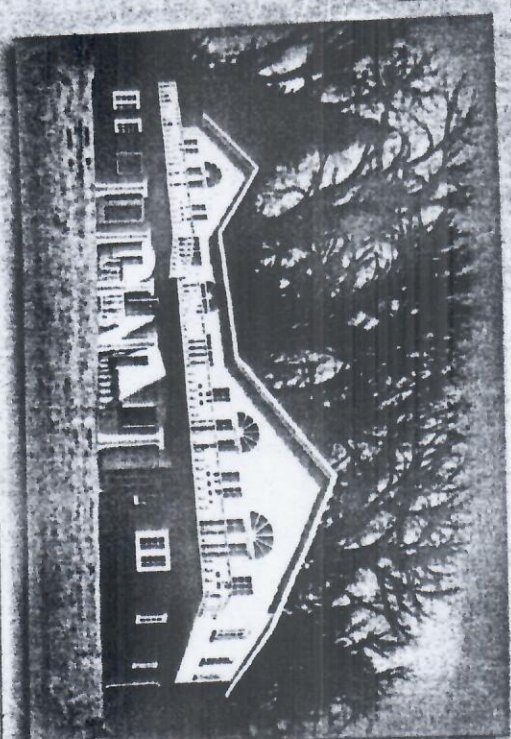
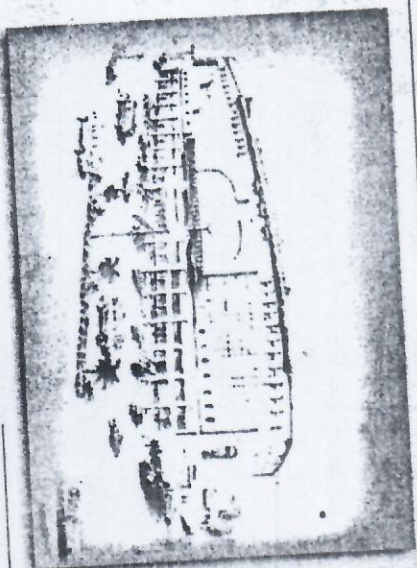
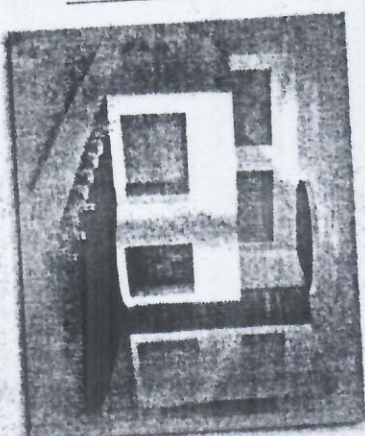
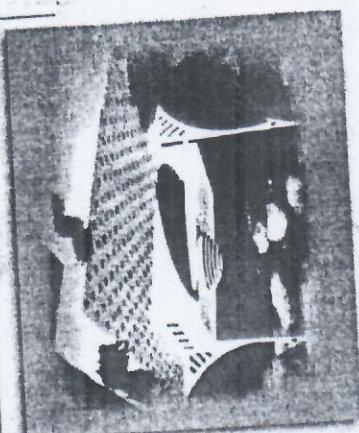
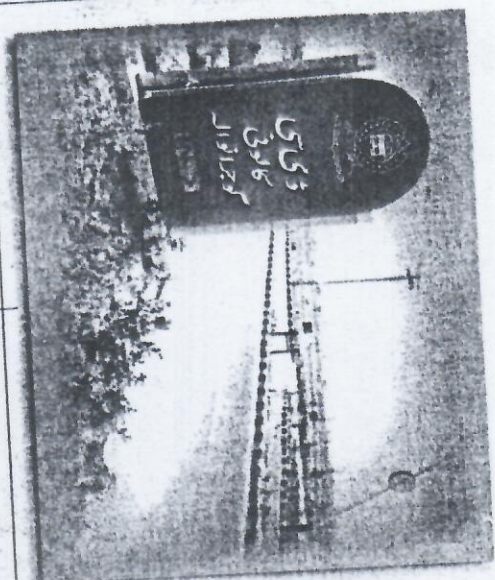


Construction / Building Bye-Laws

D.C. Colony



The Provincial Government Employees Cooperative Housing Society Ltd.
Guiparwala Cantt.



**CONSTRUCTION AND BUILDING BY LAWS OF THE PROVINCIAL
GOVERNMENT EMPLOYEES COOPERATIVE HOUSING SOCIETY
(Ltd.) GUJRANWALA.**

CHAPTER I

DEFINITIONS

1. ACT AND RULES

The "Act" means the Cantonment Act of 1924 and/ or the law made by the government on addition to or in substitution of the Cantonment Act of 1924, and the "Rules" mean the rules made under the Act.

2. BALCONY

Balcony means an outside projection from a building over looking the compound and projecting in front of a room and not used as passage.

3. BARSATI

Barsati means a covered space on the roof of Building.

4. BASEMENT

Basement means the storey which exists partly below and partly above the level of land adjacent there to on all sides.

5. BOARD

Board means the cantonment Board Gujranwala.

6. BYE LAWS

Bye laws means and include the bye laws and regulations made by the general body of the society and approved by the Registrar.

7. BUILDING LINE

Building line means the line up to which the plan of a building abutting on street or on an extension of street or on the future street may be permitted by the Board to be extended.

8. BUILD WORK

Building work means erection or re erection of any building or making addition to or alteration in the existing building.

9. BUNGALOW

Bungalow means a detached or semi detached self contained dwelling with open compound on more than one side.

10. BUILDING/HOUSELINE

Building /house line means a line beyond which the outer face of any building except boundary wall may not project. Building means a house, out house, stable, latrine, Shed, but or other roofed structure whether of masonry briers wood, mud, metal or other material and includes well and wall (other than boundary wall not exceeding six ft in height and not abutting on street) but does not include a tent or other portable and temporary shelter.

11. CEILING

Ceiling means the under surface of a roof or floor either covered in plaster ceiling boards or other similar matrial.

12. CELLER

Celler means a basement floor entiral built below the ground level.

13. CESS POOL

Cess poll means a tank intended to receive waste water and sewage.

14. COMMERCIAL ZONE

Commercial zone means the area where shops, showrooms, light industries, stories godowns, ware house, other market centers, hotels etc are located as shown in the master plan. Corner shops in each zone shall be constructed as provided in the master plan. It also includes sites reserved for petrol filling stations.

15. DAMP PROOF COURSE

Damp proof course means a layer of material impervious to moisture.

16. DEADLOAD

Dead load means the actual weight of walls, floors, roof, partitions and all other components.

17. DWELLING HOUSE

Dwelling house means a building used or constructed or adopted to be used wholly for human habitation.

18. ERECTION OF BUILDING

Erection of building includes the structural alteration for making any additions to buildings.

19. EXTERNAL WALL

External wall means a wall directly abetting on an open space, external or internal.

20. FACTORY

Factory means a building used for manufacture production or sepair of any article.

21. FIRE RESISTING MATERIAL

Fire resisting material means any of one fire resisting material which are deemed in combustible namely iron, steel, brick, stone etc.

22. FLAT

Flat 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).

23. FRONTAGE OF CORNER PLOT

In case of plots abutting on more than one roads, frontage will be with the reference to the main road.

24. FOUNDATION

Foundation means a structure entirely below the level of the ground.

25. GALLERY

Gallery means projection inside or out side a house, shop, theater over looking any other part of the building or on the road, court yard, compound out side.

26. HEIGHT OF BUILDING

Height of building means the vertical measurement from the mean level of ground adjoining the building to the highest part of the roof of the building.

27. IMPERVIOUS MATERIAL

Impervious material means any material which prevents the passage of dampness.

28. **INDUSTRIAL BUILDING**
Industrial building means a building designed for use as a factory, workshop including any office or other buildings.
29. **LOFT**
Loft means any structure which separates the upper space of roof wholly or partly from the rest of the room and has no access to it except from inside such rooms.
30. **MASONRY WALLED BUILDING**
Masonry walled building means a building constructed which outer wall of either bricks stone or cement concrete blocks or bricks or other similar material.
31. **MASTER PLAN**
Master plan means the plan showing the layout of area.
32. **PUBLIC BUILDING**
Public building means a building designed for public use such as dispensary, post office, police station, town hall, library, recreational building etc.
33. **PLINTH**
Plinth means the portion of building between ground level of site and finished floor level of the building.
34. **RESIDENTIAL BUILDING**
Residential building means building used or constructs or adopted to be used wholly or principally for human habitation and includes all garages, stables cattle shed or other out building etc.
35. **SEPTIC TANK**
Septic tank means a system of chambers, made of impervious material intended for reception and treatment of sewage.
36. **SHADE**
Shade means a light structure serving as covered shelter with at least one side fully open.
37. **SHOP**
Shop means building used for carrying on trade or business but does not include a ware house or petrol filling station but includes residential accommodation attached to it.

38. **SITE PLAN**
Site plan means a sketch showing the positions and dimension of plot of land to getting with any structure existing or proposed there on and the position of surrounding plots and streets with their widths showing its cardinal points.
39. **SOAKAGE PIT**
Soakage pit means a pit filled with aggregate buildings, or bricks bats and intended for the reception of waste water.
40. **SUPER STRUCTURE**
Super structure means a structure above the plinth or ground level and supported on foundation.
41. **SHOP CUM FLATS**
Shop cum flats means provision of shops on the ground floor and flats on the subsequent floors.
42. **SECTOR SHOPS**
Sector shops means a row of shops to be constructed in single storey in residential zone for routing utility requirement with out the provision of any open space in and around the building provided that their height does not exceed 18 ft from the road level with a provision of mezzanine floor not covering more than $\frac{3}{4}$ of the shops space.
43. **SUN SHADE**
Sun shade means an outer side projection from the building over a minimum height of 7 ft from the plinth level, meant to provide protection from weather.
44. **ZONE**
Zone means the area earmarked for a particular use only.
45. **PARKS**
Park means a recreation area which may include all or any of the following facilities.
a:- Jogging Track/Walk ways.
b:- Water features like lake, fountains, gushers etc.
c:- Restaurant or cafeterias or food stalls.
d:- Aviary
e:- Tubewell
f:- Public Toilets
g:- Any other recreational facility (outdoor)

CHAPTER II

1. SCRUTINY FEE

The board and society shall charge for the scrutiny of building plans required to be submitted under these bye laws to be known as scrutiny fee.

2. NOTICE

Under section 179 of the act and documents to be submitted:-

(i) Every person intending to erect or re-erect or make additions to or alterations in a building shall apply for sanction under section 179 of the act in form "A" and shall at the same time submit five copies of the plan one copy being on tracing cloth which will be retained by the executive officer and other four copies in blue print duly signed by himself or his agent along with.

a. Site plan of land on which it is intended to erect, re-erect or alter a building.

b. A plan showing details of the proposed building as well as elevation and cross sections there of together with a plan of the existing building if any showing all platforms, balconies and other projection existing there on.

c. Detailed calculations showing the sufficiency of the strength of every load bearing part of such building if required.

d. Any other information or point required by the executive officer to deal satisfactorily with the plan.

e. Any other information or point required by the executive officer to deal satisfactorily with the plan.

(ii) All new works shall be indicated on the site plan and building plan by a distinct color and key to the colors used shall be.

- a. Proposed work - red
- b. Existing work - black and white
- c. Demolition - yellow

3. SITE PLAN

The site plan shall be drawn to a scale of not less than 40 feet to an inch and the scale used shall be marked on the plan which shall clearly show.

a. The direction of the north point.

b. The boundaries of the site on which it is proposed to erect or alter the building with measurement of each side of the boundary.

c. The position of the proposed building in relation to the boundaries of the site.

d. The open space to be left in-side or around the building to be erected, altered or added to.

e. The position from and dimensions of all the out houses, garages, cattle shed, stable, privies drains and other ancillaries.

f. The area to be occupied by the main building proposed and the area of ancillary building proposed if any.

g. The position of all adjacent streets, vacant land and drains.

h. The names if any and width of all streets on which the site abuts together with the number if any.

i. The line of frontage of adjoining buildings.

4. PLANS TO BE SIGNED BY QUALIFIED ARCHITECT

Plans submitted for sanction under these bye laws shall be signed by qualified architect. The architect must obtain approval from engineering branch of society so as to ensure that qualified architect has prepared the plan keeping in view the construction bye laws of society and cantonment board.

CHAPTER III
TOWN PLANNING AND DEVELOPMENT

1. GENERAL

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

2. SERVICES

a. The society will provide roads water supply sewerage and arrange provision of electricity through WAPDA and gas through Sui Northern etc. in the event of a violation of any bye-law of society by the member, the society reserves the right to disconnect the facilities and take other punitive measures which should discourage recurrence of such incidents.

b. Member should plan their houses keeping in view the existing services at site, as these will not be shifted.

3. UTILIZATION

The plot shall be strictly utilized for the same purpose for which it has been allotted. To preserve the sanctity of planning, no deviation shall be permitted.

4. AREA ADJUSTMENT

a. The Society will try to maintain the accuracy in the measurement of the plots allocated to the members. Standard size of residential plots are proposed to be as under:-

2 Kanal	-	75'	X	120'
1 Kanal	-	50'	X	90'
½ Kanal	-	35'	X	65'
¼ Kanal	-	33'	X	34-3"

b. In case of any increase in the measurement of a plot assured to a member, as a result of town planning ground position such member shall be bound to pay the case of the extra land thus given to him, at the price determined by the Managing

Committee. In case of any decrease in the measurement of the plot assured to a member, he shall be bound to accept the refund of an amount determined by the Managing Committee as cost of such decrease in area.

c. In case a corner plot allocated to a member ceases to be as such because of the area adjustment or the town planning or any other inevitable circumstance or reason, the member shall be bound to accept the refund of the additional amount deposited by him for the corner plot.

5. DIGGING

No body is permitted to dig or cut the road space including verges without prior written permission. Defaulters will be prosecuted under the Cantonment Laws besides other punitive action which the Managing Committee may impose.

6. AVOID BLIND CORNERS

a. All corner plots will be splayed by 10 ft on either side from the corner.

b. All owners of corner plots will be required to plaster the splayed portions of compound walls so that name of the street etc. could be written under arrangements of the Society.

7. HOARDING

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

8. DEMARCATION

a. The members are required to make an application for demarcation of the plot on the prescribed form to the Chief Engineer of the Society at least 7 days prior to such demarcation. The application shall be routed through the Secretary who will verify payment of all dues including the demarcation fee. Once the plot is handed over to the member or his agent, the Society will not be responsible for any encroachments. After demarcation, Society will provide one copy of the site Plan at the scale of 1" = 50' to the member/agent.

b. The owner of a plot newly created as a result of sub-division allowed by the Society shall have to pay the prescribed

demarcation fee and charges.

9. **DISPARITY OF GROUND LEVEL**
The Society shall not be responsible for leveling the plot should there be any ditch, unevenness or abnormality in the plot.

10. **GROWTH OF TREES VEGETATION**

- a. All members are expected to help in tree plantation and protection of the trees planted. Each member is expected to plant at least 4 trees in front of his premises and preserve them for proper growth as per approved plan of the Society. The location of the trees would be marked by the Society's staff, who will help them in this matter.
- b. Member will not grow any vegetation/tree so as to encroach/occupy the space or block the road or reduce the openness of areas which mar the aesthetics of the society and create obstruction to the visibility. The Society reserves the right to remove such vegetation at the risk of the defaulters.

11. **DEPARTMENTAL BYE-LAW**
Users will have to observe the rules, regulations and instructions of the departments whose services are utilized viz: WAPDA, T & T, Sui Gas etc. If for any reason, the facilities being provided by the departments are delayed, Society shall accept no liability.

12. **DEVELOPMENT CHARGES**
Development charges are worked out tentatively subject to finalization of the work. Members shall be responsible to pay the balance if any, on completion of the work.

13. **WATER SUPPLY**
- a. Application for water connection shall be made on the prescribed form to the chief engineer. The applicant shall also be required to pay water connection fee and security as fixed by the Managing Committee.
 - b. The consumer shall pay for the supply of water as per meter reading or flat rate as decided by the Managing Committee.
 - c. Special rates for supply of water, as decided by the Managing Committee, shall be charged for new construction, addition or alteration etc.

- d. The owners of the premises shall be liable to make the payment of any arrears with penalty or fine imposed by the Management.
- e. No person is permitted to instal motor/pump on the water supply line.

14. **SEWERAGE/MANHOLE**

Society shall provide the facility to connect the completed house to the network of sewerage system. Connection cost shall have to be paid by the member as decided by the Management from time to time. Member shall construct a septic tank and maintain it effectively in order to help in running the sewerage system efficiently. In case of sub division, no separate connection in the manhole shall be given.

15. **GAS CONNECTION**

Application for Sui Gas connection shall be made directly to Sui Northern Gas Pipeline Limited in accordance with their requirements.

16. **TELEPHONE CONNECTION**

Application for installation of telephone may be submitted to the concerned department directly at any time which shall be governed by the rules of the department. The Society, has however planned a telephone exchange in the area through the department.

17. **ELECTRIC CONNECTION**

Member shall apply directly to the WAPDA authorities. Society however will help as far as possible in expediting the connection. Crossing of cables on roads must have clear 16 ft high.

18. **SUB-DIVISION**

Services have been designed on the basis of one house per plot, as such sub-division of a plot and construction of additional unit in the shape of detached or semidetached (duplex) house should be discouraged as far as possible. The Managing Committee, may at its discretion allow the sub-division of a two kanal plot only into two equal parts, provided.

- a. The application for sub-division/additional unit is made on the prescribed form.
- b. All dues pertaining to the plot have been cleared and NOC attached with the application.

- c. Site plan verified by the Chief Engineer of the Society has been attached with the application.
- d. Sub-division/additional unit fee of Rs. 50,000/- has been paid through a Pay Order/Bank Draft to the Society.
- e. The member will submit the following undertaking:-
 - (1) Separate sewer and water connection will not be asked.
 - (2) Clear spaces of one kanal will be applicable to the sub-divided unit of two kanal plot.
 - (3) Sub-division of 2 kanal plot other than corner plot shall be as per sketch.
 - (4) Plot will be sub-division only after the area is fully developed and finally demarcated.
 - (5) Sub-division of House (duplex) shall be as per sketch. Owner will submit 6 prints of approved drawing with the application. Division will only be done when both portions have reached minimum up to plinth level.

CHAPTER III DRAWING / DOCUMENTS

1. APPLICATION

Application for erection, construction, addition or alteration of a building shall be made to the Society on the prescribed form for obtaining approval from the Society to such erection, construction, addition or alteration.

2. DRAWINGS AND DOCUMENTS

Applicant shall submit along with the application, five sets of drawings and one original on tracing cloth and a site plan showing the block/sector in which the plots located.

3. BUILDING PLANS

The building plan submitted for approval should clearly indicate the following details:-

- a. External dimension of building with and without extended portions.
- b. Schedule of open / covered areas.
- c. Thickness of RCC/RB components.
- d. Position of proposed drains, fire place, kitchen, gutters etc.
- e. Internal dimensions of all rooms.
- f. The purpose for which the building is intended to be used.
- g. Dimensions of all components.
- h. Specifications of components.
- i. Details of reinforcement, in RCC/RB components.
- j. Plan of services like water supply, sewerage etc.
- k. Location of water supply including underground and overhead tanks.

- n. Layout of sewerage system and cross section of septic tank
- o. Details of construction of ramps (x section).
- p. Total height of building.
- q. Indication of clear distances.
- r. Cross section of boundary wall towards road.
- s. Levels of road, ground and plinth.
- t. Schedule of doors and windows.
- u. Schedule of reinforcement of roof, beams and lintel.
- v. Foundation details.
- w. Specifications for foundation and plinth, super structure, roof, joinery, floor, plinth protection finishing and plaster etc.
- x. Site plan of the plot including with of road and key plan of layout of buildings.
- y. Plan and Elevation at the minimum scale of 1"=8'.
- z. Sectional drawing at the minimum scale of 1"=4'.
- aa. A certificate from the Engineer / Architect that all components of the building have been designed by him or rechecked in case the same have been originally carried out by some one, other than the enlisted architect.

4. SCRUTINY OF DRAWINGS AND DOCUMENTS

- a. When plans are unintelligible, ambiguous or are in contravention of the Bye-law, the Society may reject the application and return the drawings and documents giving reasons in writing for such refusal to grant such "approval". The applicant may submit such an application after necessary correction and rectification in the drawings and documents, subject to the following:-

- (1) One resubmission it will be deemed, as if the fresh application has been submitted and a period of 60 days for approval will again commence from that date.
- (2) If no query has been raised within 60 days, the plan shall

be deemed to have been sanctioned to the extent to which it does not contravene the provisions of the Bye-laws of the Society as the Cantonment Board.

- b. As soon as the "approval" is issued by the Society, the documents may be collected by the applicant by hand, in order to avoid any loss in transit through Dak and to avoid unnecessary delay, for submission to the Cantonment Board for final sanction.

5. STRUCTURAL DESIGN

The applicant / owner shall on demand produce details of the structural design / calculations in order to ensure the safety of building.

6. ADDITION/ALTERATION

No construction, addition or alteration etc. shall be allowed unless drawings are approved by the Society and sanctioned by the Cantonment Board.

7. OVERSIGHT IN SCRUTINY OF DRAWINGS

Any oversight in the scrutiny of documents and drawing at the time of the 'NOC' or approval and sanction of the building plan does not entitle the owner to violate the bye-laws.

8. CONSTRUCTION BYE-LAWS FOR 5&7 MARLAS RESIDENTIAL PLOTS

- (1) 5 Marlas plots to have 5' clear space on the front or back and 3' clear on the side. Covered area of 1st floor will be 100% of the ground floor and car porch can be extended up to front building line.
- (2) 7 Marlas plots to have 5' clear space on the back and 5' front and 3' on side. Covered area at 1st floor will be 100% of the ground floor and car porch is permitted to extend up to front building line.

CHAPTER IV
CONSTRUCTION

1. DESIGNER/ARCHITECT

- a. Every member intending to carry building work entirely new or involving addition or alteration shall engage a licensed Engineer / Architect. Society reserves the right of blacklisting the Architect whose performance / attitude towards the profession is objectionable.

- b. Enlisted architect are required to contact the Society regularly for any change in bye-laws, policies and procedures, in order to avoid any confusion and difficulties to the member.

2. CONSTRUCTION PERIOD

The member must complete the building on the plot within a period of 3 years from the date, essential items of development like water supply, negotiable routes and sewerage are available or such period as may be laid down, failing which the Society reserves the right to take any punitive action including cancellation of the plot as deemed necessary by the Managing Committee.

3. COMBINATION OF PLOTS

Combination of two or more plots making one building is not allowed.

4. CLEAR SPACES

- a. Owners shall leave the following minimum clear spaces for each category of plot:-

	Front	Rear	Side
2 Kanal	20'	8'	5'
1 Kanal	15'	5'	5'
½ Kanal	10'	-	5'
¼ Kanal	5'	-	3'

- b. Each sub-divided portion of a two kanal plot shall be treated as one kanal plot for purposes of leaving minimum clear spaces.

- c. For odd shaped / substandard plots the requirements of

clear space would be government as stated below:-

- (1) The open area required to be left as clear space on the each side is to be kept clear in the totality instead of uniform space from the boundary wall.
- (2) The total area permissible to be leaving the rest as open.
- (3) In case of non-standard plot covered area proportionate to the plot size may be covered leaving the rest as open space on various sides.
- (4) The width of clear space on any side for any size of plot would not be less than 3'-9" (including thickness of wall)
- d. Inter-flooring may be allowed on ground floor only up to 70% of ground floor area excluding verandah with minimum height of the ceiling as 8' subject to the condition that approach to inter floor should be from ground floor only and total height of the building will not exceed the permissible limit of 44'. The ground floor shop area adjacent to verandah would be kept void.

5. MAXIMUM HEIGHT

- a. Maximum height of any point of residential building of any type should not be more than 30 feet from road level under any circumstances. The height of sector shop will be restricted to maximum of 18 feet from the road level. The height of car porch if resting on boundary wall, will not be more than 9 feet from road level including roof thickness.
- b. Maximum height of a building in commercial zones is 44'-0" from road level.
- c. Only that height violation in residential buildings would be compounded which is due to the construction of over head water tank parapet wall, canopy, sky light etc. executed for beautification / improvement of elevation of building and it should not serve as lying/stories space and would be governed by following rules:-
 - (1) Fine for raising height from 30 ft to 31 ft would be half the rate of construction cost x area of violation.
 - (2) Fine for raising height from 31 ft to 32 ft would be at full

construction cost x area of violation.

6. CONSTRUCTION IN CLEAR SPACES

No construction will be carried out in the clear spaces except swimming pools, drains, septic tanks, sewers etc.

7. COVERED AREAS

a. RESIDENTIAL

- (1) Ground floor.
- (2) First floor. If construction is envisaged on the first floor, covered area of first floor will not exceed 3 / 4 of the total permissible area of the ground floor irrespective of the area covered at the ground floor. The second floor is not permitted.
- (3) Sun / Rain shade. 2 ft wide shade is permitted provided this shade is not used as balcony and will have no concrete/brick parapet wall. However grill, fencing or railing is permitted on the shade.
- (4) Projection of Landing. Landing can project up to 1'-6" provided front is left as blind wall.
- (5) Projection of porch. Towards front, porch roof can project as cantilever maximum of 2 provided no construction is done on extended portion.
- (6) Balcony. No balcony can be made on the sides.
- (7) Maximum No. of porches which can rest on boundary wall:-

(a) 2 Kanal	--	Two.
(a) 1 Kanal	--	One. (Corner plot can have two)
(a) 10 Marla	--	One.
- (8) Car porch length should not be more than 18'. Wall under porch roof above boundary wall is not permitted. It should rest on pillars.

b. COMMERCIAL

- | | |
|-------------------|------|
| (1) Ground Floor. | 100% |
| (2) 1st Floor. | 100% |
| (3) 2nd Floor. | 100% |

c. SECTOR SHOP

Only two story. Mezzanine floor equal to 1/3rd of ground floor can be made.

d. RAMP

- (1) No ramp shall be constructed in commercial area.
- (2) Only hard standing with a gradient of 1:100 would be constructed from road should to properly line, terminating in to a masonry drain of approved design and size, covered with steel grating to received storm water.
- (3) The drain would be linked to service sewer through septic tank.

8. HEIGHT OF LEVEL ABOVE GROUND/ROAD

- a. The top of plinth of the buildings should not be less than 2 feet from the adjoining road level in order to have smooth slopes of ramp. should be made as per approved plan of the Society.
- b. Lawn level / top of ramp will be only 6" higher than the connecting point of the road level in order to have smooth slopes of ramp. Ramp should be made as per approved plan of the Society.

9. BOUNDARY WALLS

- a. Members who construct their boundary walls first are entitled to make 9" thick wall by using 4 ½" space of their own plot and 4 ½" of the adjoining plot, provided the layout is got verified from the Society's staff. However no road space will be utilized for this purpose. The subsequent builder will be allowed to plaster the surface or raise height of boundary wall up to 6" from road level, if it is lesser.
- b. Before starting main building, boundary wall should be got checked at ground level.

10. SIZE OF ROOMS

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

11. HEIGHT OF ROOMS

Height of ceiling from the floor level should not be less than 10 feet..

12. LATRINES

All latrines will be based on water borne sewerage system without any exception whether they are built in residential, commercial or any other area of the Society.

13. WATER TANKS

The construction of underground tank for water supply to double storey building shall be compulsory.

14. BASEMENT RESIDENTIAL AREA.

Basement are permitted. In such case, the height of plinth shall be 3' - 6" from road level. The minimum height of any basement room shall not be less than 9 feet.

15. PRIVACY

All members particularly the subsequent builders are expected to respect the privacy of the neighboring area. Architects are well advised to have due regard to the privacy of buildings.

16. CHECKS OF CONSTRUCTION AT DIFFERENT STAGES

Members are bound to get construction checked from the Engineering branch of the Society at the following stages in order to avoid violation of clear space etc:-

- a. When the layout is complete before starting the work.
- b. On completion of boundary wall at ground level.
- c. On construction of main building at ground level.
- d. Before pouring roof slab of ground floor.

- e. On raising of 1st floor structure one foot above roof of ground floor.
- f. Before pouring roof slab of 1st floor.
- g. On making septic tank and ramp according to the Society rules.
- h. On final completion before occupation at the time of getting sewer connection opened.

17. INSPECTION OF BUILDINGS

The Society through its authorised officer will exercise continuous vigilance and may inspect the premises at any time during execution of work or any time after completion. If on such inspection, it is found that the building works contravene any of the rule or bye-law, the Society shall give due notice to the owner with the object of bringing the works in conformity to the plan approved or with-hold the work till such time the amended plans are approved. In the event of non-compliance, the work shall not be proceeded further and the Society reserved the right to disconnect or refuse any or all the services as per decision of the Managing Committee.

18. COMPLETION CERTIFICATE

- a. On completion of a building, the owner will intimate to the Cantonment Board accordingly with a copy to the Society. One copy of completion drawing will be submitted to the Society.
- b. In case of issuance of completion certificate by Society, Member will submit two copies of completion drawing along with requisite fee. Completion certificate will be issued normally, within 15 days provided, there is no violation and construction is in accordance with the approved / completion drawing. Date of completion will be treated as 1 ½ year from date of approval of drawing or opening of sewer which ever is earlier.

19. CONSTRUCTION VIOLATION

- a. The members shall not violate construction and building bye-laws. The variations and deviations shall be liable to be demolished at the risk and cost of the owner. Managing Committee is empowered to take strict punitive action in addition to disconnection of services so as to preserve the

sanctity of planning and parameters. Defaulters shall be liable to fine which may extend to no limit depending on gravity of the case. Some of the violations are as under:

- (1) Sewer Connection of house sewer with main network and without the knowledge of the Society staff is unauthorized. Owners are advised not to open the plug and join the sewer themselves unless completed house has been checked by the Society. Sewer manhole will not be tempered for drainage of surface water.
- (2) Improper ramp. Where as according to the bye-laws ramp slope must finished within 5 feet from boundary wall, members have the tendency to extend the slope beyond this, thus causing obstructions.
 - (a) Ramp slope must finish within 5' from the boundary wall and driveway will have a slope conforming to road slope towards the house.
 - (b) Member must construct 6" dia pipe or / 3' box culvert with a slit on top for water to flow into the drain. Box culvert is a must for all roads 90' and above.
 - (c) Since the area outside the boundary wall is liable to be dug by Society for giving connections/ repairs without intimation, members are advised not to make costly ramps. Preferably they should make brick lined ramps till the entire construction is completed.
- (3) No water points / taps will be left outside the boundary wall.
- (4) Pavement between the road and drain will have a 4% slope towards the drain, so that no water stands on the edge of road. This platform will not be used for car washing.
- (5) Permanent fence is not permitted. Hedge in any form is not permitted outside boundary wall.
- (6) Earth filling outside the compound wall will not be above the adjoining berm level. Society reserves the right to work there whenever the need arises or wishes to widen the road.

- (7) In case earth filling is done outside the boundary wall, owner will make and maintain a Kacha drain all along the length of his plot for free passage of water.
- (8) No permanent Sentry Post will be made with bricks involving masonry work.
- (9) Damaging the road by mixing concrete or cutting/ bending steel bars on the road, placing concrete mixer on road berm, also by filling area out side the boundary above the road level and blocking flow of water. This should be avoided.
- (10) Cutting of road for laying underground electric cable. Members cut the roads surface without written approval from Society thereby damaging the roads. This is not permitted.
- (11) Open space violations. Some members reduce clear spaces while carrying out construction which is not permitted.
- b. CONSTRUCTION VARIATIONS/ADDITIONS TO APPROVED DRAWINGS. No construction is permitted without prior written approval of Society as well as Cantonment Board. Members so doing are liable to penal action.
- c. COOPERATION WITH SOCIETY'S STAFF. The members / residents are solicited to cooperate with the Society's staff to run the business of the Society.
- 20. PREROGATIVE OF MANAGING COMMITTEE/CANTONMENT BOARD
The approving authorities reserve the rights of rejecting the plans or suggesting any modification which though may not contravene the laid down building bye-laws but are injurious to the interest of the Society/Community.
- 21. CULVERTS

All owners will be required to provide a pipe / culvert for the surface drainage at the entrance of their plots so that the water gets disposed off through the culvert etc; without unnecessary blockage at various places and creating unnecessary problems.

22. THEFT OF SERVICES FROM OUTSIDE AREA

If any service of the Society is carried out of the area other than included in Society, the services to the owner of defaulting premises from where the connections are drawn, will be disconnected, besides a fine which (may extend to Rs.50,000/=) will be imposed by the Management.

23. MANAGING COMMITTEE'S POWERS

The members and the residents shall be bound by the decisions and directions of the Managing Committee, failing which they shall be liable to be penalized according to the gravity of the offence which may include the disconnection of any or all services.

24. STRAIN ON SERVICES

The members shall be liable to pay extra charges on account of water supply and sewerage etc. for each additional bedroom beyond the prescribed limit for each size of plot at the rates given below:-

Size of plot	To pay Standard Charges upto	Charges for additional bedrooms on monthly basis	
		Water supply	Sewerage
2 K	5 bedroom	Rs. 10/-	Rs. 10/-
1 K	3 bedroom	Rs. 10/-	Rs. 10/-
½ K	2 bedroom	Rs. 10/-	Rs. 10/-

Ruling of the Management Committee for determination of number of bedrooms will be binding and conclusive.

CHAPTER V

DESIGN PARAMETERS FOR COMMERCIAL AREA

1. The elevation of all shops will have uniformity for better aesthetics.
2. The owner can make one or a maximum of two shops in the available frontage.
3. For the first floor, the owner shall make the stairs in his own space, excluding verandah.
4. Keeping the road as reference point, the floor level of the shop should be $1\frac{1}{2}'$ above the road level.
5. Height of the ground floor excluding the roof thickness should be restricted to $12'$.
6.
 - a. Height of the first floor excluding roof thickness should be $10'$
 - b. Overall height of the top roof from the road level will not exceed $44'-0"$.
7. The thickness of the roof and parapet of second floor should be $1\frac{1}{2}'$.
8. The facial should be provided at the roof level of ground floor and first floor which should be $2'$ wide to fix the hoarding etc.
9. Fixing arrangements like hook etc. should be planned at the time of pouring the concrete.
10. The slope of verandah floor should be 1 in 20 .
11. When the air-conditioning of the shop is envisaged, the exhaust arrangement through ducts will have to be provided. Similarly the arrangements for drainage of moisture should be made so as to avoid wetting of the floor.
12. No spouts will be fixed on the top roof for drainage of rain water. It will be drained through down pipes.
13. Natural drainage of rain water will not be obstructed through entry ramps. Pipes will have to be put for passage of water.

14.
 - a. Verandah width will be $8'-0"$ between the wall and the outside of verandah pillars.
 - b. $6'$ clear verandah shall be made for sector shops.
15. Construction of basement under verandah is permitted in commercial building on the available space after leaving $8'$ on either sides to accommodate under ground water tank and septic tank. The level of verandah in this portion will not be kept at the same level as that of existing building on either sides and the space so created, would only be utilized for storage purposes.
16. Module of Pillars / column should be two equal openings in $30'$ shop span and one opening in $15'$ shop. The size of column should be restricted to $13\frac{1}{2}" \times 13\frac{1}{2}"$.
17. Details of foundation will be clearly shown. No projection will be made extending to adjacent plots and road areas.
18. Layout of sewerage should show grease trap, man-hole, septic tank etc.
19. It will be obligatory to make the underground tanks as water will have to be pumped up to the roof of second floor.
20. No sanitary pipes for kitchen as well as the bath rooms will be allowed to be installed on the face of the shop.
21. If the area of the shop is more than 7 marla, normal Can't Board rules and by-laws shall be applicable for construction.
22. Verandah will not be used for storage of materials/goods and it will be kept clear for use as free passage.
23. For Schools the projections in the clear space may be allowed in the conditions and aesthetics subject on the following conditions:-
 - a. The proposed projections should not compromise with the privacy of adjoining residential areas.
 - b. The maximum projection would be limited so as to provide a minimum clear space of 2 ft between the projection and property line.
 - c. Total covered area of such projections would be charged at par with the construction cost/sft while submitting the drawing.
24. The clear height of classroom at ground floor may be allowed as 10 ft if air conditioning is proposed and implemented.

CHAPTER VI
INTERPRETATION

- a. The opinion of the Managing Committee shall be final and conclusive as to the interpretation of any bye-laws, rules and procedure.
- b. The direction of the Managing Committee on any issue not expressly covered by the bye-laws shall be valid.

ADDENDA

SPIRAL STAIR

The spiral stairs are not permitted in the specified clear space. These shall only be provided in recessed area within the building line and it shall be clearly shown on the submission drawing

CHAPTER VII
PAYMENT OF DUES WHEN
TAKING POSSESSION OF PLOT.

If basic due i.e. Land, development allied charges and surcharge are clear.

1.	Demarcation of plot	Rs. 2000
2.	Construction and building by laws per copy	Rs. 200
3.	Grave Yard	Rs. 500
4.	Mosque fund maintenance	Rs. 1000
5.	Sewerage connection charges	Rs. 700
6.	Water connection charges	Rs. 1500
7.	Drawing scrutiny fee	Rs. 2000

Note:- In addition to above water charges for construction @ Rs. 3/- per sq ft of covered area will be deposited when drawing is submitted to CE.

STRUCTURAL STEEL WORK

Structural steel work shall be _____ to comply with bye-law 71 (load bearing structure generally), if.....

(a) The design and construction of the steel work are based upon the relevant recommendations of the British Standard Code of Practice CP 113, "The structural use of steel in building", or

(b) The steel work is designed and constructed in accordance with the relevant rules given in British Standard 449 "The use of structural steel in buildings,"

STRUCTURAL WORKS OF TIMBER,

Structural work of timber shall be deemed to comply with bye-law 71 (load bearing structures generally) if its design and construction are based upon the relevant recommendations of the British Standard Code of Practice CP 112 "Structural use of timber in buildings".

WALLS PIERS AND COLUMNS,

A wall pier or column shall be deemed to comply with bye-law 71 (load-bearing structures generally) if its design and construction are based upon the relevant recommendations of the British Standard Code of practice CP 111 "Structural recommendations for load-bearing walls".

VALIDITY OF NOTICE UNDER SECTION 179.

Where the plans are unintelligible, ambiguous or are in contravention of these bye-laws, the Executive officer may return such plans to the applicant giving his reasons in writing and until a rectified plan is submitted the applicant shall be deemed to have given no notice under section 179 of the 1924.

PENALTY.

Any person committing a contravention of any of these bye-law shall, on conviction by a Magistrate, be punishable with fine which may extend to one hundred rupees and, in the case of a continuing contravention, with such contravention continues after conviction for the first such contravention.

Form A
See bye-law 2

To
The Executive Officer,
Gujranwala Cantonment.

Dear Sir,

In pursuance of the provision of section 179 of the cantonment act, 1924 (II of 1924), I hereby apply for your permission to erect/ re-erect/ make addition to and/ or alterations in building/ plot no. _____ situated in Gujranwala Cantonment, in accordance with the building plans _____ five copies of which are sent herewith for your approval.

Necessary particulars are given below and certified to be true:-

1. Number of the house or site _____
 2. Number of bazar or locality _____
 3. Description of the proposed construction _____
 4. Purpose of construction _____
 5. The number of storeys of which the _____ building will consist.
 6. Nature of soil in foundation _____
 7. Nature of foundation _____
 8. Nature of plinth _____
 9. Nature of super structure _____
 10. Kind of roof _____
 11. Kind of floor _____
 12. Method of drainage and sewerage _____
 13. Estimated cost of the proposed construction _____
- (N.B. - Specifications and nature of work should be given against item as mentioned above)

Station _____ Yours faithfully
(Applicant)

Dated _____ Address _____

Form B
See bye-law 10

To
The Executive Officer,
Gujranwala Cantonment.

Dear Sir,
Reference your letter No.....Dated.....

2. I hereby inform you that the first course of plinth of my building at.....situated in Gujranwala Cantonment has been laid.....You are, therefore, requested to depute your officer to verify the building line so as to enable me to carry on my building work.

Station _____
Yours faithfully
(Applicant)

Dated _____
Address _____

II
Cantonment Engineer/ Overseer
Please verify report.

Dated _____ Executive officer, Gujranwala

III
Executive Officer

Sir,
Dated _____ Cantonment Engineer/ Overseer

IV
Seen File

Dated _____ Executive officer, Gujranwala

Form C
See bye-law 18
(Under Section 74 of the Cantonments Act, 1924)

To
The Executive Officer,
Gujranwala Cantonment.

Dear Sir,

I hereby give you notice of completion of building/ additions to and alterative in the building atsituated in the Gujranwala Cantonment and of drainage and water arrangements therein and apply for your permission to occupy the said building.

2. *The said work has been carried out in accordance with the building plans.

Approved under your No.....Dated.....

Station _____ Yours faithfully
(Applicant)

Dated _____ Address _____

*Strike off this para, if inapplicable.

AFFIDAVIT

For compliance of construction and building bye laws of can it board as those bye laws have been incorporate in the construction and building bye laws of society.