width of main gate including wicket gate and excluding pillars will be up to 20'-0". Width of gate pillars (inclusive of boundary wall) should not be more than 1'-6". However width of main gate may be increased up to 25'-0" after payment of regularization fee as mentioned in the fines. But services such as DB, Pole etc. falling in front of increased width will not be shifted. Increased width of gate if found in inches will rounded off and taken as whole feet on the higher side.
4. Provision of any type of arch / design element over the gate is not allowed.

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Ramp (Driveway) in Service Area

Ramp in front of gate in service area can be constructed subject to be following conditions and specification.

For laying / rectifications of fault / re-laying of services including electricity, telephone, cables, gas, water supply etc. Four independent conduits of minimum 6 inch dia beneath the ramp will be provided by the member.

Ramp at start of property / plot line should be maximum 12 inch high or at slop of 1:7 and its height will be taken from intersection of gate center line and reference road crown.



Specifications

Residential Room

- The minimum area of a room meant for human habitation shall be 100 sq ft (9.29 sq m) having a minimum width of 8 ft. (2.44m).
- The minimum floor area of a kitchen shall be 50 sq ft (4.65 sq m) having a minimum width of 6 ft (1.83 m).
- The minimum height of any habitable room from finished floor level to the roof ceiling shall not be less than 9 ft 6in (2.89m).
- Inter-floor shall only be permitted in rooms other than those meant for habitation purposes, such as bath rooms, stores, kitchens, pantries, passage and garages etc., if combined with the main building.
- A minimum clear height of all the rooms referred in IV above shall be 7 ft 6 in (2.29m) and the inter-floor shall have a minimum clear height of 5 ft 6 in (1.70 m).

Two Adjacent Plots

If member has two adjacent plots and he uses one plot for construction of his house and second as a lawn, then he has to follow following procedure:-

- Both plots must be owned by the same member.
- If ownership is different than an affidavit on judicial stamp paper of Rs.100/- and sketch showing detail of boundary wall and gate duly signed by the approved architect will be required from second owner that he / she has no objection for utilizing his / her plot as green area only.
- Member to get site plan / possession of the plot to be utilized as a green / lawn.
- Construction of underground water tank and structure using steel, fiber or wood up till 25'-0" x 25'-0" in the plot utilized as green area will be allowed after approval from competent authority.
- Sound proof generator may be placed after approval from competent authority.
- Combine boundary wall will be erected and second gate is allowed on plot to be utilized as green area as per Royal Pearl Enclave Dera Ghazi Khan gate layout plan.
- A passage / driveway from gate to building line would also be allowed, however no construction of any type of such as porch etc. would be allowed.

Monthly water charges will have to be paid by the owner.

Pools

Swimming and decorative pools and fountains may be allowed after approval from competent authority. However privacy of the adjacent houses should be ensured. Moreover Royal Pearl Enclave Dera Ghazi Khan will not be responsible for supply of water in case of swimming pool.

Installation Of Solar Panels

Solar panels / geysers on roof top of residential / commercial buildings will be provisionally allowed and structures including raised solar panels or geysers on roof of a mummy or overhead water tank are not allowed. Royal Pearl Enclave Dera Ghazi Khan reserves the

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right to change the policy, notify the member and the member will make changes accordingly within one month time at his expense, risk and cost.

Generator

Generator shall not be used as a prime source of electric supply. It may be used as standby with following condition”-

1. Petrol or diesel driven generator with soundproof canopy may be installed.
2. Noise beyond the boundary limit shall not be allowed i.e. noise control arrangement must be made.
3. Generator should be placed on rooftop (roof slab must be designed for structure stability to sustain the weight of generator) or in front of lawn from common boundary wall. However the generator shall not be placed in rear and side setbacks at ground floor and terraces at first floor.

Features In Setback

1. Rockery / water feature / flower pots up to height of boundary wall may be constructed with the front boundary wall. In case rockery / water feature is provided along common boundary wall, a gap of minimum 6 inches shall be provided between the wall and rockery / water feature.
2. Rockery / water feature / flower pots inside rear clear open spaces may be allowed leaving clear passage of 2'-6" between building and rockery / water features and minimum 6 inches gap between common boundary wall and rockery.
3. In case of seepage at the boundary wall of adjacent house due to the presence of rockery / water feature, the owner shall address the problem of seepage within 15 days from the issuance of notice from Royal Pearl Enclave Dera Ghazi Khan otherwise; it will be rectified at owners risk and cost.
4. Plants are not allowed inside / rear setback.

Privacy

1. A pardah wall minimum up to 7'-0" height in front of servant terrace / doors / windows / should be constructed with a non-see-through material such as fiber / steel / wood etc. but not with bricks or RCC wall.
2. Sill level of servant's quarter window shall not be less than 5'-0" if there is no pardah wall.

Construction Period

The member must complete construction on the plot within a period of 3 years from the date building plan is approved. In case of building is not completed within 3 years, penalty would be imposed as per Royal Pearl Enclave Dera Ghazi Khan policy.

Non-Utilization / Maintenance Charges

After obtaining possession, the member must complete construction within a period of 2 years failing which he/she shall be subjected to levy of maintenance charges as per Royal Pearl Enclave Dera Ghazi Khan's policy in vogue.

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Site Requirements:

Commercial

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 5 Marla	38 feet or three floors
5 Marlas & above but less than 10 Marlas	50 feet or four floors
10 Marlas & above	60 ft (18.29 m) or 5 floors

Ground Coverage And Floor Area Ratio (FAR)

The maximum ground coverage and FAR shall be as follows:

Plot size	Ground floor converge including arcade	Subsequent floor coverage	FAR
Less than 3 Marla	100%	100%	1 : 3
3 Marla & above but less than 10 Marla	100%	100%	1 : 3
10 Marla & Above	87 %	75%	1:4.5

1. Only one basement is allowed with maximum depth of 12 ft from the road level if the area of plot is up to 1-kanal.
2. The arcade shall be at minimum of 6 inch above the road level.
3. The finished floor level of the shop in case of basement shall be 3ft above from the finished floor level of arcade with minimum 1 ft 6 inches high ventilator.

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Specifications

Shops

- a. The minimum floor area of a shop shall be 100 sq ft (9.29 sq m) having a minimum floor width of 8 ft (2.44m).
- b. Minimum height of any shop shall not be less than 9 ft-6 inches (2.9 m) without any gallery (storage space) or 15 ft 6 inches (4.73m) with gallery (storage space).
- c. The minimum height of inter-floor or room shall conform with the prescribed height applicable to the buildings in which they are being provided, with the exception of shops where the height may be reduced to 7 ft (2.13 m) provided that:
 - The total area of any inter-floor or loft in any shop shall not exceed 1/3rd of the total area of the shop.
 - Every inter-floor or loft shall be open except a protection wall or railing not exceeding 3 feet (0.91 m) in Building Height.
 - Minimum height of parapet wall shall be 2 ft-9 inches (0.84 m).

Arcades

- a. The minimum width of arcade in Main Civic & Commercial Centers and Divisional / District Centers shall be 10ft. In case of neighborhood shops / centers the minimum width of arcade shall not be less than 5 ft. up to plot area of 7 Marla. For plots of above 7 Marla widths arcade shall be 10 ft.
- b. The level between the arcade and shopping floor shall not exceed 1ft-6 inches (0.46 m) whereas the level of arcade from the center of the road crest shall not exceed 6 inches (0.15 m).
- c. Arcade (where specified) to be used as foot-path for pedestrians shall be constructed in front of shops throughout and no building obstruction of any kind shall be allowed within the arcade.
- d. For one individual shop on an independent plot up to 1 Marla, only single storey structure with full coverage is allowed without arcade.

Basement

Basement is allowed to all members irrespective of topography of plots but with following condition:-

1. NOC required from the neighbor who has an existing structure. In case of any damage to the adjacent building, the owner of the plot and structure Engineer / Architect shall be jointly responsible for such damages and shall have to use such Engineering techniques in order to avoid damage to neighboring building. Royal Pearl Enclave Dera Ghazi Khan in no way shall be held responsible for such damages.
2. That a basement shall have an independent entrance and in addition it shall have an emergency exit except for houses.
3. The basement shall not be exposed more than 3'-0" from the crown of the abutting road / zero level.
4. Clear height of the basement shall not be less than 8'-0".

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5. If services, such as bath and kitchen etc., are provided in the basement, the owner must provide mechanical disposal from the basement to upper level in all cases, so that there is no possibility of back flow in case of chockage of the sewer lines. Royal Pearl Enclave Dera Ghazi Khan will not be responsible for the consequences in any case.
6. Cost of additional services work shall be borne by the member.
7. Construction of RCC retaining wall (as per structure design) at building line shall be compulsory.

Reference Point

Reference point shall be the intersection of building Centre Line and Reference Road Crown.

Mumty

Mumty area may be used for machine room, lift room, generator room or bath room.

Septic Tank

A septic tank of size 3 ft x 5 ft x 5 ft can be constructed adjacent to the entrance stair in the parking area. Maintenance of septic tank and to keep it clean and in workable conditions is responsibility of the plot owner.

Ramp and Toilets for Disabled Persons

In all commercial buildings, public buildings and apartments a ramp of minimum 4-feet width and having maximum gradient of 1:6 should be provided. In case of non-provisions of lifts, each floor should be accessible through this ramp. A toilet for disabled must also be provided. Toilets, water closet and bath rooms in commercial, public and apartments building shall be provided as follow:

1. One set minimum area of 80 sft for floor area of 1000-3000 sft.
2. Two set minimum area 80 sft for floor area above 3000 sft.

Toilets

1. Be provided in each commercial block.
2. Separate arrangement for ladies is mandatory; one WC for the disabled is encouraged.
3. Cleaning and maintenance of the toilets is the responsibility of the owner.

Lifts

Lift / escalator shall be provided in building where the climb is more than four storeys (ground floor + 3) and shall conform to the technical provisions.

Incentives for Additional Facilities

If large open/green areas are provided over and above the requirements in multi storey buildings for recreational and landscaping purposes, the building plan fee shall be reduced by 10%.

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Lightening Protection

For all commercial buildings lightening protection should be provided.

Fire Safety and Security System

1. Width of the stair flight shall not be less than 3'-6".
2. Stair hall shall have concrete walls.
3. Stair hall doors shall have fire rating of 3 hours.
4. All building shall be equipped with fire hose and GI / CI exposed pipes painted in red with firefighting wall cabinets on each floor. The length of the pipe should cover a whole floor area.
5. Fire extinguishers should also be provided on each floor.
6. Separate fire motor shall be installed in the basement.
7. Steel structure shall have a fire safety of 3 hours and 30 mints for non-structural members.
8. State of the art security system, approved by the authority shall be mandatory for all building constructed in Royal Pearl Enclave Dera Ghazi Khan.

Fire Precautions in Air-Conditioning System

- a. Except in residential buildings, all air conditioning or ventilation ducts including framing, shall be constructed entirely of non-inflammable materials and shall be adequately supported throughout their length.
- b. Where ducts pass through floors or walls, the space around the duct shall be sealed with rope asbestos, mineral wool, or other non-inflammable material to prevent the passage of flames and smoke.
- c. The air intake of any air-conditioning apparatus shall be so situated that air does not re-circulate from any space in which objectionable quantities of inflammable vapours or dust are given off and shall be so situated as to minimize the drawing of inflammable material or other fire hazards.
- d. Where the duct systems serve two or more floor of a building or pass through walls, approved fire dampers with fusible links and access doors shall be located at the duct opening and such dampers shall be so arranged that the disruption of the duct will not cause failure to protect the opening.

Extinguishment of Fires

Every new building except residential buildings up to 3 storey in height shall be provided with sufficient means for extinguishing fire as follows: -

- All buildings shall have one multipurpose (A, B, C) dry chemical powder 6 Kg fire extinguisher for each 2000 sq. ft. of floor area. At least two fire extinguishers of 6 Kg each shall be placed on each floor (if floor size is less than 2000 sq. ft.).
- The maximum travel distance to a fire extinguisher shall not exceed 75 ft. but for kitchen areas this distance is 30 ft.
- Firefighting buckets.
- An independent water supply system in pipes of steel or cast iron with adequate hydrants, pumps and hose reels.
- All multistory buildings having four to ten floors shall have a pressurized internal fire hydrant system with an independent over-head water tank of minimum 7500

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gallons and external under-ground water tank of 15000 gallons. In case where the building is over 10 storeys high, it shall have an independent over-head tank of 15000 gallons and external under-ground water tank of minimum 30000 gallons. The external under- ground water tank shall be accessible to the fire-fighting vehicles at all times.

- The pressurized internal fire hydrant system shall be independent and separate from the normal water supply system and shall be maintained at 3-5 bar pressure at all floors through an electric pump of suitable capacity for firefighting, which remains operational even if the power supply of main building is shut off.
- The hydrant system shall have two compatible standard inlets at ground level for connecting with the emergency fire vehicles.
- The pressurized internal fire hydrant system shall have a water hydrant outlet (with shutoff valve and pressure gauge) connected to a 1.5 inch x 100 ft fire hose stored in a metallic hose cabinet at or near an emergency staircase.
- All firefighting pumps shall be placed in such a manner that their base is at least two ft below the bottom of the water tank.
- For external fire hydrants all buildings shall have engine operated standby external fire-fighting pump connected to a n adequate water source and supplying water to an external pipeline serving to external fire hydrants.
- The external fire hydrant shall be located at least six ft away and not more than fifty ft from the building. The distance between any two hydrants shall not exceed more than 100 ft.
- Separate fire exit stairs.
- Fire Alarm System
- First Aid Box
- Smoke masks
- Breathing apparatus
- A plan showing the firefighting provisions in the building shall be displayed at the site.

Means of Escape in Case of Emergency

- All means of escape from a building including extra corridors, stairs etc. shall permit unobstructed access to a street or to an open space or to an adjoining building or roof from where access to the street may be obtained.
- All buildings shall have windows on the street elevation within convenient reach and of adequate size to enable persons to escape in case of emergency.
- Every block of Apartment Buildings having more than 6 Apartments at each floor shall be served with an additional stair-case.
- In a block of Apartment Buildings emergency stair-cases shall be provided in addition to the main stair-case/stair-cases.
- An emergency stair-case shall be sited at such a position that it should be accessible to all the Apartments without any hindrance or obstruction and it should be open to a permanently ventilated space.
- Every multi-storey building should be provided with emergency stair case/staircases as the case may be in addition to the main staircase/staircases in the following
- Manner
- For buildings on plots less than 4 kana l : 1 emergency staircase

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- For buildings on plots 4 kanal & above: 2 emergency staircases Located at two ends of floor
- The staircase shall be separated from the main building by two fire Rooms, opening outwards. The fire door shall be hinge type with clear width of at least 3 ft and minimum one hour fire resistant rating.
- The staircase shall have an accessible window or opening towards the road with adequate size (minimum 2.5 ft x 3 ft) to enable evacuation of persons in case of an emergency.
- The staircase(s) route shall be adequately illuminated at all times and free from all obstructions.
- Each staircase shall be clearly marked by a sign reading “EXIT” in plainly legible letters not less than 6 inches high.
- less than 6 inches high.

Structures on Roof

Only the following structures of permanent nature may be constructed on roofs provided they are designed and built to the satisfaction of the authority:-

1. Chimneys / air conditioned and other ducts, vents and wind catchers.
2. Water tank stability designed.
3. Radio and television antenna post.
4. Parapet walls of 2'-9" height. In case of roof accessible roof, the provision of railing parapet would be compulsory.
5. Staircase tower (mumty).
6. Lift rooms, sky lights etc.
7. Other structures which the Royal Pearl Enclave may permit by general or specific order.
8. No mobile phone antennas and billboards are allowed on roof of a house for residential plot, however the same are allowed for commercial subject to approval of authority.

Structural/Engineering Design

Basic Loads to be considered in Design: following loads shall generally be taken into account, as a minimum:

- Dead loads
- Live loads
- Earth pressure
- Pressure of water and other liquids
- Wind loads, where they govern the design
- Seismic Loads
- Such other loads as are relevant

Additional Loads to be Included in Special Cases: following loads shall additionally be taken into account, where there is reasonable probability of their occurrence or in cases where the applicable codes require that they also be considered:

- Explosion (use the specific risk specified)
- Impact (use the specific risk specified)

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- Influence of equipment (use the specific characteristics of the equipment intended to be placed)
- Removal of Support (Use the specific facts of the case and only when undertaking modification of an existing building).

Structural Drawings

- a) Structural drawings shall show the information and level of detail customarily required to be carried by design drawings.
- b) Drafting shall follow the generally accepted conventions and practices.
- c) All drawings shall be numbered and revision numbers with dates shall be clearly marked.
- d) The structural drawings/documents shall also show the following information:
Specific values of the various geotechnical parameters adopted.
 - Specific values of the various Parameters adopted for computation of the earthquake loads and the code of practice followed.
 - Specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.
 - Design live loads adopted for each floor.
 - Uniformly distributed and other dead loads adopted for each floor.
 - A description of partitions at each floor and the loading adopted to account for them.
- e) Structural drawings shall bear the seal and signature of the structural engineer.
- f) Tests for construction materials:
 - The M.C may require the testing of any construction materials to determine if materials are of quality specified.
 - Tests of materials shall be carried out by an approved agency at the cost of the builder. Such tests shall be made in accordance with the prevailing standards.
 - A complete record of tests of materials and their results shall be available for inspection during progress of work.

Instruction For Shop Owners

1. Garbage shall not be thrown in front of houses / shops / public buildings. Shopkeepers shall place dustbin in front of their shops and throw the garbage in dustbin from where it shall be picked up by authority.
2. In order to avoid inconvenience to the customers, air conditioners shall be installed at the height of 8 ft from the level of verandah and proper arrangements shall be made for drainage of water. Preferably split type air conditioners may be installed.
3. Wall chalking, writing on walls and pasting of posters arc on the walls shall not be allowed.

General Requirements

1. For energy efficiency, all new commercial building shall provide LED lights for lighting.
2. All new commercial buildings shall provide solar energy systems as per presubscribed schedule of government.
3. Requirement of NOC from the civil aviation authority and directions received from time to time in multi storey building above 200 ft.

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4. For determination building completion date for issuance of completion certificate of commercial and industrial building less than 5 Marla the utility bill of electricity and sui gas installation may be considered by the Authority and for plots measuring more than 5 Marla the property tax certificate issued by the excise and taxation shall be considered by the authority.
5. Underground water tank and overhead water tank shall be provided in all types of buildings.
6. In commercial buildings installation of out walls , roofs and windows shall be provided for energy efficiency ,
7. In multi storey buildings, the outer window glass shall be double glazed / heat resistant and tinted in order to control air leakage.
8. Walls facing sun shall be insulated in commercial buildings.
9. The roofs and sun facing buildings sides shall be insulated.
10. Heat / light repellent paints shall be used on outer walls of buildings.
11. The lighting system of building shall comply with the provisions of building code of Pakistan (Energy Provision-2011) and LED lights shall be installed in commercial buildings in place of conventional incandescent bulbs.
12. For false ceiling and wooden paneling fire ratted building material shall be used with proper fire safety measures.
13. No building plan shall be entertained in area if the sub-division of land or private housing scheme is declared illegal by the Authority.

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Parking

Requirements

Offices, Commercial Including Large Stores & Retail Shops, Hospitals & Exhibition Halls

One car space for every 1000 sq ft (92.95 sq m) of floor area; and

Hotels

1. One car space for every 6 rooms, provided that in case of family suites, each room will be counted separately as one room for calculation of parking spaces.
2. One car space for every 800 sq ft (75 sq m) of shopping area.
3. One car space for every 1000 sq ft (92.95 sq m) of office area.
4. One car space for every 500 sq ft (46.47 sq m) of floor area. Under restaurant, café and banquet hall.

Restaurants, Clubs & Cafes

One car space for every 500 sq ft (46.47 sq m) of floor area; and

Marriage Halls, Banquet Halls & Community Centres

One car space every 500 sq ft (46.47 sq m) of floor area; and

Cinema, Theatres & Concert Hall

One car space for every 5 seats; and

Motor Cycles

16% of the total car parking area shall be reserved for motor cycle.

Parking Spaces Specifications

Calculating The Parking Requirements

- a. For the purpose of calculating parking requirements, the gross floor area shall not include the area of mechanical plant rooms, air conditioning plants, electric sub station, space provided for prayer, ducts, service shafts, public toilets for common use, lift s, escalators, stairs, covered parking and circulation of vehicles.
- b. If corridors and arcades provided are more than 10 ft in width then additional area under corridors and arcades shall be excluded for calculating the car parking requirements.
- c. In case of additions/alterations additional parking will have to be provided for the additional floor area according to the standards given in these Regulations.

Floor Height

Minimum height of parking floors shall not be less than 8 ft (2.44m).

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Parking Geometry

Configuration of parking spaces and drive way etc shall conform to the following minimum standards:

Components	M/car	M/Cycle
Stall width	8ft (2.44m)	2ft-6 in (0.76m)
Stall length	16ft (4.88m)	6ft(1.83m)
Turning radius(measured from middle of two way ramp or outer curve of one way ramp)	20ft (6.1m)	6ft (1.83m)
Lot turning radius	17.5ft (5.33m)	
Approach ramp width/driving lane <ul style="list-style-type: none"> • One way • Two way 	10ft (3.05m) 18ft (5.49m)	3ft (0.91m) 6ft (1.83m)
Width of approach ramp would increase at the turns allowing for turning radius of 20ft.		
Gradient of Ramp	1:10	1:10
The ramp slopes may be increased to maximum 1:5 provided that for slopes over 1:10, a transition at least 8ft (2.44m) long is provided at each end of the ramp at one half the gradient of the ramp itself		
Aisle width (minimum) <ul style="list-style-type: none"> • One way - 90 degree stall - Less than 90 degree stall 	16ft (4.88m) 14ft (4.27m)	6ft (1.83m) 6ft (1.83m)
• Two way	18ft (5.49m)	6ft (1.83m)

Basement, Ramp, Parking

- a) The lower ground floor/basement if used for car parking purposes can be constructed after leaving 4ft (1.22 m) space all around within the plot. This would apply in the case where only one basement is provided with a maximum excavation of 12 ft (3.66 m). Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level.

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- b) For the construction of basement beyond 12 ft (3.66 m) depth from road level, the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot.
- c) No ramp is allowed inside and rear spaces at ground level if these spaces are not abutting a road.
- d) However the level of the roof of the basement in the mandatory open spaces required to be provided under these Regulations shall not exceed 6 inches above the crown of the road.
- e) The lower ground floor/basement if used for purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these Regulations.
- f) No Ramp shall start within 10ft clear space from the plot line for entry and exit purposes. Such ramp should have a maximum slope of 1:5, with transition slopes minimum 8ft long and maximum 1:10 gradient at both ends. (see fig. 5.1)
- g) Where entry/ exit to the basement is from the rear mandatory open space, a minimum chamfer of 6x6 ft shall be provided at the rear two corners of the building at the ground floor level (see fig. 5.2).
- h) In case, a commercial building is proposed to be used for multi-purposes like hotel, banquet hall or apartments etc. the parking requirements for these uses shall be calculated separately on the basis of proposed uses as per these Regulations.

Signage

- a) The building plans should clearly show entry, exits, gradient of ramp, turning radius, storage spaces, circulation and movement of vehicles etc.
- b) Proper parking signage such as entry and exit, directional arrows and road marking must be provided.

Construction Of Partition Walls

No partition walls shall be constructed in parking areas.

Incentive for Provision of Additional Parking

Following incentives shall be given to the builder for providing car parking spaces over and above the requirements:

- a) If the car parking spaces are 10% more than the requirement then the building plan fee shall be reduced by 10%
- b) If the car parking spaces are 20% more than the requirement then the building plan fee shall be reduced by 20%

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Health & Safety Guidelines

- ❖ Architect and engineers should make sure safety of the building by practicing proper engineering technique, professional skills and execution procedures as per health and safety standards.
- ❖ Architects and engineers and other professional persons involved in design of building should make sure not to include anything in the design that would necessitate the use of unwarrantable dangerous structure procedures and undue hazards, which could be avoided by design modification.
- ❖ Every member, contractor and sub-contractor shall make an arrangement during operation, handling, transport, storage of building material to ensure the safety and health of the labor and public.
- ❖ Every member, contractor and sub-contractor shall ensure that all workers are properly informed of the hazards of their respective occupations and the precautions necessary and adequately supervise to avoid accidents, injuries, and risk to health, in particular that of young workers, newly engaged workers and illiterate workers.
- ❖ Blasting and use of explosives for excavation / demolition is not allowed.
- ❖ Debris shall be handled and disposed of by a method, which will not endanger workers and public safety and health.
- ❖ No youth under the age of 14 is permitted on habitat construction site.
- ❖ Use of ladders is not allowed during poor weather or on windy days.
- ❖ Safety of worker, labour and visitor will be sole responsibility of member / owner.

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Construction Regulations

Commercial Activity

No commercial / semi commercial activity is permitted in the residential area.

Messes / Guest Rooms

Residential accommodations cannot be used / rented out as mess, guest house, guest room, hotel etc.

Utilization of Vacant Plots

Vacant plots / open areas cannot be used for any function / gatherings except funeral gathering.

Fireworks / Discharge of Arms

To guard against any untoward incident, display of fireworks (Atish Bazi) and discharge / testing of arms are prohibited in residential area.

Distinctive Marking / Flags

Flags / banners which show political / religious / sectarian / affiliations are not allowed on both residential and commercial buildings.

Grave Yard

Royal Pearl Enclave Dera Ghazi Khan policy on grave yard will be followed strictly (avail with admin directorate). However, no one else except the resident member shall rest in peace in the cemetery.

Religious Bigotry

Perceptible manifestation of religious symbolism, religious connotation or denotation which would likely to erupt sectarian tensions, differences or rifts should be avoided as we all are Muslims and followers of Muhammad (May peace be upon him). Sacred place like mosque should also be kept lustrated from religious bigotry, discussions or meetings.

Noise Pollution

No person shall make, cause or permit to be made any noise or sound which disturbs or tends to disturb the serenity, peace, rest, enjoyment, comfort or convenience of the neighborhood or of persons in the vicinity. Royal Pearl Enclave Dera Ghazi Khan considers that the acts listed below cause noises or sound which are objectionable.

1. Playing or operating any radio, stereophonic equipment, television receiving set or other instrument or any apparatus for the production or amplification of sound, where the noise or sound is clearly audible at a point or reception in a residential area.
2. Harboring or keeping any animal or bird which persistently cries, barks or howls.
3. Idling running of a machine for more than 15 minutes.

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Hiring of House

Any tenant hiring the house will get an NOC from Security Directorate of Royal Pearl Enclave Dera Ghazi Khan.

Vehicle Stickers

All the members residing in Royal Pearl Enclave Dera Ghazi Khan are bound to get their vehicles stickers from Security Directorate of Royal Pearl Enclave Dera Ghazi Khan after filling requisite forms (available with Security Directorate).

Rash / Un-Safe Driving

All the residents are requested to drive within allowable limits (30 km/hr) in Royal Pearl Enclave Dera Ghazi Khan. Driver caught over speeding / un-safe driving will be liable to traffic laws. Underage driving is strictly prohibited. Similarly driving a motorbike without safety helmet is not allowed within the premises of Royal Pearl Enclave Dera Ghazi Khan.

Servant Passes

Member should get passes for all servants from Security Directorate.

Hazardous Materials / Chemical

Storage of any kind of hazardous materials / chemical in residential / commercial buildings is strictly prohibited.

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Check List (Commercial & Residential)

Documents Required for Commercial Building

- Ownership documents
- Fard-e-Malkiat
- Aks Shajra
- BR-1,2,3,4,5
- Structural Stability certificate.
- Structural drawings (prepared by Consultant)
- Excavation Plan
- NOC of WASA/Up-to date paid bill.
- Solar energy system drawing/ design
- NOC from fire fighting (Civil Defense Department)
- NOC from Environment protection Agency (For multi-storey/ Public Buildings)
- Landscape plan (For 4 Kanal and above)
- Evacuation plan (Vetted by 1122 and Civil Defense)
- Fresh photographs of site
- NOC from Civil Aviation Authority
- In case of Parking in basement , soil investigation Report
- In case of Multi-storey Building, a Building safety Manager with a Designated Emergency response Team appoint
- Services Design
- Electrical and plumbing Drawing in detail

Documents Required for Residential Building

- BR-1,2,3,4,5
- Undertaking for damages (BR-5)
- NOC of WASA / Up-to date paid bill
- Ownership documents
- Sale deed
- Fard-e-Malkiat
- AKS Shajra
- Copy of CNIC of Owner
- Services Design
- Electrical & Plumbing Drawing in detail

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Fine / Charges (Annex-A)

Sr. No.	Description.	Fine / Penalties
1	Fine for starting construction without approval of plan. The building will be demolished at members risk/cost.	Rs. 30,000/-
2	Excess Building Height: up to 37 feet is allowed in By-Laws, 1' additional height can be regularized with fine of Rs. 18,000 . Exceeding this limit will be demolished at owners risk and cost.	Rs. 18,000/-
3	Excess Projection Of Shade: Max up to 06" deviation from By-Laws will be allowed with a fine of Rs. 1200/sft . Exceeding this limit will be demolished at owners risk and cost	Rs. 1,200/Sft.
4	Construction in side / rare setback i.e. column / porch are maximum 12 "	Rs. 1,200/Sft
5	Construction in front setback i.e. column / porch are maximum 12 "	Rs. 1,800/Sft
6	Construction without working drawings	Rs. 18,000/-
7	Members tempering with main sewer line or water supply line	Rs. 12,000/-
9	Removal / shifting of demarcation pillars	Rs. 1,200/-
10	Illegal occupation/ occupation without approval of administration of Royal Pearl Enclave Dera Ghazi Khan	Rs. 18,000/-
11	Damages to Royal Pearl Enclave Dera Ghazi Khan n road / footpath & services. Repair of damage will be carried out at the defaulters risk and cost	Actual cost of repair +Rs.6,000/-
12	Damage of neighbors structure	Actual cost of repair +Rs.12,000/-

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13	Wastage of water i.e. overflowing from underground water tank, car washing on ramp / porch / road and water tap opened freely	Rs.6,000/-
14	Illegal water connection (installation of pump / motor)	Rs.12,000/-
15	Dumping material on road / shoulder and blockage of drain	Rs. Shifting charges + Rs.6,000/-
16	Cutting of steel / mixing of mortar on road / street	Cost of repair + RS. 6,000/-
17	Dumping of debris / materials on un-auth places	Rs. Shifting charges + Rs.6,000/-
18	Cutting of road without the permission of administration of Royal Pearl Enclave Dera Ghazi Khan	cost of repair + Rs.12,000/-
19	Commercial activity in residential area	Rs. 240,000/-
20	Unauthorized / illegal construction at roof top maximum up to 50sft. (residential)	Rs. 1,200/Sft
21	Unauthorized / illegal construction at roof top maximum up to 25sft. (commercial)	Rs. 3,000/Sft
22	Un attended underground water tank against hazards	Rs. 12,000/-
23	Increase in height of ramp up to 12" from prescribed limit	Rs. 24,000/-
24	Construction not completed after 3 years from approval of submission drawings	Rs. 1,200 /month
25	Illegal use electricity	Rs. 24,000/-
26	Increase in height of boundary wall maximum up to 7 feet	Rs. 240/Sft
27	Increase in height of parapet wall maximum up to 5 feet	Rs. 240/Sft

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28	The construction that violate space regulations on ground floor	Rs. 250 Per Sft
29	The construction that violate space regulations on first and subsequent floor	Rs. 350 Per Sft
30	The construction that does not violate space regulations but is in excess of the limits prescribed for covered area Ground coverage	Rs. 150 Per Sft
31	The construction that does not violate space regulations but is in excess of the limits prescribed for covered area Floor area Ratio	Rs. 200 Per Sft

Note: Violation beyond the prescribed fines should be demolished.

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