

BAHRIA TOWN (PVT) LIMITED  
**BUILDING BYELAWS**  
2009-2010



BAHRIA TOWN

YOUR LIFESTYLE DESTINATION



BAHRIA TOWN

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# FOREWORD

The Planning and Designing Wing is pleased to present Bahria Town Building Byelaws 2008-2009. This is the second revision of building Byelaws wherein it has been tried to make them more comprehensive, clearly understandable and unambiguous.

Keeping in view the needs of ever growing housing requirements and demands of the citizens, the following committee was constituted to review the present Byelaws and formulate and up-date the same.

1. Mr.Ehsan ul Haq (GM Planning and Design)
2. Mrs.Amreena Asif (Chief Architect)
3. Mr.Iqbal Bukhari (Structural Engineer)
4. Mr.Yaqoob Khan (Town Planner)

Certain relaxations in the covered area and other items have been allowed in these byelaws in the best interest of the inhabitants. Bahria Town expects that residential/Commercial plots owners will abide by them strictly so that Bahria Town could be presented as a model town both within the country and abroad.

**EHSAN UL HAQ**  
**GM PLANNING AND DESIGN**

Board of Directors, Bahria Town (Pvt) Limited have approved the under mentioned Rules & Regulations on 15 June, 2004 and will be amended from time to time (last amended Dec, 2008)

## PRELIMINARIES

### 1.1 **SHORT TITLE, EXTENT AND COMMENCEMENT**

- 1.1.1 These rules & regulations shall be called Bahria Town building Byelaws.
- 1.1.2 Are applicable and extend to all the Bahria Town (Pvt) Limited projects with variations specific to each location and project
- 1.1.3 Shall come into force at once.

### 1.2 **GLOSSARY OF TERMS**

In these Byelaws and in future regulations that may be issued from time to time, frequently used terms have the meanings as indicated. Where any term is not defined it shall have ordinary meanings or such as the context may apply:-

- 1.2.1 **APARTMENT** Means an independent residential unit in a building consisting of at least one bedroom, a living room, a bathroom, a kitchenette and a store.
- 1.2.2 **BALCONY** A roof or platform projecting from the walls of the building surrounded with a railing or parapet walls.
- 1.2.3 **BAHRIA TOWN** Means the management and area of operation of all projects of the Bahria Town (Pvt) Ltd including any modification/extension affected therein from time to time.
- 1.2.4 **BAHRIA SERVICES** A department of the Bahria Town dedicated to provide services/guidance prior to/during and after construction. They are also responsible to ensure trouble free, healthy & secure living to the inmates of Bahria Town.



- 1.2.5 **BASEMENT** A structure wholly or partly below road level.
- 1.2.6 **BUILDING HOUSE LINE** Line beyond which the outer face of any building except boundary wall, may not extend.
- 1.2.7 **BUILDING PLAN** Plan showing detailed drawings for intended building to be constructed on allotted plot as approved/vetted by Chief Architect/Structural Engineer of Bahria Town.
- 1.2.8 **BYELAWS** The rules and regulations made by the Management of Bahria Town and amended from time to time.
- 1.2.9 **CHIEF ARCHITECT** A licensed architect employed by Bahria Town for preparation and vetting / approval of building plans.
- 1.2.10 **COMMERCIAL AREA** Means an area where shops, hotels, clubs, petrol and gas filling stations, etc are to be constructed.
- 1.2.11 **CORNER PLOT** Means a plot situated at the intersection of two vehicular streets.
- 1.2.12 **COVERED AREA** The sum of the gross horizontal areas of the floor/floors, including porch, verandas, 25 percent of pergolas, basement, vaults, cellars and chajjas.
- 1.2.13 **DESIGN WING** Means office of the Bahria Town where designing & structural services are available.
- 1.2.14 **EXISTING BUILDING** A building existing on the date of commencement of construction.
- 1.2.15 **FRONT ELEVATION** Exterior face of building facing the main street.
- 1.2.16 **FLOOR AREA RATIO (FAR)** Means the total covered area of a building divided by the total area of the plot.
- 1.2.17 **FOUNDATION** Means a structure designed to bear and distribute the load of a building onto "the ground through RCC columns, pillars, beams or walls.
- 1.2.18 **FRONTAGE OF CORNER PLOT** Frontage of a plot opening on more than one street will be with reference to the street no as per the allotment/numbering.
- 1.2.19 **HEIGHT OF BUILDING** Shall be taken to be the vertical measurement from the front road to the highest part of the roof.
- 1.2.20 **LICENSED ARCHITECT** A person registered with PCATC.

- 1.2.21 **LICENSED ENGINEER** A person registered with PEC.
- 1.2.22 **LICENSED TOWN PLANNER** A person registered with PCATC.
- 1.2.23 **MANAGEMENT** Means the Management of Bahria Town.
- 1.2.24 **MASONRY** Means stone, bricks or cement concrete blocks laid in lime, cement or mud mortar.
- 1.2.25 **MASTER PLAN** Means the plan showing layout of the area.
- 1.2.26 **NON CONFORMING USE** Means the use of a plot or structure for purpose other than authorized.
- 1.2.27 **OWNER** Means the person to whom a plot has been allotted or transferred by the Bahria Town and duly mutated in the record.
- 1.2.28 **PARAPET** Means a dwarf wall along the edge of a roof, balcony, verandah or terrace.
- 1.2.29 **PARTY WALL** Means a common wall between adjacent buildings on independent plots.
- 1.2.30 **PERGOLA** Means a structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc of which 50%of roof is open to sky.
- 1.2.31 **PROJECTION** Means a projection from the building line to provide protection form weather or sun.
- 1.2.32 **PLINTH** Means the portion of building between the level of the street or road and the level of the ground floor.
- 1.2.33 **PUBLIC BUILDING** Means a building designed for public use such as hospital, post office, town hall, library or club etc.
- 1.2.34 **RESIDENTIAL BUILDING** Means a building designed/ authorized for residential occupancy.
- 1.2.35 **SEMI DETACHED BUILDING** Means either of two buildings constructed on adjacent plots completely separated by masonry work.
- 1.2.36 **SEPTIC TANK** A tank constructed inside the plot for collection & decomposition of sewage before its discharge into public sewer or Soakage pit.
- 1.2.37 **SETBACK** Space required to be left open between the building and the plot line without any obstruction.
- 1.2.38 **STRUCTURE ENGINEER** A licensed engineer employed by Bahria Town for vetting/approval of structural design of a building.



- 2.1.1 **GENERAL** These rules have been framed to facilitate the members who wish to carry out construction works in Bahria Town Rawalpindi/Islamabad.
- 2.1.2 **AUTHORIZED USE** A building shall be used only for the authorized purpose. A non conforming use of a building may render the owner and the occupant of the building liable to penalty and eviction from the building. The allotment/purchase deed of the plot may also be cancelled.
- 2.1.3 **BEARING CAPACITY TEST** Bearing capacity test (At least two bore holes) should be done before the structural design of the buildings and it should be attached.
- 2.1.4 **COMMERCIAL ACTIVITY** Erection of commercial hoardings on, along or inside the plot/building in the residential zone is not permitted.
- 2.1.5 **DAMAGES** Damages to/tempering with the services laid is strictly forbidden. In case of damages to the roads or services, the cost of repair works shall be recovered from the member. Bahria Town also reserves the right to initiate any punitive action as deemed appropriate.
- 2.1.6 **DEPARTMENTAL BYELAWS** Users are obliged to observe the rules, regulations and instructions of the departments whose services are utilized i.e Telephone and Gas etc. If for any reason, the facilities being provided by the department are delayed / disturbed. Bahria Town shall accept no responsibility. However, efforts will be made to get services restored as soon as possible.
- 2.1.7 **DISPARITY OF GROUND LEVEL** Bahria Town shall not be responsible for leveling the plot should there be any ditch, unevenness or abnormality in the plot.
- 2.1.8 **DISPUTES** Efforts will be made to settle the disputes through mutual consent. However, the decision of the Management shall be final and cannot be challenged at any forum.
- 2.1.9 **ELECTRIC & WATER CONNECTIONS** Bahria Town is responsible

for provision of electric and water connections. Members will submit application on prescribed forms to Bahria Services for electric and water connections 15 days before start of construction.

- 2.1.10 **EXTERIOR FINISHES** Bahria Town approved colour scheme for exterior finishes of building will be followed.
- 2.1.11 **GAS/TELEPHONE** The services have been laid by concerned departments. For individual connections application forms are available with Bahria Services. Forms duly filled may be deposited with Bahria Services for speedy provision of connections. Further the residents are also advised that the main Gas pipe line should not be concealed in ground and in walls.
- 2.1.12 **GREENERY AND VEGETATION**
- A. Members are expected to help in plantation and protection of the trees/saplings planted.
- B. Members may have flowerbeds outside the boundary wall as per Bahria Town standard layout. Services of Horticulture staff may be utilized for the purpose.
- 2.1.13 **HANGING OF CLOTHES** Fixing of strings on roof top for hanging of cloths is not permitted.
- 2.1.14 **MOBILE PHONE ANTENNAE** No mobile phone antennae are allowed on roofs of the houses.
- 2.1.15 **SERVICES**
- A. Bahria Town will provide roads, water supply, sewerage and electricity. Gas through Sui Northern and telephone through PTCL will be facilitated.
- B. House should be planned keeping in view the existing services as these will not be shifted. Location of porch is specific with reference to plot and is not optional.
- 2.1.16 **SEWERAGE/MANHOLE** Main sewer line and one manhole per two plots will be provided by Bahria Town. Members shall construct own septic tank and maintain it effectively in order to help in running the sewerage system efficiently. Salient are:

- A. Members shall apply for sewer connection on prescribed form to Bahria Services.
  - B. Connection to the main sewer line shall be provided on completion of house. Members shall not tamper the main sewer line. Defaulters are liable to be fined as fixed from time to time by Management.
  - C. Drainage lines will not be connected to sewer line.
- 2.1.17 **SEPTIC TANK.** Septic tanks must be provided of R.C.C in all residential plots and the sizes of septic tanks will be as follows:

PLOT SIZES	DEPTH	LENGTH	WIDTH
Less Than 1 Kanal	4 ft-3 inch	8 ft	4 ft
1 Kanal To 2 Kanal	4 ft-3 inch	9 ft	4 ft-6 inch
Above 2 Kanal	4 ft-3 inch	10 ft	5 ft

Size of septic tanks for commercial and public buildings shall be as per requirements of WASA/Public Health Departments.

- 2.1.18 **TERMITE PROOFING** As there is a positive evidence of the presence of termite in the area, members will ensure termite proofing treatment during construction stage. Certificate to this effect from the owner will be attached along with complete documents.
- 2.1.19 **UTILITY CONNECTIONS** Plot owners are required to pay charges for utility connections i.e Electricity, Gas, Telephone and Water before start of construction. Charges will be for one connection & for each utility. The rates will be fixed by the Management from time to time. For any additional connection extra charges will have to be paid.
- 2.1.20 **UNDERGROUND WATER** No person shall exploit underground water except to the extent and in the manner as may, from time to time, be permitted by the Bahria Town.

2.1.21 **UNDER GROUND/OVERHEAD WATER TANK**

Under ground /overhead water tanks must be of R.C.C having the following capacities.

PLOT SIZE	UNGDER GROUND	OVERHEAD
5/8 Marla	400 gallon	300 gallon
10Maral/1 kanal	600 gallon	400 gallon
2 kanal	800 gallon	500 gallon

2.1.22 **WATER SUPPLY** Water supply shall be arranged by Bahria Town, Salient are as under:

- A. Application for water connection will be made on the Prescribed form to Bahria Services.
- B. The consumer shall pay for the supply of water on flat rates as decided by the Management.
- C. No one is permitted to install motor/pump on the water supply line. Defaulters will be fined to the extent as fixed by the Management from time to time.
- D. Only one connection shall be provided for each house.
- E. No water point /tap will be left outside the boundary wall.
- F. Construction of underground water tank is mandatory and be so located / designed that bowzer filling is facilitated.

**3.1 MANDATORY OPEN SPACES**

Plot Sizes	Dimensions	Front	Rear	One side	2 <sup>nd</sup> side	FAR	Ground coverage	Building height
5 Marla	25'x45', 25' x 50' (Safari Valley)	5	5	0	0	1:1.6	75%	Not more than 38'
	25'x45', 25' x 50' (Phase VIII)	0	10	0	0	1:1.6	75%	
7 Marla	30'x55' (Safari Valley)	5	5	0	0	1:1.6	75%	Not more than 38'
	30'x55'(Phase VIII)	0	10	0	0	1:1.6	75%	
10 Marla	30'x75', 35'x70', 35' x 65'	10	5	5	0	1:1.5	70%	Not more than 38'
1 Kanal	50'x90', 45'x100', 50' x100'	10	7	5	5	1:1.4	65%	Not more than 38'
2 Kanal	75'x120'	20	10	10	10	1:1.3	55%	Not more than 38'

Note: (1) Area of basement is not included in the FAR.

**3.2 HEIGHT OF THE BUILDING**

- A. The height of any building other than Apartment Buildings is measured from the crown of the road to the top of chimney stacks, lift heads and water tower shall not exceed 38 feet.
- B. In case of Apartment Building the maximum building height allowed on residential plots measured from the crown of the road to the top of parapet wall (exclusive of chimney stacks, lift heads and water tower) shall not exceed 45 feet.

**3.3 CHAMFER OF CORNER PLOTS** For traffic friendly needs the corner of a plot bounded by two roads shall be tapered by minimum 6 feet for 5/8 Marla and 10 feet for 10 Marla and above from the corner.

3.4 **COMBINING OF PLOTS** In any phase two or more plots of the same uses may be combined for the purposes of construction one or more buildings subject to the condition that all such plots are owned by the same builder and the owner needs to get approval from planning office. If at any later stage the sub-division is again done then the building period charges will have to be paid for the sub-division plots from its original date of expiry of building period of approved plans.

3.5 **SIZE OF PLOTS** Sizes of residential plots range between 2 Kanals to 5 Marlas. However, variation in size/shape due to topography and town planning are likely. Variations will be regularized as under:

A. **OVER/UNDER SIZE PLOTS** Plots measuring less will be remitted cost of land. Similarly those measuring more shall be required to pay as per the rates decided by Management. Corner plots may have odd shape and dimension but the same byelaws will be applicable of the plot category in which it falls.

B. **ANNEXATION OF ADJACENT EXTRA LAND** In case where extra land is available adjacent to the plot and is not designated to some other purpose, it may be purchased. Rates and permission of such cases is subject to approval by Management.

3.6 **SUB DIVISION OF PLOTS** Sub division of plots is not allowed.

3.7 **COVERED AREA** Covered area includes:

- A. Area of basement.
- B. Ground and first floor area.
- C. Area of Porch.
- D. Area of balcony and verandah.
- E. Mumty area.

3.8 **ENTRY GATE(S)** As a general rule only one entry gate on street as per numbering is permitted except following:

- A. corner plots having two sides open may have two entry



gates one on each open side but gate should not be on corner side.

B. Where a house is planned on split level a second gate can be permitted after approval of the planning office.

3.9 **MUMTY** Construction of mumty is allowed but keeping in view the followings.

PLOT SIZE	ALLOWABLE COVERED AREA	REMARKS
1 Kanal	500 sft	The front part of the Mumty can only cover $\frac{1}{3}$ of the frontage of building.
10 Marla	300 sft	The front part of the Mumty can only cover $\frac{1}{2}$ of the frontage of building.
5/8 Marla	200 sft	The front part of the Mumty can only cover $\frac{1}{2}$ of the frontage of building.

Note: Mumty must not cover full width of building.

3.10 **NO. OF STOREYS** Maximum two storeys are permitted. In case where lay of ground permits an additional storey, it may be planned after obtaining prior approval from Planning Office and payment of required fee.

3.11 **PARAPET WALL** Height will be as per approved drawings. However maximum height should not be more than 3 feet.

3.12 **BASEMENT** Basements may be allowed subject to the following:

A. Frontal set back will be left untouched.

B. The basement shall not be exposed more than 3.5 feet from crown of the abutting road/zero level.

C. The area of basement shall not be counted in FAR

D. All necessary precautionary measures shall be taken during

construction of basement for safety of adjacent structures. In case of damage to the adjacent property, the owner of the plot and his supervising engineer shall be jointly and severally responsible for such damages.

BAHRIA TOWN in no way shall be held responsible for such damages.

- E. Services, such as bath and kitchen etc., are provided in the basement, the owner must provide mechanical disposal from the basement to the upper level in all cases (irrespective of levels of Bahria Town mains), so that there is no possibility of back flow in case of chokage of the sewer lines . Bahria Town will not be responsible for the consequences in any case. Separate arrangements shall be made for the disposal of storm water drainage to the Bahria Town mains from the basement.
- F. In all basements, minimum one emergency exit of size 3 ft x 3ft : shall be provided with outside opening.
- G. Basement may be used for servant quarter subject to proper Light ventilation and other hygienic standards.
- H. If services, such as bath and kitchen etc are provided in the basement, the owner will arrange mechanical disposal of water to the upper level (irrespective of levels of Bahria Town mains).
- I. Member will have to obtain NOC from the neighboring members. In case of damage to the adjacent building, the owner of the plot shall be solely responsible.
- J. Basement will have to be completed in the given time frame.
- K. In all cases the building should look like two stored and the

Total height of building from the front approach road shall not be more than 38 feet.

- I. External walls below natural ground level /yard level of the basement shall be 9" thick R.C.C walls, adequate water proofed and structurally sound and stable against earth pressure etc
  
- M. Clear height of the basement shall not be less than 8'-6" and more than 10' -6" unless site conditions force for extra heights. However if the basement is used for habitable purposes, the rules for respective space uses will be applied
  
- N. For terraced houses basement under the plinth area will be allowed provided the adjacent plots are vacant or basements already stand constructed on adjacent houses. In case only ground floor stand constructed on adjacent plot, a minimum distance of 5' -00" shall be left from the property line of the adjacent plot while constructing the basement. In all such cases, foundations of external walls shall be designed and constructed cantilevered.
  
- O. In no case the basement will be allowed in the minimum prescribed setbacks. Only a bridge of maximum 12' - 00" width shall be allowed to link the building with approach road provided the front/ side yard of plot is in natural depression. The space under the bridge shall not be used for any habitable purpose in any case.
  
- P. Construction of RCC retaining wall up to plot line shall be mandatory.
  
- 3.13 **PORCH** Car porch shall not exceed 23 feet in length:
  - A. A car porch is permissible in side setbacks with the condition that its height measured from the adjoining road shall not exceed 10 feet.

B. Porch columns shall have a clear distance of at least 10 feet from the outer edge of the front boundary wall. However, the outer, edge of porch's projection shall have a clear distance of at least 7 feet measured from the outer edge of the front boundary wall.

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

- A. A window-sill with a projection of not more than 2.1/2 in (0.06 m) and
- B. Sun shade not more than 2 -6 if mandatory open space of 10 ft (3.05m) or more is provided with in its compound.
- C. Sun shade of not more than 1ft-6 in (0.46 m), if mandatory open space is less than 10ft or no mandatory space is provided with in its compound.

Note: Notwithstanding the above provisions, sunshade shall have a clear height of 7 ft above the plinth of the structure.

3.15 **RAILING ON ROOF TOP** Fixing of railing on rooftop is not allowed.

3.16 **RAMPS** Maximum height of ramp shall be (8") from the road level to entry gate. Ramps constructed beyond the above mentioned limits shall be demolished.

3.17 **SIZE OF ROOMS** The minimum area of a room meant for human habitation shall not be less than 100 sft.

3.18 **TOILET/BATH ROOM IN REAR SPACE** A toilet / bathroom not exceeding 40 sq ft in area and 8 ft in height can be constructed in the rear corner towards the dead wall as an integral part of main building(for 5 to 10 Marla).

3.19 **FARM HOUSES**

- A. The number of storey permissible in a farm house shall not be more than two with a maximum building height of 30 ft.
- B. The mandatory spaces as provided for 2 kanal and above in the section 3.1 shall be applicable.
- C. Maximum ground coverage shall be 30%.
- D. In case the farm house accommodates dairy/poultry farm

activities then appropriate standards and protective measures as per Pakistan Environmental Protection Act 1997, or any other applicable regulation/laws shall be complied with by the builder.

- 3.20 **PERGOLA** A pergola shall not be permitted within the minimum mandatory open spaces required under these building bye laws.



4.1 Plots of 6 Kanals and above Located on Roads with Minimum 80ft Right of Way (For plots less than 6 Kanal respective Building Byelaws under section 1.2 shall be applicable depending on its location).

**4.1.1 Building Height, FAR and Ground Coverage**

Height	FAR	Ground Coverage
Up to 200 ft(60.97 m)	1:8*	65%
201 ft(61.28m) to 400 ft(121.95 m)	1:12*	65%
Above 400 ft(121.95 m)	1:16*	65%

\* The increase in FAR shall be proportionate to the actual proposed height.

**4.1.2 Mandatory Open Spaces**

Height	Building Line	Rear Space	Both Side Space
Unlimited	30 ft(9.15m)	13 ft(3.96m)	13 ft(3.96m)

41.1.3 Set back on Upper Floors Instead of constructing boxes Architect shall provide set backs at upper floors after appropriate height intervals for beautification.

**4.2 Main Civic and Commercial Centres**

**4.2.1 Mandatory Open Spaces**

No mandatory open spaces are required in commercial / office buildings use in the main Civic and Commercial Centres .

**4.2.2 Building Height**

See the Master Plan for exact height of each commercial area.

**4.2.3 Ground Coverage and Floor Area Ratio (FAR)**

- A. The maximum coverage of the plot area shall be  $\frac{7}{8}$ th on the ground floor and  $\frac{3}{4}$ th on the subsequent floors with maximum FAR of 1:5.
- B. Only one basement is allowed with a maximum depth of 12ft (3.66m) from the road level for plot area up to 1 kanal. However, plots having area more than one kanal may have more than one basement.

4.3 **Neighborhood Commercial Areas**

4.3.1 **Mandatory Open Spaces**

No mandatory open spaces are required for commercial / office buildings to be erected in these areas.

4.3.2 **Building Height**

The maximum height of the building shall be as follows:

Plot Size	Maximum Building Height
Less than 3 Marlas	25 ft(7.62m) or 2 floors
3 Marlas and above but less than 10 Marlas	40 ft(12.19m) or 3 floors

4.3.3 **Ground Coverage and Floor Area Ratio (FAR)**

The maximum ground coverage and FAR shall be as follows:

Plot size	Ground Floor coverage including Arcade	Subsequent Floors coverage	FAR
Less than 3 Marlas	$\frac{7}{8}$ th of plot area	$\frac{3}{4}$ of plot area	1:1.6
3 Marlas & above but less than 10 Marlas	$\frac{7}{8}$ th of plot area	$\frac{3}{4}$ of plot area	1:2.3

- A. Only one basement is allowed with maximum depth of 12ft (3.66m) from the road level if the area of plot is up to 1 kanal.
- B. Septic tank and under ground water tank should be constructed within plot limits.

#### 4.4 **CNG / Petrol Filling Stations**

- A. A minimum of 20 ft (6.1m) building line shall be provided.
- B. All structures shall be single storey.
- C. A clear space of 5ft (1.52m) shall be provided on both sides and at the rear.
- D. Turning angle for Entry / Exit points from the adjoining road shall be less than 45 degree.
- E. Access shall be limited to only one exist and one entry.
- F. The minimum width, depth and area of the plot shall be in accordance with the notification of the Government

Note: All requirements of Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies shall be complied with by the builder.





## 5.1 DESIGN

### 5.1.1 EARTHQUAKE RESISTANT DESIGN

- A. The structural design of buildings and its individual elements shall conform to the requirements of the applicable codes such as UBC 1997, for resisting earthquake forces.
- B. The seismic zone factor for buildings shall be based on the Seismic Zone Map of Pakistan.

### 5.1.2 STRUCTURAL/ENGINEERING DESIGN

- A. Basic Loads to be considered in Design: following loads shall generally be taken into account, as a minimum:
  - i. Dead loads
  - ii. Live loads
  - iii. Earth pressure
  - iv. Pressure of water and other liquids
  - v. Wind loads, where they govern the design
  - vi. Seismic Loads
  - vii. 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:
  - i. Explosion (use the specific risk specified)
  - ii. Impact (use the specific risk specified)
  - iii. Influence of equipment (use the specific characteristics of the equipment intended to be placed)
  - iv. Removal of Support (Use the specific facts of the case and only when undertaking modification of an existing building).

### 5.1.3 **COMPLIANCE TO DESIGN CODES**

- A. The structural design of buildings shall meet the requirements of the current edition of the following design codes:
  - i. Uniform Building Code, 1997 Edition, International Conference of Building Officials, USA
  - ii. International Building Code, 2006 Edition, International Code Council, USA.
  - iii. Building Code Requirements for Structural Concrete (ACI 318-99) and Commentary (ACI 318 R-99), American Concrete Institute, USA
  
- B. The geotechnical investigations shall be done in the light of the specific details of the building, the order of loads and special requirements, if any. The scope and quantum of testing shall be consistent with the applicable parameters of the project.

### 5.1.4 **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:
  - i. Specific values of the various geotechnical parameters adopted.
  - ii. Specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed.
  - iii. Specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.
  - iv. Design live loads adopted for each floor.
  - v. Uniformly distributed and other dead loads adopted for

each floor.

vi. 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 consulting engineer.

f. Tests for construction materials:

i. The Bahria Town may require the testing of any construction materials to determine if materials are of quality specified.

ii. 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.

iii. A complete record of tests of materials and their results shall be available for inspection during progress of work.

## 5.2 **SITES**

### 5.2.1 **BUILDING SITE**

No building shall be erected upon a site reclaimed with town sweeping or other refuse, until the whole ground surface or site of such building has been rendered innocuous and has been covered with a layer of clean earth, sand, hard core, clinker or ash rammed solid at least 12 inches (0.30 m) thick

### 5.2.2 **BOUNDARY WALL**

Boundary walls abutting the public streets, footways, or places which the public are allowed to use shall not have fencing consisting of barbed wire or any material likely to cause injury to persons or animals.

## 5.3 **FOUNDATIONS**

### 5.3.1 **GROUND TEST**

The builder shall cause tests to be made to prove the nature of the soil, wherever considered necessary by the Bahria Town. Such tests must be made for all sites intended to be constructed upon with buildings having four storey and above.

5.3.2 **FOUNDATION NEAR DRAIN**

Where a building is to be erected near a drain or an excavation at a distance less than the depth of the said drain or excavation, the builder shall satisfy the BAHRIA TOWN that the foundations of the buildings are safe.

5.3.3 **STRUCTURAL CALCULATIONS**

The builder shall submit structural calculations and a certificate from a qualified structural engineer to verify the structural stability of foundations and super structure, if required by the BAHRIA TOWN.

5.3.4 **DAMP PROOF COURSE**

- A. Proper damp proofing shall be provided for walls and floors according to the standard specifications in Uniform Building Code, 1997 or International Building Code, 2006 of USA & NRM, 1986.
- B. Where the floor or wall of a building is, in the opinion of the BAHRIA TOWN, subject to water pressure, that portion of the building below ground level shall be suitably waterproofed.

5.3.5 **BASEMENT**

For the construction of basement beyond 12 ft (3.66 m) depth from road level, RCC piling along all four sides of the plot at the property line is a must. The design of RCC piling will be based on the soil investigation report and the design shall be submitted along with the building plans.

5.4 **STAIR CASES AND LIFTS**

5.4.1 **STAIR CASE SPECIFICATIONS**

- A. All buildings other than Apartment Buildings up to three storey shall have stair-cases having a minimum clear width of 3 ft-6 inches (1.07 m) and 4 ft (1.22 m) where they exceed three storey.
- B. In Apartment Buildings stair-cases shall have the following minimum width:
  - i. Up to 5 storey 4 ft (1.22 m) clear
  - ii. Above 5 storey 4 ft-6 inches (1.37 m) clear
- C. The riser of the stair-case step shall not be more than 7.1/2 inches (0.19 m) and the tread not less than 10 inches (0.25m)

- 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.

#### 5.4.2 **LIFTS**

- A. Lifts shall be provided in buildings where the climb is more than 4 storey.
- B. Lifts shall conform to the international standards with respect to all safety devices and specifications.
- C. Number of lifts should be provided keeping in view the size, building height and use of the buildings in conformity with standards of Uniform Building Code, 1997 or International Building Code, 2006 of USA & NRM, 1986.

#### 5.5 **Design and construction of houses** (Composite Structure) in BAHRIA TOWN (Pvt) Ltd Islamabad/Rawalpindi

##### 5.5.1 **(A) MATERIAL**

- 1. Bricks. The shall be of standard shape, burnt red ,hand formed or machine made and shall have a minimum crushing strength of 1490 psi and absorption up to 20%.
- 2. Mortar. Cement-sand mixes of 1:6 shall be adopted for 9 thick wall and cement sand mortar 1:4 for 4 thick wall.
- 3. Plaster. All plastering work will be in cement sand mortar (1:4) on inner and inter walls and ceiling will be in cement sand mortar (1:3).
- 4. Concrete. The concrete used in various seismic bands shall have minimum compressive cylinder strength of 2500 psi at 28 days.
- 5. Reinforcing steel. The reinforcing steel shall have minimum yield strength of 40,000 psi.
- 6. Hollow block. Hollow block masonry is totally prohibited, only allowed in frame structure design.

## 5.5.2 **(B) FOUNDATION**

Due to cut and fill area R.C.C strip foundation min.8 thick should be provided under strip footing of walls or raft may be placed if bearing capacity of soil less is than 0.6 T/sft, according to the recommendation of geotech engr.(Register with PEC)

## 5.5.3 **(C) HORIZONTAL REINFORCEMENT IN WALLS**

Horizontal reinforcing of walls is required in order to tie orthogonal walls together. The most important horizontal reinforcement is by means of reinforcement concrete bands provided continuously through load-bearing longitudinal and transverse walls at plinth, lintel according to the requirement stated below.

1. **Plinth Band** This should be provided at plinth level in all interior and exterior walls. (Not less than 9 depth).
2. **Lintel band** A lintel band (not less than 9 depth) should be incorporated above all openings and should be continuous in all interior and exterior walls. The reinforcement and band depth over the opening shall be provided in addition of that of any other requirement. The lintel level of all the doors and windows shall be at the same level to facilitate placing of this band all around and inside the building without any discontinuity at G.F and 1st floor.

## 5.5.4 **(D) VERTICAL REINFORCEMENT IN COLUMNS**

R.C.C column (not less than 9 x 9 ) should be provided at the critical section (i.e the corner of walls , junctions of walls) right from the foundation concrete to top slab with minimum reinforcement or required for seismic requirements. The concrete mix shall be kept to 1:2:4 by volume or either.

## 5.5.5 **(E) CONSULTING ENGINEER REQUIERMENTS**

All structural design and drawings should be prepared by PEC Licensed Consulting Engineer (for civil works).if Licensed Consulting Engineer stamps the drawings prepared by another Engineer he will be permanently banned by Bahria Town for Practice. He should design himself, stamp and sign. Without this no N.O.C will be issued.

Bahria Town Design Wing can demand detail design calculations of structures.

- (F) All approved drawings should be present at the site during construction.
- (E) All stages should be checked and signed by site inspector continuously. In case of any discontinuity of checking. Construction may be stopped.

## 6.1 **GENERAL**

The requirements of parking space shall not be applicable in such commercial areas including District and Divisional Centres and Neighborhood Commercial Areas in the Approved schemes where provisions for parking space have been made by the TMA.

## 6.2 **PARKING SPACE STANDARDS**

### 6.2.1 **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; and

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

### 6.2.2 **OFFICES, COMMERCIAL INCLUDING LARGE STORES & RETAIL SHOPS, HOSPITALS & EXHIBITION HALLS** One car space for every 1000 sq ft (92.95 sq m) of floor area; and

### 6.2.3 **HOTELS**

- 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 calculation of parking spaces.
- B. One car space for every 800 sq ft (75 sq m) of shopping area.
- C. One car space for every 1000 sq ft (92.95 sq m) of office area.
- D. One car space for every 500 sq ft (46.47 sq m) of floor area. Under restaurant, café and banquet hall.

### 6.2.4 **RESTAURANTS, CLUBS & CAFES**

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



- 6.2.5 **MARRIAGE HALLS, BANQUET HALLS & COMMUNITY CENTRES**  
One car space every 500 sq ft (46.47 sq m) of floor area.
- 6.2.6 **CINEMA, THEATRES & CONCERT HALL**  
One car space for every 5 seats.
- 6.2.7 **POST OFFICES & POLICE STATIONS**  
One car space for every 2000 sq ft (185.90 sq m) of floor area.
- 6.2.8 **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
- 6.2.9 **MOTOR CYCLES**  
16% of the total car parking area shall be reserved for motor cycle.
- 6.3 **PARKING SPACES SPECIFICATIONS**
- 6.3.1 **CALCULATING THE PARKING REQUIREMENTS**
- A. For the purpose of calculating parking requirements, the gross floor area shall not include the area of mechanical plant rooms, air conditioning plants, electric sub station, space provided for prayer, ducts, service shafts, public toilets for common use, lifts, escalators, stairs, covered parking and circulation of vehicles.
- B. If corridors and arcades provided are more than 10 ft in width then additional area under corridors and arcades shall be excluded for calculating the car parking requirements.
- C. In case of additions/alterations additional parking will have to be provided for the additional floor area according to the standards given in these Regulations.
- 6.3.2 **FLOOR HEIGHT**  
Minimum height of parking floors shall not be less than 8 ft (2.44m).

6.3.3 **PARKING GEOMETRY**

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

Components	M/car	M/Cycle
Stall width	8ft (2.44m)	2ft-6 in (0.76m)
Stall length	16ft (4.88m)	6ft(1.83m)
Turning radius (measured from middle of two way ramp or outer curve of one way ramp) Lot turning radius	20ft (6.1m)  17.5ft (5.33m)	6ft (1.83m)  -----
Approach ramp width/driving lane  • One way • Two way	10ft (3.05m) 18ft (5.49m)	3ft (0.91m) 6ft (1.83m)
Width of approach ramp would increase at the turns allowing for turning radius of 20ft.		
Gradient of Ramp	1:10	1:10
The ramp slopes may be increased to maximum 1:5 provided that for slopes over 1:10, a transition at least 8ft (2.44m) long is provided at each end of the ramp at one half the gradient of the ramp itself as shown in figures-5.1 & 5.2.		
Aisle width (minimum) • Oneway - 90 degree stall - Less than 90 degree stall	16ft (4.88m) 14ft (4.27m)	6ft (1.83m) 6ft (1.83m)
• Two way	18ft (5.49m)	6ft (1.83m)

6.3.4 **VENTILATION & FIRE PROTECTION IN PARKING AREA**

Adequate means of ventilation, fire protection and emergency exits shall be provided in the parking areas.

6.3.5 **LIGHTING ARRANGEMENT**

All parking areas must be properly lit for clear visibility and safety.

6.3.6 **BASEMENT, RAMP, PARKING**

- A. The lower ground floor/basement if used for car parking purposes can be constructed after leaving 4ft (1.22 m) space all around within the plot. This would apply in the case where only one basement is provided with a maximum excavation of 12 ft (3.66 m). Ramp may be provided in the mandatory open spaces in the basements subject to the condition that it shall not obstruct these spaces on ground level.
- B. For the construction of basement beyond 12 ft (3.66 m) depth from road level, the entire plot area can be covered subject to the provision of RCC piling along all four sides of the plot.
- C. No ramp is allowed in side and rear spaces at ground level if these spaces are not abutting a road.
- D. However the level of the roof of the basement in the mandatory open spaces required to be provided under these bye laws shall not exceed 6 inches above the crown of the road.
- E. The lower ground floor/basement if used for purposes other than car parking shall be constructed after leaving all the mandatory open spaces as required under these bye laws.
- F. No Ramp shall start within 10ft clear space from the plot line for entry and exit purposes. Such ramp should have a maximum slope of 1:5, with transition slopes minimum 8ft long and maximum 1:10 gradient at both ends. ( see fig. 5.1)
- G. Where entry/exit to the basement is from the rear mandatory open space, a minimum chamfer of 6x6 ft shall be provided at the rear two corners of the building at the ground floor

level (see fig. 5.2).

- H. In case, a commercial building is proposed to be used for multi-purposes like hotel, banquet hall or apartments etc. the parking requirements for these uses shall be calculated separately on the basis of proposed uses as per these bye laws.

### 6.3.7 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.

### 6.3.8 CONSTRUCTION OF PARTITION WALLS

No partition walls shall be constructed in parking areas.

### 6.3.9 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%

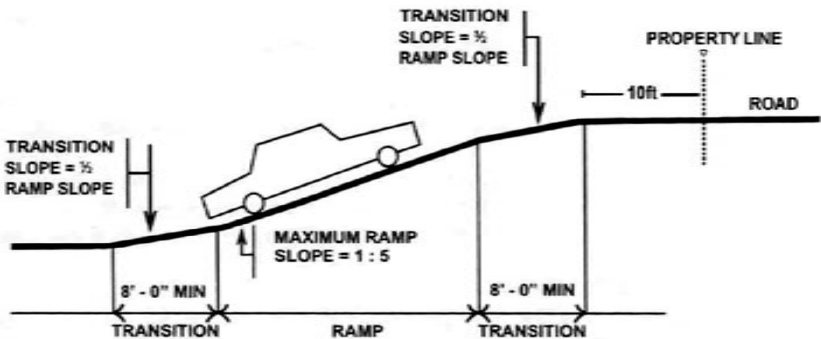


FIG. a  
RAMP SLOPES TRANSITIONS ARE REQUIRED  
ONLY IF RAMP SLOPE EXCEEDS 1 : 10

Fig-6.1 Ramp

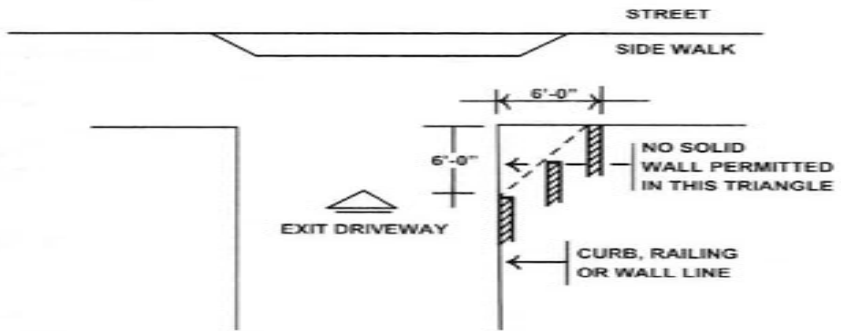


FIG. b

Fig-6.2 Chamfering at Driveway

7.1 **GENERAL**

A building or any structural part of a building, other than a single storey building shall have an adequate standard of fire resistance and shall be built of the following components:

- A. The external walls, all partition walls and the enclosing walls of stair-cases a minimum of 9 inches (0.23 m) solid brick work or 3.1/2 inches (0.09 m) reinforced concrete or 4 inches (0.1m) solid concrete block;
- B. The floors and the roof: a minimum of 3.1/2 inches (0.09 m) of reinforced concrete.

7.2 **SPECIAL BUILDINGS**

- A. Every garage shall be constructed in fire resisting materials.
- B. Special provisions shall apply to places of assembly, stages in theatres and cinema projection rooms.

7.3 **FIRE PRECAUTIONS IN AIR-CONDITIONING SYSTEM**

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

of the duct will not cause failure to protect the opening.

7.4

#### **EXTINGUISHMENT OF FIRES**

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

- A.
  - i. 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 6Kg each shall be placed on each floor (if floor size is less than 2000 sq. ft.).
  - ii. The maximum travel distance to a fire extinguisher shall not exceed 75 ft. but for kitchen areas this distance is 30 ft.
- B. Fire fighting 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 under-ground water tank of 15000 gallons. In case where the building is over 10 storey high, it shall have an independent over-head tank of 15000 gallons and external under-ground water tank of minimum 30000 gallons. The external underground water tank shall be accessible to the fire-fighting vehicles at all times.
- E.
  - i. The pressurized internal fire hydrant system shall be independent and separate from the normal water supply system and shall be maintained at 3-5 bar pressure at all floors through an electric pump of suitable capacity for fire fighting, which remains operational even if the power supply of main building is shut off.
  - ii. The hydrant system shall have two compatible standard inlets at ground level for connecting with the emergency fire vehicles.
  - iii. The pressurized internal fire hydrant system shall have a water hydrant outlet (with Shut off 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.

iv. All fire fighting pumps shall be placed in such a manner that their base is at least two ft below the bottom of the water tank.

- F.
  - i. 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.
  - ii. The external fire hydrant shall be located at least six ft away and not more than fifty ft from the building. The distance between any two hydrants shall not exceed more than 100 ft.
- G. Separate fire exit stairs.
- H. Fire Alarm System
- I. First Aid Box
- J. Smoke masks
- K. Breathing apparatus
- L. A plan showing the fire fighting provisions in the building shall be displayed at the site.

#### 7.5 **FIRE DRILLS**

Necessary directions shall be issued to the occupants/owner of the multi-storey buildings and buildings of public assembly to hold/arrange fire fighting drills at frequent intervals but at least once a year in consultation with the fire fighting department of the City District Government

NOTE: All fire fighting arrangements shall comply with the requirements under Rule 9 of Civil Defense (Special Powers) Rules 1951.

#### 7.6 **EMERGENCY EXIT SPECIFICATIONS**

##### 7.6.1 **MEANS OF ESCAPE IN CASE OF EMERGENCY**

- A. All means of escape from a building including extra corridors, stairs etc. shall permit unobstructed access to a street or to an open space or to an adjoining building or roof from where access to the street may be obtained.
- 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 stair-case/stair-cases.
- E. An emergency stair-case shall be sited at such a position that it should be accessible to all the Apartments without any hindrance or obstruction and it should be open to a permanently ventilated space.
- F. Every multi-storey building should be provided with emergency stair case/staircases as the case may be in addition to the main staircase/staircases in the following manner
  - i. For buildings on plots less than 4 kanal : 1 emergency staircase
  - ii. For buildings on plots 4 kanal & above: 2 emergency staircases 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 hinge 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 staircase(s) route shall be adequately illuminated at all times and free from all obstructions.
- J. Each staircase shall be clearly marked by a sign reading "EXIT" in plainly legible letters not less than 6 inches high.

- 8.1.1 **ALUMINUM/PVC WINDOWS** Fixing of aluminum/PVC windows for front facade is mandatory.
- 8.1.2 **BAY WINDOWS** Bay windows are not allowed. Fixed elevations are to be followed.
- 8.1.3 **BOUNDARY WALL** The height of the boundary wall shall not exceed 6 feet from the front road level. Walls and gate designs are also fixed.
- 8.1.4 **CONSTRUCTION/ADDITIONS/ALTERATIONS**  
No construction, addition or alternation shall be allowed unless drawings are approved by Design Wing.
- 8.1.5 **CONSTRUCTION MATERIAL** Will not be dumped on the road/foot Path. Violators will be fined as fixed from time to time.
- 8.1.6 **CONSTRUCTION MONITORING**
- A. Qualified building inspectors have been employed to monitor construction of houses through regular inspections as per check list/Inspection card to be obtained from Design Wing. The card shall be kept at site for entries by the inspectors.
  - B. Members to keep one set of working/detail drawings on site, which will be made available to the monitoring staff during inspections.
  - C. Approved elevation has to be strictly followed.
  - D. For violation of Building Byelaws electric and water supply connections are liable to be disconnected and fines/penalties can also be imposed.
  - E. Inspection stages are listed as under:
    - 1. In case basement is to be constructed then:
      - (a) On demarcation of area to be dug.
      - (b) Foundation level.
      - (c) Roof level before pouring of roof.
    - 2. Ground floor at DPC level including that of boundary wall.

3. Attaining roof height of ground floor before pouring.
4. On raising first floor structure one foot above plinth.
5. On attaining roof height of first floor before pouring.
6. On attaining roof height of water tank.
7. Completion of septic tank prior to putting the cover.

8.1.7 **CONSTRUCTION PERIOD**

Construction must be completed within a period of 3 years from the date of possession.

8.1.8 **DEMARCATON OF PLOT**

- A. On receipt of original allotment letter and possession certificate Bahria Services will demarcate the plot to the owner.
- B. Members to submit an application for demarcation on prescribed form to Bahria Services at least 7 days in advance.

8.1.9 **DESIGN/DRAWINGS** For preparation of building plan following procedure will be followed:

- A. The client to visit the Design Office where following facilities/services are available on payment:
  1. Soil testing.
  2. Preparation of architectural design/drawings.
  3. Vetting/approval of architectural design/drawings.
  4. Preparation of structural design/drawings.
- B. One has the option to get the architectural/structural drawings/design, & soil test done from outside. However, all the architectural/ structural drawings are required to be vetted / approved by Design Wing of Bahria Town.
- C. Before start of construction owner of plot will give an undertaking to abide by the Building Byelaws of Bahria Town. Specimen attached as annexure-A.
- D. Permission for construction will be issued by Bahria Services on provision of the following:
  1. Soil test report.
  2. Approved working drawings.
  3. Approved / vetted building design.
  4. Structural drawings

5. NOC from Design Wing.

8.1.10 **DISPOSAL OF DEBRIS/CONSTRUCTION WASTE**

No debris/construction waste shall be dumped /thrown into adjacent plots.

8.1.11 **OVERSIGHT IN SCRUTINY OF DRAWINGS**

Any oversight in the scrutiny of drawings at the time of approval of the building plan does not entitle the owner to violate the Building Byelaws.

8.1.12 **POSSESSION OF PLOTS** Following procedure is laid down:

- A. Owner of plot will submit an application for possession of plot to Bahria Town GM (Ops). Estate & Record office after verification will forward requisite Proforma to Bahria Services.
- B. Bahria Services will prepare the possession certificate and return to GM (Ops).
- C. After clearance of all dues, GM (Ops) will issue the original allotment letter to allottee.

8.1.13 **PREROGATIVE OF MANAGEMENT** The Management reserves the right of rejecting the plans or modifications which though may not contravene the Byelaws but are detrimental to the interest of the Bahria Town/community

8.1.14 **PRIVACY**

All members particularly the subsequent builders are expected to respect the privacy of the neighbours. Architects are well advised to have due regard to the privacy while designing.

8.1.15 **FINE AND PENALTIES**

Description of violation	Penalties
a. violation in space regulations	Demolition
b. violation in covered area	
1) on ground floor	Rs. 100 /-p.sft
2) on first and subsequent floor	Rs. 150 /-p.sft
c. unauthorized construction that violates space regulation but does not form an integral part of authorized buildings	Demolition
d. violation of projections up to 2'-6"	Rs. 66 /-p.sft
e. violation in basement height	Rs. 33 /-p.sft
1) A balcony or gallery that violates space regulation and uses as passage. 2) It will not be compounded if it width exceed 3 ft any such construction will be demolished.	Rs. 100 /-p.sft

## UNDERTAKING

I have read and understood the Building Byelaws of Bahria Town (Pvt.) Ltd and hereby undertake to construct my house in accordance with these Byelaws, and any subsequent Amendments/instructions issued by the Bahria Town Management.

Signature. \_\_\_\_\_

Name of Owner. \_\_\_\_\_

Plot No. \_\_\_\_\_

Street No. \_\_\_\_\_

Phase. \_\_\_\_\_

NIC # (Copy attached). \_\_\_\_\_

Telephone Contact. \_\_\_\_\_

Dated: \_\_\_\_\_

Annexure-B



BAHRIA TOWN

BUILDING BYELAWS  
2009-2010

Bahria Town Boundary Line

Rawalpindi

AYUB  
NATIONAL  
PARK

SAFARI  
VILLAS  
PHASE 1 & 2

Lahore High  
Court

Toyota  
Rawal Motors

SAFARI  
VILLAS - I Ext.

DHA  
PHASE 1

DHA  
PHASE

Phase VII

DHA  
PHASE 2

BAHRIA  
GARDEN  
CITY

BAHRIA  
ORIENTAL  
GARDEN

SAFARI  
PARK

SAFARI  
HOMES

Phase VIII

DHA  
PHASE 3

Phase  
IX

Kurang River

PWD HOUSING  
COLONY

SAFARI II  
BLOCK

BAHRIA  
TOWN

BAHRIA  
PARADISE

Soan River

Overseas Enclave

RAWALPINDI GT ROAD LAHORE

Adiala Road

6miles

4miles

2miles

0.5  
miles

Soan River

Jalpan Road

TO ISLAMABAD

ISLAMABAD HIGHWAY

TO LAHORE



BAHRIA TOWN

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**Corporate Head Office  
Bahria Town (Pvt) Ltd.**

Phase - II, Bahria Town,  
Rawalpindi / Islamabad.

Tel: +92 51 5730280 - 7

[www.bahriatown.com](http://www.bahriatown.com)