

DHA Construction Bye laws 2003

CONSTRUCTION BYE LAWS

2003 AD SUBMISSION OF A BUILDING PLAN BY A PLOT OWNER CONSTITUTES AN IRREVOCABLE UNDERTAKING BY HIM TO ABIDE BY THESE BYE-LAWS AND NOT TO CHALLENGE THESE IN ANY COURT OF LAW

PAKISTAN DEFENCE OFFICERS HOUSING AUTHORITY KARACHI

Approved by the Executive Board

CONSTRUCTION BYE-LAWS

DEFINITIONS

1. BYE-LAWS "Bye-Laws" mean the construction byelaws approved by Executive Board, Defence Housing Authority.
2. AREA "Area" means the area of jurisdiction of Pakistan Defence Officers Housing Authority as shown in the Master Plan of Defence Housing Authority, & including any extension or modification effected therein, from time to time.
3. BASEMENT "Basement" means covered area under the ground floor constructed in such manner that its roof top does not become higher than 4 feet from the adjoining street/road in the front.
4. BALCONY "Balcony" means a roof or platform projection from the walls of the building surrounded with a railing or parapet walls.
5. BUILDING / HOUSE LINE "Building/House Line" means a line beyond which the outer face of any building including boundary wall must not project.
6. BUILDING "Building" means a house, outhouse, stable, latrine, shed, hut or other roofed structure whether of masonry, brick, wood, metal or other material and any part thereof, and includes a wall (other than a boundary wall not exceeding ten feet in height and not abutting on a street) but does not include a tent or other portable and temporary shelters.
7. CBC "CBC" means Cantonment Board Clifton.
8. COMMERCIAL ZONE "Commercial Zone" means and includes the area for shops show rooms, store ware-houses, market centre, hotels and sites reserved for filling stations etc., as shown in the DHA master plan.

Corner shops in each zone shall be constructed with chamfer as provided in the master plan. It does not include activities for carrying out denting, painting, welding and repair of vehicles etc.
9. COMPULSORY OPEN SPACE (COS) "Compulsory Open Space" means an area forming integral part of the plot left open to the sky, including thickness of boundary walls.
10. DHA "DHA" means Pakistan Defence Officers Housing Authority.

11. ERECTION OF BUILDING "Erection of Building" includes the structural alterations for making any additions to a building.

12. EXISTING BUILDING "Existing Building" means a building existing on the date of the commencement of the plan.

13. FRONTAGE OF CORNER PLOT "Frontage of Corner Plot" in case of plots abutting on more than one roads will be with reference to the road mentioned in the allotment/transfer letter.

14. FLATS "Flats" means a block/blocks of buildings consisting of a number of residential units built in a horizontal or vertical manner exclusively designed for human habitation in the Residential/Commercial zone.

15. GALLERY "Gallery" means an open or covered walkway or a long passage.

16. INTER FLOOR A floor provided between two main floors of the building.

17. LOW CAR PORCH "Low car porch" means car porch having height not more than 8 ft from plinth of the adjoining entrance floor, to the ceiling of the porch.

18. LIGHT INDUSTRIES "Light Industries" mean a building/buildings providing work place free from any obnoxious trades for example chemicals, explosives, noise producing and smoke/smell emitting industries.

19. MASTER PLAN "Master Plan" means the plan showing the layout of the area.

20. MEZZANINE FLOOR "Mezzanine Floor" means any floor inter-posed between ground and first floors of a building and having head room, not less than 6 feet and not more than 7 feet.

21. OPEN STAIRCASE "Open Staircase" in a single storey or two storey (ground and first floor) building means a stair case of which the roof must be fully open to the sky and of which at least two sides must be fully open and clear of any adjoining walls of the building.

22. PARK "Park" means a recreational area, which may include all or any of the following facilities.

- a. Jogging track/Walk-ways.
- b. Water features like lakes, fountains, gushers etc.
- c. Restaurants or cafeterias or food stalls.
- d. Aviary.
- e. Tube wells.
- f. Public toilets.
- g. Any other outdoor recreational facility.

23. PUBLIC BUILDING "Public Building" means a building designed for public such as Dispensary, Post Office, Police Stations, Town Hall, Library, Recreational building etc.

24. PARAPET "Parapet" means a dwarf wall whether plain, perforated or paneled along the edge of a roof, balcony, verandah or terrace.

25. PERGOLA "Pergola" means a structure with perforated roof consisting of reinforced concrete, wood or steel etc., of which minimum 75% is open to sky.
26. PLANS "Plans" means the building plans showing the Proposed details of the arrangements of intended building works.
27. PLINTH "Plinth" means the portion of the building between the crown at the highest point of the street and level of the ground floor.
28. RESIDENTIAL ZONE "Residential Zone" means a one earmarked for buildings exclusively designed for human habitation and in no case shall include its use in whole or a part thereof for any other purpose e.g. shops, clinics, offices, schools, workshops, store/ godown or any other commercial activity.
29. RESIDENTIAL UNIT "Residential Unit" means an independent unit consisting of rooms for human habitation.
30. RESIDENTIAL BUILDING "Residential Building" means a building or part thereof designed, adopted or used for human habitation.
31. SEPTIC TANK "Septic Tank" means a tank in which sewage is collected & decomposed, before its discharge into the public sewer or soakage pit.
32. STORES/GODOWNS "Stores/Godowns" mans a building/buildings meant for storage of material or finished goods at the ground floor provided, these goods are not of inflammable or of objectionable character. It may include stores for repair of vehicle with provision of office accommodation above.
33. SUNSHADE "Sunshade" means an outer side projection from the building over a minimum height of 7 ft from the p level, meant to provide protection from weather.
34. WAREHOUSE "Warehouse" means a building meant to provide storage space for commercially saleable goods at the ground floor and office accommodation above.
35. ZONE "Zone" means the area earmarked for particular use only.

CONSTRUCTION BYE-LAWS

GENERAL

1. These bye-laws are enacted for regulating the erection re-erection of, or additions and alterations to, buildings in Pakistan Defence Officers Housing Authority, Karachi.

APPLICATION OF BYE-LAWS

2. Applicability is as follows:

a. Every person who intends to carry out building works within the boundaries of the DHA shall comply with the requirements of these Bye laws.

b. A building plan shall be approved only for the purpose specified for the plot.

EXEMPTIONS

3. Buildings erected by or on behalf of Government or DHA shall be exempt from these regulations. The authority may also waive off the application of these regulations in special cases of research and new forms of construction at their discretion.

SUBMISSION OF APPLICATIONS AND PLANS FOR APPROVAL

4. NOTICE UNDER SECTION 179 OF THE ACT Every person intending to erect, re-erect or make additions or alterations to a building shall apply to DHA for submission of the same to CBC for sanction by giving notice through DHA in writing to the Executive Officer under Section 179 of the Cantonment Act, 1924 in Form 'A' appended to these Bye-Law shall pay immediately on demand, tax for the scrutiny of Building Plans as prescribed by the DHA/CBC, from time to time and shall at the same time submit seven copies (one copy being ferro cloth or linen mounted and the other six legible distinct copies in blue ammonia print), duly signed by himself and his architect. A certificate in form 2 by architect will be attached with Form "A". Following documents will also be submitted:-

a. Official copy of valid site plan of the land on which it is intended to erect, re-erect or alter the building (7 copies)

b. A plan showing elevations and cross sections of the building which it is proposed to erect, re-erect or alter together with a plan of the existing building (s) if any showing all platforms, balconies and other projections existing thereon (7 copies)

c. The specifications in duplicate detailed in Form 'B' appended to these Bye-Laws, together with Form 'C'.

d. Copy of allotment/transfer order and copy of NB/C lease.

e. Details of under ground & over head water tank and septic tank (7 copies).

f. Application by owner on plain paper.

5. All works shall be indicated on the site and building plans with a distinct colour and key to the colours used shall be given thereon as follows:

a. Additions/Alternation – Red

b. Existing Work – Black

c. Demolition – Yellow

ENGAGEMENT OF REGISTERED ARCHITECT

6. Every person intending to erect or re-erect or to demolish a building shall engage a qualified architect registered with DHA/CBC.

7. The qualified architect as engaged shall give notice of his having undertaken to supervise such work. Where the architect as engaged ceases to be incharge of such building work before the same is completed, further execution of such work shall forthwith be suspended until a fresh appointment is made under bye-law 7. A certificate in Form 3, duly signed by the previous architect, shall be obtained by the owner and submitted to the DHA/CBC for that part of work which is executed under his supervision.

8. An architect who ceases to be incharge of a work shall immediately inform the DHNCBC n writing of his discontinuance from the building work in Form 4.

9. Every licensed architect/civil engineer shall engage full time licensed building supervisors to supervise the construction work costing Rs. 1.5 million and above. For every construction work costing less than Rs. 1.5 million at least one part time licensed building supervisor shall be engaged.

10. SUBMISSION PLANS: All plans submitted for sanction under these bye-laws must be signed by a qualified architect registered with DHA/CBC and submitted to DHA. In these bye-laws a qualified architect means:-

a. Degree in architecture from any recognised institution or its equivalent plus 2 years experience in architectural designing and supervision of building construction.

or

b. 5 years diploma course in architecture from recognised institutions plus 5 years experience in architectural designing and supervision of building construction.

or

c. Architectural/Town planning qualifications recognised by the Pakistan Council of Architects & Town Planners are eligible for registration while those who do not possess such qualifications but have a license to practice as such are eligible, subject to being found fit for enlistment being maintained by DHA/CBC.

II. OVERSIGHT IN SCRUTINY OF DRAWINGS. Any oversight in the scrutiny of documents and drawings at the time of the 'NOC' or approval and sanction of the building plan does not entitle the owner to violate the bye-laws.

12. SITE PLAN The site plan shall be drawn to a scale of not less than 1/500. The scale used shall be marked on the plan which shall clearly show.

a. The direction of north.

b. The boundaries of the site on which it is proposed to erect or alter the building(s).

c. The names, if any, and width of all streets on which the site abuts, together with numbers of adjoining houses or premises.

d. Water and sewerage layout.

13. BUILDING PLAN The building plan shall be drawn to a scale of not less than 1/100. It shall include a plan, section and elevation and shall show inter alia the following:

a. The external dimensions of the main building.

b. Details of basement, ground and subsequent floors including mezzanine, roof, and stair cases.

c. The thickness and composition of all beams rafters and all other supports.

d. The position of all proposed and existing drains, urinals privies, fire places, kitchens, gutters and down spouts.

e. The position and dimensions of all projections beyond the main of the building.

f. A plan showing the intended line of drainage of such building and the size, depth and slope of each drain and the detail of the arrangement proposed for the ventilation of the drains.

g. The dimensions of all rooms and position of doors windows and ventilators in each room of every storey.

h. The materials to be used in the foundation, walls, floors and roofs.

j. The purpose for which it is intended to use the building.

k. The level and width of the foundation and level of the ground floor/each floor with reference to the level of the center of the street on which the front of the proposed building is to abut.

l. Details for the foundation, plinths, walls up to the roof and parapet of the upper storey together with size and number of iron bars to be used in pillars, beams and slabs etc. In case of buildings having a height over sixty feet and any other special structural feature, detailed drawing and structural calculation/design alongwith a soil investigation report duly signed by a licensed structural engineer will be submitted to CBC/MEO.

m. Over head tank should be shown in elevation as well as in roof plan.

n. Stair tower should also be shown in the elevation and in the roof plan with dimensions.

o. Names of licensed building supervisors in case the building work cost Rs. 1.5 millions and above.

p. Roof Plan.

q. Contour plan if the difference in level from the road is more than 5ft.

r. Every building plan submitted shall bear the signature of the licensed architect/civil engineer/structural engineer/building technologist signifying its having been prepared under his supervision.

s. Elevation and cross-section of boundary wall and gate slab if provided, with respect to adjoining road/roads.

t. Details of ramp with the help of a cross-section.

u. Details of water channel including connection to the nearest manhole.

v. Details of calculation for assessment of electric load.

w. Location and details of underground water tank & septic tank.

x. Any other documents if required by DHA/CBC.

y. All drawings for plots measuring upto 1000 sq yds shall be submitted on a sheet of 20 inches x 30 inches and on sheet 30x40 inches for plots over 1000 sq yds.

14. Construction work shall commence within one year and completed within two years from the date of approval by Cantonment Board Clifton.

15. PERIOD OF APPROVAL After the receipt of an application for permission to carry out building works, DHA shall forward the plans to CBC duly vetted within 15 days. If the building plans are not according to the bye-laws then it will be sent back to owner/architect for re-submission. CBC will ensure that formal approval is given within three weeks. Plans will not be submitted directly to CBC for DHA areas.

16. DOCUMENTS OF TITLE Every person who intends to erect or re-erect a building on a plot of land may be required by the DHA/CBC to produce all documents of the title relating to the plot showing his right to carryout such works, which includes allotment/transfer order, site plan, A/B, C Lease, etc.

17. PLANS AND DOCUMENTS

a. Every person intending to give notice as Per Form 'A' shall furnish alongwith it seven copies, one being traced on linen, of every such plan and minimum two copies each of other documents to DHA.

b. The copy in linen shall in case the plan is approved by. DHA be retained by DHNCBC together with one more copy.

c. One approved copy will be returned to DHA by CBC.

d. Two copies of the plan shall be signed by the Executive Officer when signifying its approval and shall be returned to the person by whom the same were furnished.

e. Authenticated copies of all documents relied upon by the applicant shall when required be produced for inspection.

18. EVIDENCE OF PERMISSION Whenever under any of these bye-laws the doing or omitting to do a thing or the validity or anything depends upon the sanction, permission, approval, order, direction, notice to the satisfaction of the Board, a written document signed by the Executive Officer or any officer duly authorised by him or DHA purporting to convey or set forth his sanction, permission, approval, order direction, requisition, notice or satisfaction shall be sufficient prima facie evidence thereof.

19. POWER OF EXECUTIVE BOARD DHA/CBC OR THEIR AUTHORISED OFFICER If the building works are commenced or carried out contrary to the provisions of these regulation/approved building plan the DHA/CBC shall:

a. By written show cause notice require the person/owner who is carrying out or has carried out such building works to stop all works forthwith.

b. If the owner/such person fails to show sufficient cause to the satisfaction of the concerned authority why such building work or part thereof shall not be removed or altered, the concerned authority may take the following actions:

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

(2) In case of failure of the owner to demolish the unauthorised work DHNCBC will demolish such work at the risk and cost of the owner. In case of non compliance, lease may be determined and premises taken over by DHNCBC as per terms and conditions of the lease.

CONDITIONS FOR BUILDING CONSTRUCTION

20. The building shall be of such architectural appearance as will harmonise with those in its surroundings and will suitably maintain the general appearance of the area. The facade of the building shall be of the type and design to be approved for the areas specified from time to time by the DHA/CBC.

21. Except where otherwise allowed for areas to be specified from time to time the residential building shall not exceed two storeys including the ground floor except the stairs tower or water tank on the top of the roof. Top slab of water tank may be constructed upto 7ft above the roof level or within permissible height of 36ft from road level, if constructed over stair tower.

22. Building constructed on residential plots for houses shall be of the residential type only and shops, offices and godowns of any description for storing or exhibiting for sale any merchandise or any type of commercial/industrial use are strictly prohibited. Erection of commercial hoarding or boards along or inside any plot is not allowed. Inter floor in residential house may be permitted on bath/store room etc not exceeding 150 sft.

23. If the entire plot is excavated for the foundation or basement, it is essential for the owner to ensure that adequate safety measures are taken against damage of neighbouring compound walls, foundations, and structures, etc. Any damage occurring due to excavation shall be made good by the owner excavating the basement. Work may be stopped by DHNCBC if the owner fails to take remedial action.

24. Height of the residential building including parapet wall shall not exceed 30ft from the level of the center of the road or two stories including ground floor. Maximum height of parapet wall will be 3 ft. Maximum height of 36 ft shall be allowed including stair tower and water tank. The area of stair tower shall not exceed 225 sft for plots measuring upto 700 sq yds, 250 sft for plots measuring 701 to 1500 sq yds and 300 sft for plots above 1500 sq yds or 1 /1 0th of covered area of ground floor, whichever is less.

25. No mezzanine in a commercial building shall be permitted in any room or garages having clear height less than 16 ft above the plinth level and the total mezzanine in any room shall not exceed one third (1/3) of the total floor area of room. Area of mezzanine in addition to 1/3 may be allowed by DHA with additional development charges to be fixed by Executive Board from time to time. Maximum height of mezzanine floor will not be more than 7 ft.

26. A basement may be permitted where difference in level of the site and the road/street is more than 5 ft provided the plinth also does not exceed 4 ft above the level of the abutting and adjoining roads. Air raid shelters may be allowed upto a maximum 1/2 of the plot area for commercial buildings and 14 of plot area for residential buildings. Additional area may be allowed by DHA with additional development charges to be fixed by Executive Board from time to time.

27. Height of the commercial building, except where otherwise allowed for area to be specified from time to time, shall not exceed 51 ft from center of the adjacent road level or four storeys including mezzanine floor Which ever is less. Air raid shelter and mezzanine may be allowed upto 1/2 and 1/3 respectively of the covered area of the ground floor. Stair tower may be allowed which will not exceed 1/1 0th of the covered area of roof or 150 sft whichever is less. The total height including stair tower/machine room for lift may be upto 59 feet from the road level. Height of ceiling of each floor shall not be less than 9 feet except mezzanine which shall not exceed 7 ft from finished floor level.

28. Separate staircase will be provided for mezzanine floor, if apartments are planned on any of the upper floors. "Details of stairs with horizontal section showing tread and riser shall be given in the drawing".

29. Arcade shall be provided on ground floor for all commercial plots in Phase-VII (Extn) & Phase-VIII with following specifications.

a. Width 8 ft.

b. Maximum height of arcade floor from adjacent road level 0'-6".

c. Minimum height from floor level 16 ft.

d. Free of stops for entry to the building.

30. Maximum allowable height of plinth above road level is as under:

a. RESIDENTIAL BUILDINGS 4 ft in the area where air raid shelter is provided and 3 ft in rest of the area.

b. COMMERCIAL BUILDINGS 3 ft if basement is constructed, otherwise 2 ft.

31. CANCELLATION OF PERMISSION If at any time after permission to carryout building works has been granted and DHA/CBC is satisfied that such permission was granted in consequences of any defective title of the applicant, material misrepresentation or fraudulent statement contained in the application made or in the plans, elevations, sections or specifications of the documents submitted therewith in respect of such building, the permission may be cancelled and any work done there-under shall be deemed to have been done without permission.

32. COMPLIANCE OF CONDITION OF APPROVAL

Every person who carries out building works or demolition works shall comply with the directions and conditions accompanying the sanction and the relevant bye-laws of DHA/CBC.

33. NOTICE OF VERIFICATION OF BUILDING LINES

every person who commences any building work under these regulations shall give notice through the licensed architect in Form 5 to the DHA in writing on completion of plinth including boundary wall or foundation of the basement in case of basement on prescribed Form 5 and shall not proceed further until verification certificate is obtained from DHA.

34. INSPECTION OF BUILDING AT LATER STAGES

DHA/CBC staff may visit the site of construction at any time without giving any prior notice during the progress of the building works.

Responsibility of unauthorised construction will, however, be of the owner and failure to obtain verification certificate will be liable to penalty of Rs .1000/- for each verification certificate. Owner will get the work inspected and obtain a certificate at the following stages.

a. At plinth and at foundation of basement level if applicable.

b. At ground floor roof level.

c. Porch level.

d. At mezzanine floor roof level (if approved in building plan)

e. At first floor roof level.

f. At second and every subsequent floor roof level for commercial building.

- g. At any subsequent floor level if approved in building plans.
- h. At the time of pouring of stair tower/barsati.

35. BUILDING WORKS TO CONFORM TO APPROVED PLANS

a. If on making any inspection under regulation 34 the DHA/CBC finds that the building works,

(1) Are otherwise than in accordance with the plans that have been approved, or.

(2) Contravene any of the provisions of the existing regulations or any statute, it may, by written notice require the person and the licensed architect carrying out building works within a period to be specified in such notice, with the object of bringing the works into conformity with the approved plan or provision of these regulations.

b. In case of non-compliance with the regulation made under-sub-section (a) above, DHA/CBC shall have power to order cessation of work or order demolition of that much of the construction as contravenes any of the provision of these regulations and the expenses thereof shall be borne by the owner, or determine lease and take over the premises as authorised in terms and conditions of lease and as per these Bye-Laws.

c. Defaulters shall be liable to a fine, which may extend to Rs. 25000/- depending on gravity of the violation. Some of the violations are as under.

(1) Encroachment of road or neighbour's land.

(2) Damaging of road.

(3) Cutting of road.

(4) Water connection without permission.

(5) Installation of Suction Pump.

(6) Connection of house sewer with main network without permission of DHNCBC.

d. Violations of compulsory open spaces will not be regularised through penalty/composition fee for the approvals given under these bye-laws".

36. The members shall not violate construction bye-laws. The variations and deviations shall be liable to be demolished at the risk and cost of the owner. DHA/CBC is empowered to take strict punitive action in addition to disconnection of services so as to preserve the sanctity of planning parameters.

37. COMPLETION PLANS Every person who carries out and completes building works approved under these bye-laws shall within 30 days of the completion of the entire work deliver to the DHA at its office in writing on the prescribed Form No. 6 as the case may be of such completion together with a certificate or certificates on the prescribed form duly signed by the licensed architect, engaged under these regulations together with the certificates as mentioned in bye-laws 34 above.

38: After the receipt of the notice of completion DHA shall arrange to inspect such work and after such inspection, either approve or disapprove or regularize minor deviations with penalty, at rates approved by the Executive Board from time to time.

39. The documents to be attached with completion plan are as under:-

- a. Covering letter for completion plan – 1.
- b. Completion form to be obtained from CBC – 1.
- c. Copy of approved building plan – 1
- d. Completion plan – 7 copies including one pasted with linen cloth at its back.
- e. Copy of site plan issued by the Authority – 2.
- f. Photocopies of NIC – 2.
- g. Prescribed fee to be deposited in Account Branch as verification fee.
- h. Certificates of inspection as per bye-law 34 above

40. DHA after inspection of work will take the following action:

- a. Forward the plans to CBC for approval if no violation exists.
- b. Ask the owner to pay prescribed penalty or deviations after which completion plan will be forwarded to CBC alongwith a pay order of the penalty amount.
- c. Return completion plan unsanctioned and order demolition of un-authorized construction or ask owner to resubmit completion plan after removing un-authorized construction which cannot be regularized under the Bye-Laws.

41. ADDITIONS AND ALTERATIONS TO BUILDINGS AFTER APPROVAL OF COMPLETION PLAN AND EXECUTION OF 'B' AND 'C' LEASE

- a. Such additions and alterations may be done to buildings after obtaining approval for proposed additions and alterations from DHA/CBC by submitting building plans and other documents as in fresh cases.
- b. Failing to get approval of additions and alterations on proper building plan and undertaking such additions and alterations without prior approval of DHA/CBC the B/C lease of such premises may be cancelled and the premises with the construction thereon shall be resumed by the DHA.

42. REVISED COMPLETION PLAN If at any stage after the completion plan of a building has been approved, any additions and alterations are made within the same building, according to approved building plan duly approved by the DHNCBC for such additions, revised completion shall be mandatory.

43. CHAMFERING OF BOUNDARY WALLS Boundary wall corners of end plots abutting two roads/streets will be chamfered as under:

- a. Residential Plot
 - (1) Junctions of roads 60 ft wide and above – 20'x20'.
 - (2) All other junctions – 10'x10'.
- b. Commercial Plot

- (1) Junctions of roads 30 ft wide and above -6'x6
- (2) All other junctions – 4'x4'.

44. PERMISSIBLE FLOORS OF BUILDINGS

- a. Residential. Ground plus one.
- b. Commercial. Ground plus mezzanine plus three.
- c. Vehicle Workshop Ground plus one.
- d. Amenity. Ground plus one (two additional floors may be allowed with additional development charges per floor on prescribed rates) It should be subject to confirmation of structural of the building and foundation from a cantonment Board Clifton Licensed Engineer.
- e. Marina. Ground plus one.

45. METHOD OF MEASUREMENT OF OPEN SPACE The minimum open space prescribed between a building and the boundaries of its plots shall be measured between the greatest projection of the building and the plot boundaries at right angles thereto.

46. INTERIOR AND EXTERIOR OPEN SPACE Every person who erects or re-erects a building other than a shop or a godown shall cause at least one side of every room included in such building and intended or human occupation not being a verandah, kitchen, bath or a store room to abut:

- a. On the interior or exterior open space of the width or dimension fulfilling the conditions hereinafter prescribed for such open air spaces.

OR

- b. On an open verandah opening on such interior or exterior open spaces as aforesaid.

COMPULSORY OPEN SPACES AND ALLOWABLE COVERED AREAS

47. Covered areas and compulsory open spaces for residential and commercial buildings will be according to the Annex A. Compulsory open space shall always be free from any erection or obstruction except following:-

- a. Steps leading to ground floor.
- b. Boundary walls.
- c. Stairs leading into basement/air raid shelter.

d. One/two columns and beams inside COS to support low car porch. In no case the low car porch will extend in front or to the side of cos. In case of pergola on high car porch, as extension of terrace, is to be regularised with penalty; it will be mandatory to construct 3ft high parapet wall on the line of COS between terrace and pergola.

e. Guard room in front C OS not exceeding 40 sft.

f. Under ground water & septic tanks, to be kept 3 ft away from the boundary walls.

48. COVERED AREA. The following will be excluded from the allowable covered area:-

a. Open balcony which does not exceed 4-0.

b. Open stair case.

c. 75% open pergola. (Pergola as extension of car porch only on sides is permitted with penalty).

49. PROJECTIONS OVER PUBLIC STREET AND BUILDING LINE

a. COMMERCIAL BUILDINGS

(1) Projections for sunshade and shutter covers is allowed upto a maximum of 1'-6" beyond plot line at a height of 10 ft and above.

(2) No projection in addition to permissible three feet is allowed in commercial buildings for elevation treatment or any other purpose:

(3) Steps shall not be constructed beyond the plot line.

(4) 3 feet projection allowed will be used as balcony and stair land ma only and this will not be included into the habitable area.

b. Residential Buildings

(1) Maximum allowable projection of chajjas, and sun shades in compulsory open spaces shall be half of open space but shall not exceed 3 feet whichever is less.

(2) Sunshade projections upto 1'-6" are allowed on public street for smaller plots having no compulsory open space.

50. ADDITIONAL INSTRUCTIONS

a. Every room in a building intended to be used for human habitation except where specifically relaxed for low cost housing shall be provided with at least:

(1) A floor area of 80 sft.

(2) At least one door and one window.

b. The height of the proposed building rooms shall not be less than:

(1) In the case of flat roof of alt floors.

(a) 9'-6" clear height from the floor to the finished ceiling, where no air conditioning is provided and 8'-0" where air conditioning is installed.

(b) 7'-6" clear height from the floor to the finished ceiling, where no air conditioning is provided and 8'-0" where air conditioning is installed.

(2) 7'-6" in the case of pent roof and the floor line to the eaves.

c. Rooms mentioned below shall not measure less than the area and width noted against each:

S.No.

Description

Area

Min Width

Min Height

01

Living room excluding servant quarters

100 sft

9'-0"

9'-6"

02

Kitchen & Store Room

80 sft

6'-0"

7'-6"

03

Bath room without W.C

15 sft

3'-0"

7'-6"

04

W. C

12 sft

3'-0"

7'-6"

05

Bath room with W. C

24 sft

3'-0"

7'-6"

06

Servant quarter

👁️ sft

8'-0"

9'-6"

07

Passages, Corridors Galleries etc

Nil

3'-0"

7'-6"

08

Main stair case

Nil

4'-0"

9'-6"

09

Servant stairs

Nil

2'-3"

7'-6"

d. The height of boundary wall shall not be more than 10'-0" from the centre of the adjacent road. No projection for elevation treatment outside plot line is permitted.

e. All doors, windows and ventilators provided for rooms in the proposed building shall not be less than the following minimum sizes:-

(1) Doors – 2'-6"x6'-6"

(2) Windows – 6 sft

(3) Ventilators – 2 sft

f. No latrines shall be allowed to open on any public street or land.

9. No room intended as a godown for the storage of food grains in excess of 2000 kgs shall be constructed unless the floor and walls upto a height of two feet are made of stone, concrete or other impervious material and are also rat proof.

h. House drains through which waste or sullage water is intended to be used, shall be constructed of concrete pipe or other impervious material and shall be connected to the nearest public sewerage drain through septic tank wherever such a drain exists within 50ft of the proposed building. In the absence of such a public sewerage drain, the house drain shall be discharged into a soakage pit through a septic tank or cesspit, which shall be constructed and maintained by the owner of the building.

j. Every building of more than one storey shall have a width of stair of not less than four feet to ensure safety in case of fire and such stairs shall not be constructed of inflammable materials.

k. Ramps of residential buildings must finish within 4 ft of the boundary wall. Any approach to the road thereafter shall be at road level free of obstructions to the traffic plying on the road & intending to use its shoulders.

l. A water channel of 6"x6" size will be constructed in line with the boundary wall under the gate. This will have suitable covering on top to ensure that water from inside the house does not come on the road. This drain will be suitably connected to the sewer.

m. Construction of barsati with maximum of 6'-0" projection from the stair tower with at least two sides open is permitted.

n. The spiral stairs are not permitted in the specified clear open space. These shall only be provided in a recess within the allowable area and it shall be clearly shown on the submission drawing.

o. Sewer connection to the street sewer will be allowed only when a septic tank is constructed by the owner.

p. In-house plumbing, electric, sui gas and telephone work should be got executed from approved/licensed contractor.

q. Separate water connection for all owners of flats from overhead tank be provided in commercial buildings.

r. Servant quarters shall not be allowed in compulsory open space. These shall be constructed as part of the' main building.

s. Minimum size for car porch in residential building will be 10 ft x 14 ft.

t. Permission for fixing of tandoor in shops of commercial area will be obtained from DHA and only one tandoor per 200 shops will be permitted, with proper exhaust arrangements.

u. Installation of flour grinding machine is prohibited.

v. Minimum area of shops shall be 100 sft.

w. No shops shall be provided in basement. Basement in commercial plots exceeding 650 sq yds will be used for car parking.

x. Fixing of hoarding over any building is prohibited.

y. Swimming pool can only be constructed over plot measuring 1000 sq yds and above after giving following undertaking:

- (1) Proper filtration plant will be installed.
- (2) Swimming pool to be properly covered.

(3) Not to be constructed in compulsory open space.

(4) Any damage caused to neighbouring structure will be made good by owner constructing swimming pool.

z. Maximum allowable width of green belt outside residential plot is 4 ft.

aa. Mezzanine and ground floor shall not be used for residential purpose.

bb. Servant rooms/stores are permitted in basement/air raid shelter of residential buildings,

cc. Compulsory open space shall be kept clear from all obstructions to ensure safety against fire.

dd. Commercial Plots above 450 sq yds shall provide a room on ground floor measuring 100 sft abutting on main road side to house the electrical substation.

ee. Small Generator (not exceeding 6 KVA) may be placed in air raid shelter or under stairs for emergency use, provided the following is satisfied:

* No smoke or noise should come.

* Should have a canopy.

* Should have a residential silencer.

* Should have NOC of occupants of same building and immediate neighbours.

ff. High car porch is not allowed with columns resting over the boundary wall. They can however be permitted if kept clear of the COS.

gg. Two gates with car porches and stair may be permitted for plots measuring 1000 sq yds and above.

51. AMENITY PLOTS

a. Construction of ground plus one with maximum height of 30ft including parapet wall is permitted. Two additional floor may be permitted with additional development charges with maximum height of 59 ft as allowed for commercial buildings.

b. Maximum allowable area for construction on ground floor is 30% of plot area.

c. 100% basement of allowable constructed area is permitted.

d. Sufficient car parking space shall be provided within plot area, drop lane not less than 15 feet width will be provided. Facilities as under will be catered according to size of plot:-

Plot Size sq yds

MinimumCar ParkingNos

Minimum
Play Area sq yds

Minimum
Class Rooms Size

1000

20

300

350 Sft

2000

40

600

350 Sft

4000

80

1200

350 Sft

8000

160

2400

350 Sft

Compulsory open spaces will be observed as per normal building bye-lays

52. VEHICLE WORK SHOPS

a. Maximum allowable covered area is 25% of plot area.

b. Height of building should not exceed 30 ft including parapet walls

- c. Basement is not permitted.
- e. Premises will not be used for residential purposes.
- f. Toilet facilities shall be provided.

53. INSTALLATION OF ANTENNA TOWER

a. Following documents to be submitted by the applicant in DHA along with request for installation of antenna tower:-

- (1) Foundation design for tower to ensure safety of structure/tower.
- (2) Undertaking of architect/structural engineer that design is safe and he/she will supervise the installation of tower.
- (3) Detail of equipment to be installed.
- (4) A drawing of front view of tower showing height of tower (Maximum permissible height is- above roof top).
- (5) NOC from all occupants (sublesses/tenants) and builders shall be attached.
- (6) A proposed agreement, between cellular company installing the tower and owner.
- (7) Scrutiny fee to be paid as laid down by DHA.

b. Undertaking for following should also be submitted:

- (1) No construction work except tower is allowed on roof top.
- (2) Generator, if fixed for backup support, should be placed in shop on ground floor, with proper canopy for sound proofing and shocks for minimizing vibration.
- (3) Maintenance staff should be issued with proper cards to ensure security of building.
- (4) Building light shall be fixed on top of the tower.

c. Permission will be valid for one year, which may be renewed every year with prescribed fee.

COMPULSORY OPEN SPACES & ALLOWABLE COVERED AREAS FOR RESIDENTIAL/COMMERCIAL PLOTS

Residential

S.No

Area of plot
Sq yds

Allowedable
Covered Area

No of
Storeys

Right Side

Left
Side

Front Side

Rear Side

Remarks

'01

100&below

100%

GF+1

-

-

-

-

-

02

101 to 150

80%

GF+1

3'-0"

-

-

3'-0"

-

03

151 to 300

75%

GF+1

5'-0"

5'-0"

5'-0"

5'-0"

3 ft at dividing line for
300 sq yds.

04

301 to 450

65%

GF+1

5'-0"

5'-0"

7'-6"

5'-0"

05

451 to 700

60%

GF+1

5'-0"

5'-0"

10'-0"

7'-6"

a. Air Raid Shelter

1/4 of Plot area

b. Front Compulsory

Open space for plot

located on rear side

after sub division

is 5'-0".

c. A plot subdivided into two portions may have 5 ft instead of 10 ft on the dividing line.

06

701 to 1500

50% but not exceeding 4500 sq ft.

GF+1

10'-0"

10'-0"

20'-0"

10'-0"

07

Above 1500

35%

GF+1

10'-0"

10'-0"

20'-0"

10'-0"

Commercial/Industrial

S.No

Area of plot
Sq yds

Allowedable
Covered Area

No of
Storeys

Right Side

Left Side

Front Side

Rear Side

Remarks

01

250 & below

100%

GF+3

-

-

-

- a. Mezzanine allowed upto 1/3 of the GF covered area.
- b. Air raid shelters allowed upto half of the Plot area.

02

251 to 650

75%

GF+3

5'-0"

5'-0"

-

5'-0"

a. Mezzanine allowed upto 1/3 of the GF covered area. b. 100% basement of allowable area must be constructed for car parking.

03

Exceedin g 650

65%

GF+3

5'-0"

5'-0"

15'-0"

10'-0"

Form "A

Notice to Erect I Re-Erect a Building
(Under Section 179 of the Cantonment, Act 1924)

From

To,

The Executive Officer
Cantonment Board Clifton

Through: Director Planning DHA, Karachi,

I/We hereby give notice under Section 179 of the Cantonment Act. 1924 that I/We intend to Erect/Re-erect a building as specified in form "B" attached situated in bazar street, Clifton, Clifton Cantonment.

The required specification in duplicate and Plan in triplicate/quadruplicate are attached.

I/We agree to pay for any alteration to existing electric supply or post and telegraph lines required to be made due to additions to my/our building referred to in this application.

Date Signature(s)_____

FORM "B"

Specifications of the Proposed Building

In the case of Erection or Re-erection of an Entire Building or a Considerable Portion.

(a) No. of the house or site if any_____

(b) Name of street bazar or locality_____

(c) The purpose for which the building is intended to be used_____

(d) The material to be used in the construction of floors, rooms and walls_____

(e) The position and dimensions of all doors, windows and ventilators opening_____

(f) The approximate No. of inhabitants proposed to be accommodated_____

(g) The No. of latrines to be provided_____

2. In the case or Minor Alterations or Additions:

(a) No. of the house, if any_____

(b) Name of the street, bazar of locality_____

(c) A description to the alteration or addition propose

(d) The material to be used for such alteration or addition_____

Dated Signature(s)
Abstract of Order of the Board

Executive Officer
Clifton Cantonment

FORM "C"

To,

The Cantonment Executive Officer
Cantonment Board Clifton

Through: Director Planning DHA, Karachi

Subject APPLICATION FOR CONSTRUCTION OF
HOUSE ON PLOT NO. SITUATED ON OF PHASE IN DEFENCE
- HOUSING AUTHORITY/CLIFTON CANTT

UNDERTAKING BY THE APPLICANT

I hereby undertake to abide strictly by the plan which will be approved by the Defence Housing Authority and Cantonment Board Clifton for construction of house on my plot mentioned above and for which I am submitting here with the building application and plan. Any violation for the building bye-1a or deviation from the sanctioned building plan constructed by me shall make the building so constructed liable to demolish by the Defence Housing Authority / Cantonment Board Clifton, at my risk and cost.

I further undertake that I shall NOT raise any construction whatsoever on the compulsory open space all around within my plot, failing which the unauthorised construction, if any raised on the compulsory open space shall be liable to be demolished by the Defence Housing Authority/Cantonment Board. Clifton at my risk and further more it shall render me liable to pay any fine imposed by the Defence Housing Authority/Cantonment Board, Clifton in addition to demolition stated above which may extend to rupees five hundred thousand and on which the decision of the Cantonment Board. Clifton shall be final and binding upon me.

Dated Signature _____

Name & Address of Applicant

FORM 2

UNDERTAKING BY THE ARCHITECT

I/we hereby undertake that I/We shall not advise or permit the lessees or attorney of the above mentioned plot to deviate from the sanctioned plan or raise any construction on the compulsory open space all round within the said Plot
No. _____ situated on in Defence Housing Authority/Cantonment Board Clifton.

If the lessee of the said plot or his/her attorney, raises any construction on the compulsory open space, I/We shall disassociate completely from the construction of building in this plot and inform the Defence Housing Authority, Clifton Cantonment forthwith of the unauthorised construction being raised on the compulsory open space by the lessee or his/he attorney. Failure on my part to do so or any delay caused by me in informing the Defence Housing Authority/Cantonment Board, Clifton of this unauthorised construction on the compulsory open space by the lessee of the said plot or his/her attorney shall make me liable to be blacklisted by the Defence Housing Authority/Cantonment Board, Clifton.

Signature of the architect

Dated_____ Registration No._____

FORM 3
CERTIFICATE

To,

The Executive Officer, Cantonment Board Clifton, Karachi.
Through: Director Planning Defence Housing Authority
Karachi.

Through Director Planning
Defence Housing Authority
Karachi.

It is certified that the following building work on plot No._____ situated at has been carried out under my supervision and to my entire satisfaction. Description of the work.

Name and signature_____

Registration No._____

- 1.
- 2.
3. Copy to: Owner

FORM 4
NOTICE OF DISCONTINUANCE
(See by- law 🤨)

To,

The Executive Officer,
Cantonment Board Clifton
Karachi

Through: Director Planning DHA Karachi.

I hereby give notice of my discontinuance from the building works as the Registered Architect/Civil Engineer/Town Planner/Building Technologist from the date mentioned above from plot No. _____ situated at _____

Name and signature _____
Registration No. _____

Form 5
CANTONMENT BOARD CLIFTON BUILDING BYE-LAWS
Verification of Building Lines
(See bye-law 34)

To,

The Executive Officer, Cantonment Board Clifton
Karachi.

Through: Director Planning DHA, Karachi

I/We hereby inform that the first course of plinth for ground floor/foundation of the basement for building.

On Plot No. _____

Survey Sheet _____

Quarter _____

Has been laid. You are, therefore, requested to depute a representative to verify the building line so as to enable me/us to carry out the building work.

OWNER/S

Address
Karachi
(Dated)

ARCHITECT'S CERTIFICATE

I/We hereby certify that the setting out building/s for plot No. has been carried out in accordance with the approved plan/s.

Registered Architect/Civil Engineer/
Building Technologist _____

Registration No. _____

FORM 6
NOTICE OF COMPLETION
(bye-law 37)
CANTONMENT BOARD CLIFTON BUILDING BYE-LAW

To,

The Executive Officer Karachi
Clifton Cantonment Board, Date of delivery at
Karachi

Through: Director Planning DHA, Karachi.

I/We hereby give notice of completion of building/additions or alterations in the building on Plot
NO. _____ and of drainage and water arrangement there, and apply
for permission for occupation of the said building.

*The said work has been carried out in accordance with building plans vide No.
dated _____

*Strike if not applicable

OWNERS

Address _____

Karachi: _____

ARCHITECT'S CERTIFICATE

I hereby certify that the building/additions or alterations of the building on Plot No.
Completed/partly completed under my supervision and to my satisfaction in accordance with
the building plans approved vide No. Dated _____

Registered Architect/Civil Engineer/
Building Technologist _____
Registration No. _____
With category