



CHAPTER-I

PRELIMINARY

Authority

- a. This regulation may be called “**Royal Orchard Building Control Regulation 2017**” made by the Executive Board in exercise of powers conferred by Section 7(v) read with Section 44 of the Punjab Development of Cities Act (Act XIX of 1976).
- b. It extends to all residential and commercial plots / buildings in Royal Orchard Housing Scheme.
- c. These shall come into force w.e.f from January 2017.
- d. The Royal Orchard 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, have the meanings indicated in this part. Where the terms are not defined these shall have their ordinarily accepted meaning or, such meaning as the context may apply.

- ✓ **APPROVED SCHEME:** Means a duly approved scheme under the Act for Urban Development, Re-Development or renewal and also includes the larger area plan and area specified for specific use/ traffic control plan/ housing and zoning scheme.
- ✓ **AUTHORITY:** Means the Development Authority of the respective city / scheme / Royal Orchard.
- ✓ **APPROVED:** Approved means as approved in writing by the authority.
- ✓ **APPROVED PLAN:** Approved plan for the building or layout plan approved by the authority in accordance with prescribed regulations.



- ✓ **ALTERATION:** of building include the structural or other physical alteration for making any addition / removal or other changes in a building.
- ✓ **ALLOTMENT LETTER:** means a letter in such form as may be prescribed by the Authority from time to time making allotment of a particular property / plot to an applicant.
- ✓ **ALLOTMENT / ALLOCATION:** means the conveyance of a particular property / plot to an applicant by way of an allotment letter or transfer letter as prescribed by the Authority.
- ✓ **ALLOTTEE:** Means a person to whom an Allotment Letter has been issued by way of a method of conveyance as approved and / or permitted by the Authority.
- ✓ **AMALGAMATION:** means the joining of two or more adjoining plots of the same land use into a single plot for building purposes.
- ✓ **AMENITY PLOTS:** means a plot allocated exclusively for the purpose of amenity uses, such as government offices, health, welfare, education, worship places, burial grounds, parking and recreational areas
- ✓ **ARCADE:** Means a covered walk-way or a verandah between the shops and the street/footpath on which the shops abut.
- ✓ **ARCHITECTURAL PLAN:** means a plan showing the arrangements of proposed building works, including floor plans, elevations and sections in accordance with the requirements of rules and regulations of the Authority.
- ✓ **BYELAWS:** Means laws, rules and regulations approved by the governing body / executive board / competent authority of Royal Orchard.
- ✓ **BASEMENT:** means the lowest storey / storeys of a building, partly or completely below ground level.
- ✓ **BALCONY:** Means a stage or platform projecting from the wall of the building surrounded by a railing or parapet wall.



- ✓ **BUILDER:** means any person having the ownership/leasehold title, project proponent, institution, company, firm, agency or government department, autonomous and semi-autonomous bodies who intend to undertake building works.
- ✓ **BUILDING HEIGHT:** means total height of a building measured from the crown of the 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 PLAN:** mean and include the plans, sections, and elevations of every floor including basement or cellar, 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.
- ✓ **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.
- ✓ **CARDINAL POINTS:** means the directions of North, South, East and West as marked on the block / building 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.



- ✓ **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 Development 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.
- ✓ **CONTROLLED AREA:** means an area declared as such by the notification of Development Authorities under the Act.
- ✓ **CONVERTED PLOT:** means a plot converted to commercial use under the commercialization rules notified by the government from time to time.
- ✓ **CORNER PLOT:** means a plot facing two or more intersecting streets /roads.
- ✓ **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;
 - 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.
- ✓ **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.
- ✓ **ERECTION OF BUILDING:** means the construction of building in devolution charges premises / boundaries which may include the structural alterations for making any additions to an existing building.
- ✓ **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.
- ✓ **FLOOR AREA RATIO (FAR):** means the aggregate covered area of 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.
- ✓ **GROUND COVERAGE:** means the percentage of the plot area that can be covered at the ground floor.
- ✓ **HEALTH INSTITUTIONS:** means hospital, dispensary, health Centre, and 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.
- ✓ **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: the main civic / commercial centers of the approved government / private housing schemes including Divisional and District Centers as defined in the Master Plan of the City.

- ✓ **MAJOR REPAIR:** means all repairs other than the minor repairs.
- ✓ **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.
- ✓ **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.
- ✓ **MULTI-STOREY BUILDING:** means a building having more than three-story or more than 38 ft height (11.58m).which is less excluding basement.
- ✓ **MEZZANINE FLOOR:** means floor between ground and first floor of commercial building and having headroom of 8 feet, forming part of ground floor and having access from within the shops.



- ✓ **NEIGHBORHOOD COMMERCIAL AREAS:** these include plots/ units reserved for commercial /office use in Mohalla 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 crossbars 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
- ✓ **PROPERTY:** means plot or structure to which its builder has freehold title.
- ✓ **PROPERTY LINE:** means the boundary wall of the plot.
- ✓ **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 Development Authority.
- ✓ **RELIGIOUS BUILDINGS:** means mosques, churches, shrines etc.
- ✓ **RESIDENTIAL BUILDING:** means a building exclusively designed for use of 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.
- ✓ **RE-ERECTION:** means the complete demolition and reconstruction of a building in defined premises / boundaries which includes the relaying of the foundation of the building.
- ✓ **REGULATION:** means the Royal Orchard Multan construction and development regulations and other regulations made by the Executive Board.
- ✓ **RESERVED AREA:** means an area shown in the Master Plan as such, which may be developed/re-planned by the Authority for any purpose at any stage.
- ✓ **REVISED OR AMENDED PLAN:** means a previously approved drawing plan re-submitted for fresh approval with amendments in accordance with the provision of these rules / regulations.
- ✓ **RESIDENTIAL ZONE:** means a zone earmarked for buildings exclusively designed for human habitation and in no case shall include its use in whole or a part thereof for any other purpose e.g. commercial activities, school, institution, shop, office, clinic, beauty parlor, guest house, marriage Centre, gymnasium, tuition Centre, club



activities, work-shop, store or go down, etc. or for the purpose of political, religious and sectarian activities. It includes parks, gardens, play grounds, sector shops and other open spaces located in the area earmarked in the residential zone.

- ✓ **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 preapproved 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 aseptic 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 5 years of professional experience as structural engineer and engaged by the builder.
- ✓ **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.
- ✓ **TRANSFER LETTER:** means a letter in such form as may be prescribed by the Authority from time to time transferring the allotment of a particular property / plot from an existing owner to an applicant.



- ✓ **URBAN DEVELOPMENT PROJECT:** means multi-storey building(s) on 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



CHAPTER-II

GENERAL REGULATIONS

1. 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:-

- a. Anyone who intends to carry out building works within the boundary of **Royal Orchard** should strictly comply with the requirements of these Byelaws.
- b. The plot shall be strictly utilized for the purpose it has been allotted. To preserve the sanctity of planning, no deviation shall be permitted.

2. 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 Orchard. 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 Orchard 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.

3. 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 Orchard Multan.

4. SUB DIVISION OF PLOTS

- a. **Residential** Sub-division is not allowed for 500 sq yds and below cat plots however 1000 sq yds plots can be divided into two units provided 1000 sq yds plot lies in line with 500 sq yds plot after payment of dues as per DHAI-R policy. Amalgamated plot can be subdivided into two separate plots provided the construction is done according to the byelaws of smaller plot, after payment of dues as per DHAI-R policy.
- b. **Commercial** Sub-division is not allowed.

5. 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 considering that the plots are owned by the same owners. 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.

6. 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.

7. CHAMFERING OF CORNER PLOT

For smooth flow of traffic at turning, the corner of a plot bounded by two roads shall be tapered / chamfered by standard i.e. less than 1 Kanal 5' x 5' & up to 1 Kanal 10' x 10' ft.



8. SERVICES

The Royal Orchard Multan 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.

9. WATER SUPPLY

- a. 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.
- b. The applicant shall pay the charges for supply of water as per meter-reading or on flat rate as decided by the Authority.
- c. Special rates for supply of water, as decided by the Authority, shall be charged at the time of new construction (addition or alteration etc.)
- d. 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.
- e. The person shall be bound to pay any arrears with penalty or fine imposed by the Authority along with water supply bill.
- f. 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.

- g. The Authority may allow boring of shallow pump only for construction purposes and upon completion of the construction the bore shall be destroyed.
- h. Separate charges shall be levied for the house having swimming pool or maintaining lawn on adjacent open plot as prescribed by the Authority.

10. SEWERAGE

- a. 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.
- b. The person shall construct an RCC septic tank and maintain it effectively so that partially treated sewage flows into the main sewerage system.
- c. 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.
- d. 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.
- e. 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.



11. GAS / TELEPHONE / ELECTRIC

The services have been laid by Royal Orchard Multan and individual connection to house be obtained from respective departments in accordance with respective departments regulations.

12. DAMAGES

Nobody is permitted to damage road and services laid by Royal Orchard. 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 Orchard. In case of damages, Royal Orchard will impose penalties and cost of repair work will be recovered from the member.

13. BEARING CAPACITY TEST

Bearing capacity test will be arranged by member through Royal Orchard approved laboratory (for residential buildings with basement and all commercial buildings).

14. BLOCKAGE OF STREET

- a. 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 Orchard Multan. Street will not be blocked under any circumstance.
- b. No excavation shall be made in any street for utility without prior permission from Royal Orchard Multan.
- c. Defaulters would have to pay charges as per Royal Orchard Byelaws.

15. LIGHTING AND VENTILATION

a. Size of external openings.

Every room other than rooms used predominantly for the storage of goods, except where mechanical arrangements are provided, shall have a combined



glazed area of not less than 8% of the floor space of such room, and 80-100% of such openings shall be capable of allowing free un-interrupted passage of air. If size of openings exceeds from 12% of the room size than the openings shall be provided by appropriate shading device according to the size and orientation of the openings while being in the limits of mandatory open spaces OR the openings are to be provided with double glazed, triple glazed or E-glass.

b. Internal Air Wells / Patio / Wind Catcher

I. Kitchen, toilets, water closets and bath rooms may have sources of daylight and ventilation like room internal air wells / Patio / wind catchers. in such cases, the following minimum sizes:-

- ✓ For building up to 2 storeys in building height: 50 sqft (4.65 sq m) minimum width air well 6 ft (1.83).
- ✓ For building from 3 to 7 storeys: 100 sq ft (9.29 sq m) minimum width of air well: 8ft (2.44 m).
- ✓ For building higher than 8 storeys: 200 sq ft (18.59 sq m) minimum width of air well: 10 ft (3.05 m).

c. Reasonable access shall be provided at the bottom of each air well.

d. No internal air well or portion thereof shall be roofed over except in case of design following the rules of wind catcher (top can be covered with roof at 7th height from finished floor level of roof. Where each wall shall have clear open space Of 80% of the total wall area).

16. BLASTING

Blasting is not allowed for any type of work in Royal Orchard Multan area.

17. DISPUTES

No member is allowed to stop the construction activity of other member. Any dispute / interpretation or violation of Byelaws shall be referred to Royal Orchard's Building Control Department.



18. SUBMISSION OF PLANS AND DOCUMENTS

- a. Application for construction, addition or alteration of building shall be made to the Authority with the following documents:-
- b. 4 copies of ammonia print of drawing one on Cloth.
- c. Intiqal and Aks Shajra, site plan and Computerized National Identity Card (CNIC).
- d. Paid Challan for dues as prescribed by the Authority.
- e. Undertakings required under these regulations on stamp paper duly attested by the Oath Commissioner.

a. PLANS

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

- I. 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.
- II. Four copies of every such plans and design drawings shall be furnished to the Authority along with the application
- III. Service design plane of plumbing and electricity plane will also be submitted.

b. DOCUMENTS

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

- I. **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.



- II. **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.
- III. **Possession Letter:** Royal Orchard 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.

c. 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:

- I. Plans, sections and elevations of every floor including basement, inter floor, mezzanine, cellar, if any, graphically describing the building intended to be erected.
- II. Purpose for which the building or parts thereof are intended to be used
- III. Accesses to and from several parts of the building and its appurtenances
- IV. Ventilation details (position, form, dimensions and means)
- V. Depth and the nature of foundations
- VI. Proposed height of plinth and super structure at the level of each floor
- VII. 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

d. 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.

e. LANDSCAPE PLAN

Applications pertaining to properties measuring 4 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.

f. UNDERTAKING

An undertaking on Performa BR-5 in favor of Development Authority on stamp paper valuing Rs.500/- 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.

g. RELIGIOUS BUILDINGS

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

19. SANCTION/ REJECTION OF BUILDING PLANS

a. SANCTION OF PLAN

Within 45 days of the receipt of an application along with required plans and documents as under section 10.2 and 10.3 and payment of scrutiny fee for permission to carry out building works, the Development Authority shall:-



- i. 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
- ii. Require further details of the plans, documents, plan scrutiny fee, specifications and any other particulars to be submitted to it.
- iii. 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 Authority have not been submitted within the required 45 days from the receipt of notice / application.
- iv. 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.
- v. 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
- vi. 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.



b. 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:

- i. Defective title of the applicant,
- ii. Material misrepresentation, or
- iii. 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.

c. 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.

20. VALIDITY OF SANCTIONED PLAN

- a. The person shall commence construction of the building within a period of 3 years from the date the area has been opened for possession / construction by the Authority, failing which the person shall be liable to pay non construction penalty as prescribed by the Authority.
- b. The person shall complete the building within a period of two years reckoned from the date of approval of the drawing by the Authority.
- c. 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.



21. APPROVED DRAWINGS

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

22. INSPECTION DURING CONSTRUCTION.

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

23. ADDITION / ALTERATION

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

24. 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.

25. 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.

26. 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.



27. 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 Orchard's policy. The following documents are to be attached with completion plan:-.

- a. The person shall submit two ammonia copies of approved drawings duly signed and stamped by the registered Architect.
- b. Prescribed dues as decided by Royal Orchard from time to time.
- c. Inspection chart duly signed by the concerned officer during construction.
- d. Soft copy of drawing.
- e. After receipt of completion drawing, Royal Orchard 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 Orchard from time to time.
- f. In case of no violation, completion case shall be put up to the Royal Orchard Executive Board for final approval.
- g. 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 unauthorized construction.
- h. 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.
- i. 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 Orchard penalty / fine would be imposed as per Royal Orchard 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 Orchard policy.

28. IMPOSITION OF UTILITY BILLS

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

29. RELAXATION

No relaxation in building regulation / Byelaws should be allowed.



CHAPTER-III **SPACE REQUIREMENT FOR BUILDINGS**

RESIDENTIAL

1. RESIDENTIAL BUILDING STANDARDS

Person shall have to leave the following minimum clear spaces including boundary walls for each category of plot.

Sr.No	Plot Size	Building Line	Rear space	Side Space
1	Less than 5 Marla	5'-0"	5'-0"	Not required
2	5 Marla / above But Less Than 10 Marla	5'-0"	5'-0"	Not required
3	10 Marla and Above but less than 1 Kanal	10'-0"	7'-0"	5'-0" on one side
4	1 Kanal & Above but Less than 2 Kanal	10'-0"	7'-0"	5'-0" on both side
5	2 Kanal & above	20'-0"	10'-0"	10' on both side

Note:

- a. No construction, even temporary, shall be carried out in the clear spaces except underground water tank, drains, septic tank; sewer line. Clear spaces cannot be covered by constructing pergolas etc. However, 2 feet pergola/sunshade can be extended in clear spaces at ground & first floor.

2. FLOOR AREA RATIO

Maximum 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

3. BUILDING HEIGHT

- a. The height of any building other than apartment building measured from the crown of road to the top of parapet wall shall not exceed 38'-0". (Exclusive of chimney stacks, lift head and overhead water tank and Mumty).



- b. Height other than Apartment Building shall not exceed as applicable in approved schemes (clause 2.2.3) and the minimum height of each storey shall not be less than 9' - 6".
- c. The total number of storeys permissible in an apartment building allowed on residential plots in approved schemes / controlled area excluding basements, shall not be more than four and each storey shall have a minimum building height of 9 ft 6 inch other than basement.
- d. Maximum height of any apartment building allowed on residential plots in approved schemes measured from the crown of the road to roof top (finished floor level of roof) shall not exceed 45 ft (exclusive of chimney stacks, wind catchers, air wells, lift heads, air conditioning units and overhead water tank)

4. BASEMENT

Generally open / close basement is allowed to all members irrespective of topography of plots but with 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 sq m) 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.



5. PROFESSIONAL ACTIVITIES ALLOWED IN RESIDENTIAL UNITS

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

6. BUILDING ELEVATION

Member is allowed to use elevation of building according to his/her own choice.

7. REFERENCE POINT

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

8. PORCH

Car Porch shall not exceed from crown of the road to 8 inch height opposite gate side. In case the plot size is 10-marla or above, a car porch not exceeding 20ft in length shall be permissible in the side space while the minimum length of the car porch shall not be less than 12 ft. In case of corner plots car porch shall be permissible along longer side. In case of sites having requirement of minimum 5ft side space, construction over the car porch is permissible provided that it shall not extend from the building line.

9. PROJECTION FROM THE FACE OF BUILDING

No bay-window, porch and extension of a roof shall be constructed beyond the face of the building except:-

- a. A window sill with a project of not more than 2.1/2 (0.06 m).
- b. Sun shade not more than 3 ft (0.91 m) if mandatory open space of 10' or more is provided with its compound.
- c. Sun shade of not more than 1'- 6", if mandatory open space is less than 10' or no mandatory space is provided with on its compound.
- d. Notwithstanding the above provision, sunshade shall have a clear height of 7'-0" above the plinth of the structure.



10. REAR BATHROOM

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

11. PLOTS 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.

12. PERGOLA

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

13. DAMP PROOF COURSE (DPC)

The top of DPC / P.L shall not exceed from crown of the road to 20 inch height opposite gate side in case of building without basement and 3.5ft in case of building with basement.

14. BOUNDARY WALL

- a. 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 neighbours 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.



- b. 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.

15. STAIR CASE

- 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 (1.07m) and 4 ft (1.22 m) where they exceed three storeys.
- b. In Apartment Buildings stair-cases shall have the following minimum width:-
- ✓ Up to 5 storeys 4 ft (1.22 m) clear
 - ✓ Above 5 storeys 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.

16. SEPTIC TANK

Septic tank shall be provided in all the residential and commercial buildings. All the sullage water of the building shall firstly be connected to the septic tank and then to the public sewer.

The minimum sizes of septic tanks for residential plots will be as follow:

Plot sizes	Depth	Length	Width
Less than 1 Kanal	4ft 3inch	8ft	4ft



1 Kanal to 2 Kanal	4ft 3inch	9ft	4ft 6inch
Above 2 Kanal	4ft 3inch	10ft	5ft

17. WATER SUPPLY

An overhead tank and underground water tank must be provided in each building. 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.

UNDERGROUND WATER TANK

Plot size up 3 Storey	Width	Length	Height	Cubic feet
Above 1 Kanal	10' – 0"	5' -0"	4' – 0"	200 cft
Multi Storey 4 to 10 Storey	30' – 0"	10' – 0"	8' – 0"	2400 cft
Above 10 Storey	30' – 0"	20' – 0"	8'-0"	4800 cft

OVERHEAD WATER TANK

Plot size up to	Width	Length	Height	Cubic feet	Gallon
Up to 7 Marla	3'-0"	4'-0"	2'-6"	30 cft	200
7 Marla to 1 Kanal	5'-0"	5'-0"	2'-6"	62 cft	400
Above 1 Kanal	5'-0"	5'-0"	4'-0"	100 cft	600
Multi storey 4 to 10	15'-0"	10'-0"	8'-0"	1200 cft	7500



storey					
Above 10 storey	20'-0"	15'-0"	8'-0"	2400	15000

18. 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:-

a. LOCATION

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

b. WIDTH

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

c. 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 Orchard.

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

19. 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.

20. ENTRY GATES

- a. Position / location of the gates will be kept as per Royal Orchard approved site plan part of the master plan.
- b. Two gates are not allowed in case of corner plots or plots having roads on two sides.
- c. 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.
- d. Provision of any type of arch / design element over the gate is not allowed.

21. RAMP (DRIVEWAY) IN SERVICE AREA

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

- a. 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.
- b. Ramp at start of property / plot line should be maximum 8 inch high or at slop of 1:7 and its height will be taken from intersection of gate center line and reference road crown.

22. SIZE OF ROOMS



The minimum area of a room meant for human habitation shall not be less than 100 sft having a minimum width of 8'-0". The minimum height of any habitable room (from finished floor level to the roof ceiling) shall not be less than 9'-6".

The minimum floor area of kitchen shall be 50 sqft, having a minimum width of 6'-0".

23. PARAPET WALL

Parapet wall maximum up to 5'-0" and minimum up to 2'-9" height may be allowed.

24. AREA OF SERVANT QUARTER

Area of servant quarter excluding toilet should not be less than 100 sft having a minimum width of 8'-0". The minimum height of any habitable room (from finished floor level to the roof ceiling) shall not be less than 9'-6".

25. SERVICE AREA IN FRONT PLOTS

The member can develop the services area in front of his/her plot (a property of Royal Orchard) as green area by confining it with edge stones having height of maximum 9 inch from footpath level or road level where no footpath exist. Fencing / grills around services area is not allowed. Growing of flower plants / hatching up to 3 ft height is allowed except corner on road junction.

26. 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:-

- a. Both plots must be owned by the same member.
- b. 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.



- c. Member to get site plan / possession of the plot to be utilized as a green / lawn.
- d. 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.
- e. Sound proof generator may be placed after approval from competent authority.
- f. Combine boundary wall will be erected and second gate is allowed on plot to be utilized as green area as per Royal Orchard gate layout plan.
- g. 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.
- h. Monthly water charges will have to be paid by the owner.

27. 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 Orchard will not be responsible for supply of water in case of swimming pool.

28. 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 Orchard reserves the 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.

29. GENERATOR

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



- a. Petrol or diesel driven generator with soundproof canopy may be installed.
- b. Noise beyond the boundary limit shall not be allowed i.e. noise control arrangement must be made.
- c. 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.

30. FEATURES IN SETBACK

- a. 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.
- b. 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.
- c. 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 Orchard otherwise; it will be rectified at owners risk and cost.
- d. Plants are not allowed inside / rear setback.

31. PRIVACY

- a. 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.
- b. Sill level of servant's quarter window shall not be less than 5'-0" if there is no pardah wall.



32. 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 Orchard policy.

33. 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 Orchard's policy in vogue.

COMMERCIAL

COMMERCIAL BUILDING STANDARDS: -Commercial plots shall observe following standards:

1. MANDATORY OPEN SPACES

No mandatory open spaces are required for commercial / office buildings to be erected in Royal Orchard Multan.

2. BUILDING HEIGHT

The maximum height of the building shall be as follows:

Plot Size	Maximum Building Height
Less than 3 Marla	38 ft or 3 floors
3 Marla & above but less than 10 Marla	50 ft or 4 floors
10 Marla & Above	60 ft or 5 floors

3. GROUND COVERAGE AND FLOOR AREA RATIO

The maximum ground coverage and floor area ratio shall be as follow:-



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

- a. 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.
- b. The arcade shall be at minimum of 6 inch above the road level.
- c. 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.

4. HEIGHT OF FLOOR AND AREA OF SHOP

- a. The minimum floor area of a shop shall be 100 sq ft having a minimum floor width of 8 ft.
- b. Minimum height of any shop shall not be less than 9 ft-6 inches without any gallery (storage space) or 15 ft 6 inches (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 provided that:
 - ✓ The total area of any inter-floor or loft in any shop does not exceed 1/3rd of the total area of the shop.
 - ✓ Every inter-floor or loft is opened except a protection wall or railing not exceeding 3 feet in Building Height.
 - ✓ Minimum height of parapet wall is 2 ft-9 inches.



5. ARCADE

- 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.

6. BASEMENT

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

- a. 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 Orchard in no way shall be held responsible for such damages.
- b. That a basement shall have an independent entrance and in addition it shall have an emergency exit except for houses.
- c. The basement shall not be exposed more than 3'-0" from the crown of the abutting road / zero level.
- d. Clear height of the basement shall not be less than 8'-0".



- e. 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 Orchard will not be responsible for the consequences in any case.
- f. Cost of additional services work shall be borne by the member.
- g. Construction of RCC retaining wall (as per structure design) at building line shall be compulsory.

7. REFERENCE POINT

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

8. MUMTY

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

9. 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.

10. 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:

- a. One set minimum area of 80 sft for floor area of 1000-3000 sft.
- b. Two set minimum area 80 sft for floor area above 3000 sft.



11. TOILETS

- a. Be provided in each commercial block.
- b. Separate arrangement for ladies is mandatory; one WC for the disabled is encouraged.
- c. Cleaning and maintenance of the toilets is the responsibility of the owner.

12. 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.

13. 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%.

14. APARTMENT BUILDING

The apartment building can be allowed on sites;

- a) On approved apartment sites with height 1.5 times of the width of the right of way plus the width of the setback in front of the plot (Exclusive of chimney stacks, lift heads and water tower). Building height $= (R.O.W \times 1.5) + SETBACK$.
- b) In areas other than apartment building may be permitted on sites measuring 4 Kanal and above with 80 feet height (Exclusively of chimneys stacks, lift heads and water tower).
- c) On amalgamation of plots with resultant plots size of 4 Kanal and above, apartment building may be permitted with maximum height up to 80 feet.
- d) Parking requirement for apartment building shall be 1car/1000 sft of covered area.
- e) Mandatory open space for apartment building shall be as follows -



Plot size/zone	Building Line	Rear space	Side space
All Apartment building	30-ft	13-ft	13-ft(on both sides)

Notwithstanding the previous of above, a guard room measuring not more than 100 sqft in area is permissible near the gate in case of apartment building.

Whereas FAR and ground coverage shall be as follows;

Site	Max Ground Coverage	FAR
Approved Apartment Sites	55%	1:5
Residential Plots	55%	1:4

- ✓ Structure stability Drawing / calculations are required above 38-ft.
- ✓ Plots can be amalgamated side by side and or back to back, considering the same plot size category.
- ✓ Multiple ownership is allowed for amalgamation.
- ✓ Extra above height charges above 38 ft.
- ✓ Augmentation charges for converted plots.

15. PARTIAL SELLING OF SHOPS /APARTMENTS / /OFFICES.

The partial selling of units like shops, apartments or offices is allowed after completion subject to the following:-

- (1) The shops numbers should be properly marked in submission / completion drawing as per the procedure laid down in Royal Orchard Byelaws.
- (2) The partial selling should be through Royal Orchard (transfer and record office) after payment of pre-subscribed dues.
- (3) In case of partial selling 20% of the shops should be kept by the owner excluding mumty. However member can sell a whole plaza to a single owner.



- (4) All the responsibilities for the provision / maintenance of services such as Electricity, Sui gas, Water; Telephone, Cable, Fire-fighting, Security, Structural safety etc. would be the sole responsibility of the owner of the plaza.
- (5) No good will / Pagri is allowed, violation may result heavy fines / disconnection of services.
- (6) In case of any structural change prior approval from Royal Orchard is mandatory. However, the internal / soft partitioning can be done without approval.

16. LIGHTENING PROTECTION

For all commercial buildings lightening protection should be provided.

17. INSTALLATION OF ANTENNA TOWER AND LIGHTENING CONDUCTOR

- a. Permission for installation of antenna tower and lightening conductor will be valid for one year, which may be renewed every year.
- b. The position of the tower has to be incorporated in design of the building and weight and placement has to be taken care of in the building structure.

18. FIRE SAFETY AND SECURITY SYSTEM

- a. Width of the stair flight shall not be less than 3'-6".
- b. Stair hall shall have concrete walls.
- c. Stair hall doors shall have fire rating of 3 hours.
- d. 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.
- e. Fire extinguishers should also be provided on each floor.
- f. Separate fire motor shall be installed in the basement.



- g. Steel structure shall have a fire safety of 3 hours and 30 mints for non-structural members.
- h. State of the art security system, approved by the authority shall be mandatory for all building constructed in Royal Orchard Multan.

19. 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 from 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 vapors 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 should not cause failure to protect the opening.

20. EXTINGUISHMENT OF FIRES

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

- a. 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 shall be 30 ft.
- b. Firefighting buckets.



- c. An independent water supply system in pipes of steel or cast iron with adequate hydrants, pumps and hose reels.
- d. 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 gallons and external underground water tank of 15000 gallons. In case where the building is over 10 storeys high, it shall have an independent overhead tank of 15000 gallons and external underground water tank of minimum 30000 gallons. The external underground water tank shall be accessible to the firefighting vehicles at all times.
- e. The pressurized internal fire hydrant system shall be independent and separate from the normal water supply system and shall maintain 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 2 ft below the bottom of water tank.
- f. For external fire hydrants all buildings shall have engine operated standby external fire-fighting pump connected to an adequate water source and supplying water to an external pipeline serving to external fire hydrants. The external fire hydrant shall be located at least 6 ft away and not more than 50 ft from the building. The distance between any two hydrants shall not exceed more than 100 ft.
- g. Separate fire exit stairs.
- h. Fire Alarm System
- i. First Aid Box
- j. Smoke masks



- k. Breathing apparatus
- l. A plan showing the firefighting

21. MEANS OF ESCAPE IN CASE OF EMERGENCY

- a. All means of escape from 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.
- b. 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.
- c. Every block of Apartment Buildings having more than 6 Apartments at each floor shall be served with an additional stair-case.
- d. In a block of Apartment Buildings emergency stair-cases shall be provided in addition to the main staircase(s).
- e. An emergency staircase 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 opened to a permanently ventilated space.
- f. Every multi storey building should be provided with emergency staircase(s) as the case may be in addition to the main staircase(s) in the following manner:-
 - ✓ For buildings on plots less than 4 Kanal : 1 emergency staircase
 - ✓ For buildings on plots 4 Kanal & above: 2 emergency staircases to be located at two ends of floor
- g. The staircase shall be separated from the main building by two fire doors, opening outwards. The fire door shall be hinged type with clear width of at least 3 ft and minimum one hour fire resistant rating.
- h. 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.



- i. The staircases route shall be adequately illuminated at all times and free from all obstructions.
- j. Each staircase shall be clearly marked by the words "EXIT" in plainly legible letters not less than 6 inches high.

22. 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:-

- a. Chimneys / air conditioned and other ducts, vents and wind catchers.
- b. Water tank stability designed.
- c. Radio and television antenna post.
- d. Parapet walls of 2'-9" height. In case of roof accessible roof, the provision of railing parapet would be compulsory.
- e. Staircase tower (mumty).
- f. Lift rooms, sky lights etc.
- g. Other structures which the Royal Orchard may permit by general or specific order.
- h. 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.

23. STRUCTURAL/ENGINEERING DESIGN

- a. 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



- b. 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)
 - ✓ 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).

24. 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 Authority may require the testing of any construction material to determine if material is of specified quality.
- ✓ 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.

25. INSTRUCTION FOR SHOP OWNERS

- a. 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.
- b. 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.
- c. Wall chalking, writing on walls and pasting of posters arc on the walls shall not be allowed.

26. GENERAL REQUIREMENTS

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

- e. Underground water tank and overhead water tank shall be provided in all types of buildings.
- f. In commercial buildings installation of out walls , roofs and windows shall be provided for energy efficiency ,
- g. In multi storey buildings, the outer window glass shall be double glazed / heat resistant and tinted in order to control air leakage.
- h. Walls facing sun shall be insulated in commercial buildings.
- i. The roofs and sun facing buildings sides shall be insulated.
- j. Heat / light repellent paints shall be used on outer walls of buildings.
- k. 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.
- l. For false ceiling and wooden paneling fire ratted building material shall be used with proper fire safety measures.
- m. No building plan shall be entertained in area if the sub-division of land or private housing scheme is declared illegal by the Authority.



GENERAL

PARKING

The requirement of parking space shall not be applicable in such commercial areas including district and divisional centers and neighborhood commercial areas in the approved scheme where provisions for parking space have been made by the development authority.

PARKING SPACE STANDARDS

APARTMENT BUILDINGS

The following minimum parking space provisions shall be made:

One car space for every 1200 sq ft. (111.52 sq m) of covered area subject to a minimum of one car space for every housing unit.

NOTE.

In apartment building, if any portion is intended to be used for the purpose other than residential, the parking standards prescribed hereunder shall apply in accordance with the nature of intended use.

1. OFFICES, COMMERCIAL INCLUDING LARGE STOREYS & RETAIL SHOPS, HOSPITALS & EXHIBITION HALLS

One car space for every 800 sq ft (74.36sq m) of floor area.

2. HOTEL

a. One car space for every 6 rooms, provided that in case of family suites each room will be counted separately as one room for calculations of parking spaces.



- b. One car space for every 800 sq ft (75sq m) of shopping area.
- c. One car space for every 1000 sq ft of office area.
- d. One car space for every (500 sq ft) of floor area under restaurant café and banquet hall
- e. One car space for every 5 room and 1 motor cycle for each room

3. RESTAURANTS, CLUBS & CAFES

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

4. MARRIAGE HALLS, BANQUET HALLS & COMMUNITY CENTRES

One car space every 300 sq ft (27.87 sq m) of floor area.

5. CINEMA, THEATRES & CONCERT HALL

One car space for every 5 seats.

6. SCHOOLS, COLLEGES AND EDUCATIONAL INSTITUTIONS

A. One car space for every 2000 sq ft (185.9 sq m) of floor area.

B. 40% of car parking space shall be reserved for motor cycles and buses.

6. 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 substation, space provided for prayer which shall not increase by 5% of total covered area of the building excluding the area under the use of ducts, service shafts, public toilets for common use, lifts, escalators, stairs, covered parking and circulation of vehicles.



- B. If corridors and arcades are more than 10 ft in width then additional area under corridors and arcades shall be excluded for calculating the car parking requirements.

7. FLOOR HEIGHT.

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

8. PARKING GEOMETRY

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

COMPONENTS	MOTORCAR	MOTORCYCLE
Stall width	8'-0"	2'- 6"
Stall length	16'-0"	6'-0"
Turning radius(measured from middle of two way ramp or outer curve of one way ramp)Lot turning radius	20'-0" 17'-6"	
Approach ramp width/driving lane · One way · Two way	10'-0" 18'-0"	3'-0" 6'-0"
Width of approach ramp would increase at the turns allowing for turning radius of 20ft.		
Gradient of Ramp	1:10	1:10
Aisle width (minimum) • One way ✓ 90 degree stall ✓ Less than 90 degree stall	16'-0" 14'-0"	6'-0" 6'-0"
· Two way	18'-0"	6'-0"



10. BASEMENT, RAMP, PARKING

- a. The lower ground floor / basement if used for car parking purposes shall be constructed after leaving 4ft space all around within the plot. This would apply in the case where basement is provided without piling. 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. The owner will have to surrender the setback area for road widening in future if needed without any compensation.
- b. For the construction of basement the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plots.
- c. The lower ground floor / basement if usable for purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these regulations.
- d. No ramp is allowed inside and rear spaces at ground level if these spaces are not abutting a road.
- e. 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.
- 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.
- 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.
- 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.
- i. In the parking basement non-usable area such as generator room / water tanks / pumping stations / engineering services / transformer may



be permitted subject to the condition that the area does not increase 10% of the particular floor area with proper enclosure.

11. 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.

12. CONSTRUCTION OF PARTITION WALLS

No partition walls shall be constructed in parking areas.

13. 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%



CHAPTER-IV

HEALTH AND SAFETY GUIDELINES

1. 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.
2. 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.
3. 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.
4. 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.
5. Blasting and use of explosives for excavation / demolition is not allowed.
6. Debris shall be handled and disposed of by a method, which will not endanger workers and public safety and health.
7. No youth under the age of 14 is permitted on habitat construction site.
8. Use of ladders is not allowed during poor weather or on windy days.
9. Safety of worker, labour and visitor will be sole responsibility of member / owner.



CHAPTER-V

ADMINISTRATIVE ASPECTS

1. COMMERCIAL ACTIVITY

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

2. MESSES / GUEST ROOMS

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

3. UTILIZATION OF VACANT PLOTS

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

4. 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.

5. DISTINCTIVE MARKING / FLAGS

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

6. GRAVE YARD

Royal Orchard Multan 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.

7. 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.

8. 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 Orchard considers that the acts listed below cause noises or sound which are objectionable.

- a. 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.
- b. Harboring or keeping any animal or bird which persistently cries, barks or howls.
- c. Idling running of a machine for more than 15 minutes.

9. HIRING OF HOUSE

Any tenant hiring the house will get an NOC from Security Directorate of Royal Orchard.

10. VEHICLE STICKERS

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

11. RASH / UN-SAFE DRIVING

All the residents are requested to drive within allowable limits (30 km/hr) in Royal Orchard Multan. 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 Orchard Multan.

12. SERVANT PASSES

Member should get passes for all servants from Security Directorate.

13. HAZARDOUS MATERIALS / CHEMICAL

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

CHAPTER-VI **CONSTRUCTION BYELAWS**

1. The temporary store would be constructed within the plot or in the adjacent plot within tempering the plot and with the permission of Royal Orchard building control section.
2. The construction material would be placed within the plot area or in the adjacent plot within tempering the plot and with the permission of Royal Orchard building control section.
3. Every person undertaking building works shall provide adequate readily accessible sanitary conveniences for all persons engaged on that work. The sanitary convenience provided shall be sited in such a position as not to create a nuisance or cause offence to persons, either in a public place or to persons residing or working in any premises adjacent to or near the site where building work is being undertaken. The sanitary convenience provided would be disposed of to Royal Orchard sewer through septic tank. No direct disposal of sewage to main sewer would be allowed.
4. Any dust produced as a result of construction must be kept to a minimum by damping down with water. Stockpiles of materials must be kept damp to prevent windblown dust.



5. Screen the whole site to stop dust spreading. Cover piles of building materials like cement, sand and other powders, regularly inspect for spillages and locate them where they will not disturb the adjacent constructed houses.
6. Collect any waste / water generated from site activities in settlement tanks, screen, discharge the clean water and dispose of remaining sludge at appropriate location.
7. No burning of materials on site.
8. Nobody would be allowed to wash any type of vehicle on road or ramp outside the building. Violator would be saddled with fine as per Royal Orchard Multan policy.
9. No noise emitting equipment such as wood / steel cutting machines, marble cutters / grinders can be placed in porch / lawn or outside the building.
10. Provide, fix and maintain suitable screens or awnings to screen the building and scaffold so as to effectively minimize dust and debris from falling or being blown over the boundaries.
11. During construction activates cutting / grinding of marble, cutting of wood, steel etc cover the outer openings such as doors. Windows ventilators etc with polythene sheet to avoid spreading of dust into the adjacent houses.
12. Debris shall not be allowed to be accumulated so as to constitute a hazard.
13. All roads, sidewalks and the thoroughfares bordering on or running through any excavation site shall be provided with substantial guard rail or board fences.
14. Underground water tanks shall be covered / bounded by a 4'-0" high safety grill / parapet during construction.
15. If the member violates the byelaws and does not rectify or remove the violation in accordance with the byelaws within specified time frame then the remaining work will be allowed after rectifying the violated work.



16. In case of continuous persistence of violation despite three notices
Royal Orchard reserves the right to take necessary action / rectify at the
members risk and cost.



CHECKLIST

Documents Required For Commercial Building

- ✓ Ownership documents
- ✓ Fard-e-Malkiat
- ✓ Aks Shajra
- ✓ BR-1,2,3,4,5
- ✓ Structural Stability certificate (BR-6) Signed by M.sc Structural Engineer.
- ✓ Certificate of Undertaking by the Architect on record (BR-10)
- ✓ Certificate of Undertaking by the structural Engineer on record (BR-11)
- ✓ Certificate of Undertaking by the Resident Engineer on record (BR-12)
- ✓ 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)
- ✓ NOC from TE & TP Department of MDA (For 4 Kanal / 5 storey or above)
- ✓ 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
- ✓ Four Ammonia Copies of Building Plans along with one copy on cloth
- ✓ Services Design
- Electrical and plumbing Drawing in detail

CHECKLIST

Documents Required For Residential Building

- ✓ BR-1,2,3,4,5
- ✓ Undertaking for damages (BR-5)
- ✓ Undertaking by the Architect on Record (BR-10)
- ✓ NOC of WASA / Up-to date paid bill
- ✓ Ownership documents
 - Sale deed
 - Fard-e-Malkiat
 - AKS Shajra
- ✓ Copy of CNIC of Owner
- ✓ Four Ammonia Copies of Building Plans along with one copy on cloth
- ✓ Services Design
 - Electrical & Plumbing Drawing in detail



Annex-A

FINE CHARGES

SR #	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. 1200/sft.
4	Construction in side / rare setback i.e. column / porch are maximum 08 "	Rs. 1200/sft
5	Construction in front setback i.e. column / porch are maximum 08 "	Rs. 1800/sft
6	Construction without working drawings	Rs. 18000
7	Members tempering with main sewer line or water supply line	Rs. 12000
9	Removal / shifting of demarcation pillars	Rs. 1200
10	Illegal occupation/ occupation without approval of administration of Royal Orchard Multan	Rs. 18000
11	Damages to Royal Orchard Multan road / footpath & services. Repair of damage will be carried out at the defaulters risk and cost	Actual cost of repair +Rs.6000
12	Damage of neighbors structure	Actual cost of repair +Rs.12000
13	Wastage of water i.e. overflowing from underground water tank, car washing on ramp / porch / road and water tap opened freely	Rs.6000
14	Illegal water connation (installation of pump / motor)	Rs.12000



15	Dumping material on road / shoulder and blockage of drain	Rs. Shifting charges + Rs.6000
16	Cutting of steel / mixing of mortar on road / street	Cost of repair + RS. 6000
17	Dumping of debris / materials on un-auth places	Rs. Shifting charges + Rs.6000
18	Cutting of road without the permission of administration of Royal Orchard Multan	cost of repair +Rs.12000
19	Commercial activity in residential area	Rs. 240000
20	Unauthorized / illegal construction at roof top maximum up to 50sft. (residential)	Rs. 1200/sft
21	Unauthorized / illegal construction at roof top maximum up to 25sft. (commercial)	Rs. 3000/sft
22	Un attended underground water tank against hazards	Rs. 12000
23	Increase in height of ramp up to 08" from prescribed limit	Rs. 24000
24	Construction not completed after 3 years from approval of submission drawings	Rs. 1200 /month
25	Illegal use electricity	Rs. 24000
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
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.