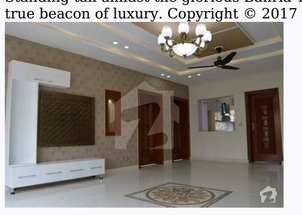


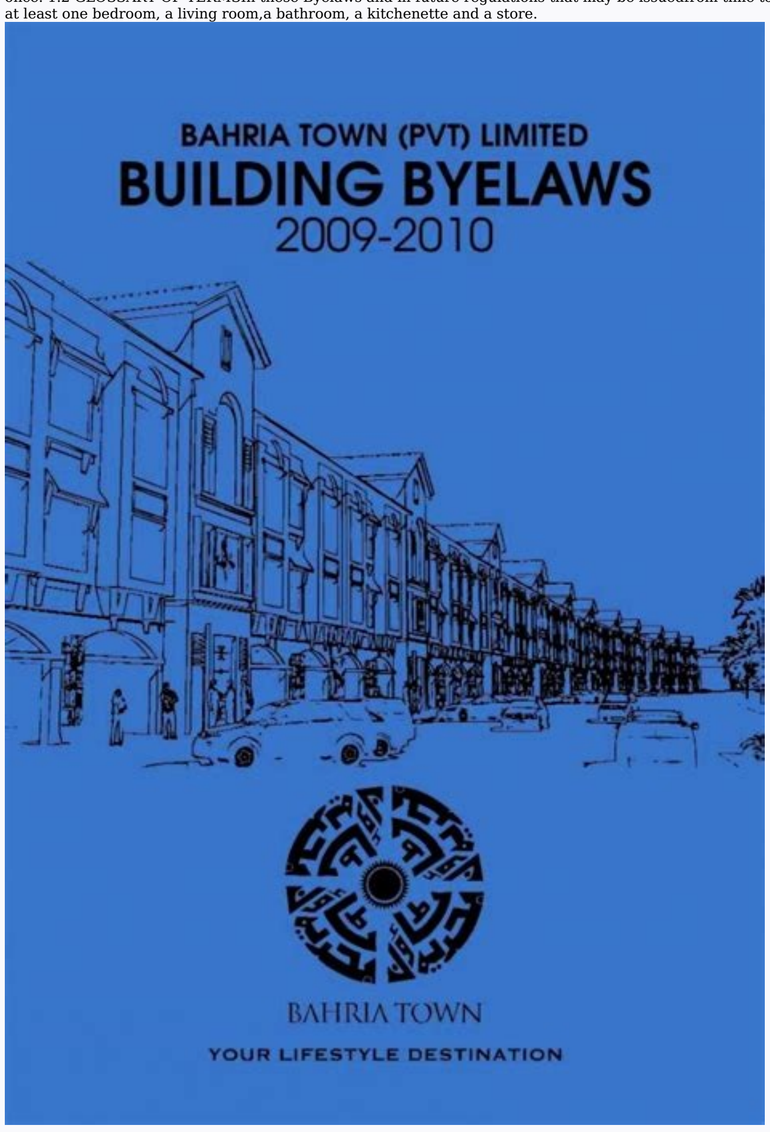
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Bahria building by laws pdf

Standing tall amidst the glorious Bahria Town Karachi, Bahria Apartments are a marvel of modern architecture combining practicality with the utmost in comfort and luxury. With spectacular views of Bahria Town Karachi, the apartments come in sizes of 2, 3 and 4 bed. Modern designs with international fittings and fixtures make Bahria Apartments a true beacon of luxury. Copyright © 2017 TUXDOC Inc. About | Contact Us Laws & Regulations General Advice Aoa Could anyone please share residential building bylaws for bahria town phase 7.



Only commercial building bylaws are available at bahria site. Embed Size (px) 344 x 292 429 x 357 514 x 422 599 x 487 CONTENTS PRELIMINARIES1.1 Short title, Extent and Commencement 11.2 Glossary of Terms 1-3 RULES 2.1.1 General 42.1.2 Authorized Use 42.1.3 Bearing Capacity Test 42.1.4 Commercial Activity 42.1.5 Damages 42.1.6 Departmental Byelaws 42.1.7 Disparity of Ground Level 42.1.8 Disputes 42.1.9 Electric & Water Connections 42.1.10 Exterior Painting 52.1.11 Gas/Telephone 52.1.12 Greenery and Vegetation 52.1.13 Hanging of Clothes 52.1.14 Mobile Phone Antennae 52.1.15 Services 52.1.16 Sewerage/Manhole 52.1.17 Septic Tank 62.1.18 Termite Proofing 62.1.19 Utility Connections 62.1.20 Under Ground Water 62.1.21 Under Ground /Overhead Water Tank 62.1.22 Water Supply 7 SITE REQUIREMENTS: RESIDENTIAL 3.1 Mandatory Open Spaces 83.2 Height of the Building 83.3 Chamfer of Corner Plots 8 Chapter 1 Chapter 2 Chapter 3 3.4 Combining of Plots 93.5 Size of Plots 93.6 Sub Division of Plots 93.7 Covered Area 93.8 Entry Gate(s) 93.9 Mumty 103.10 No of Storeys 103.11 Parapet Wall 103.12 Basement 103.13 Porch 123.14 Projections 133.15 Railing on Roof Top 133.16 Ramps 133.17 Size of Rooms 133.18 Toilet/Bath Room 133.19 Farm Houses 133.20 Pergola 14 SITE REQUIREMENTS: COMMERCIAL 4.1 Plots of 6 Kanals and above Located onRoads with Minimum 80 ft Right of Way 15 4.2 Main Civic and Commercial Centres 154.3 Neighborhood Commercial Areas 164.4 CNG / Petrol Filling Stations 17 STRUCTURAL DESIGN OF MULTI-STOREY BUILDINGS 5.1 Design 185.1.1 Earthquake Resistant Design 185.1.2 Structural/Engineering Design 185.1.3 Compliance to Design Codes 195.1.4 Structural Drawings 195.2 Sites 205.2.1 Building Site 205.2.2 Boundary Wall 205.3 Foundations 20 Chapter 4 Chapter 5 5.3.1 Ground Test 205.3.2 Foundation near Drain 215.3.3 Structural Calculations 215.3.4 Damp Proof Course 215.3.5 Basement 215.4 Stair Cases and Lifts 215.4.1 Stair Case Specifications 215.4.2 Lifts 225.5 Design and Construction of Houses (Composite Structure) in Bahria Town (Pvt) Ltd Islamabad/Rawalpindi 225.5.1 Material 225.5.2 Foundation 235.5.3 Horizontal Reinforcement in Walls 235.5.4 Vertical Reinforcement in Columns 235.5.5 Consulting Engineering Requirements 23 PARKING REQUIREMENTS 6.1 General 256.2 Parking Space Standards 256.2.1 Apartment Buildings 256.2.2 Offices, Commercial Including Large Stores & Retail Shops, Hospitals & Exhibition Halls 256.2.3 Hotels 256.2.4 Restaurants, Clubs & Cafes 256.2.5 Marriage Halls, Banquet Halls & Community Centres 266.2.6 Cinema, Theatres & Concert Hall 266.2.7 Post Offices & Police Stations 266.2.8 Schools, Colleges and Educational Institutions 266.2.9 Motor Cycles 266.3 Parking Spaces Specifications 266.3.1 Calculating the Parking Requirements 266.3.2 Floor Height 266.3.3 Parking Geometry 276.3.4 Ventilation & Fire Protection in Parking Area 286.3.5 Lighting Arrangement 286.3.6 Basement, Ramp, Parking 286.3.7 Signage 29 Chapter 6 6.3.8 Construction of Partition Walls 296.3.9 Incentive for Provision of Additional Parking 29 FIRE RESISTANCE AND FIRE PRECAUTIONS 7.1 General 317.2 Special Buildings 317.3 Fire Precautions in Air-Conditioning System 317.4 Extinguishment of Fires 327.5 Fire Drills 337.6 Emergency Exit Specifications 337.6.1 Means of Escape In Case Of Emergency 33 REGULATIONS 8.1.1 Aluminum Windows 358.1.2 Bay Windows 358.1.3 Boundary Wall 358.1.4 Construction/Addition/Alteration 358.1.5 Construction Material 358.1.6 Construction Monitoring 358.1.7 Construction Period 368.1.8 Demarcation of Plot 368.1.9 Design/Drawings 368.1.10 Disposal of Debris/Construction Waste 378.1.11 Oversight in Scrutiny of Drawings 378.1.12 Possession of Plots 373.1.13 Prerogative of Management 378.1.14 Privacy 378.1.15 Fine and Penalties 38 ANNEXURE-A UNDER TAKING 39ANNEXURE-B MAP OF BAHRIA TOWN RAWALPINDI/ISLAMABAD 40 Chapter 7 Chapter 8 FOREWORD The Planning and Designing Wing is pleased to present Bahria TownBuilding Byelaws 2008-2009.This is the second revision of buildingByelaws wherein it has been tried to make them more comprehensive,clearly understandable and unambiguous.Keeping in view the needs of ever growing housing requirements anddemands of the citizens, the following committee was constituted toreview 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 beenallowed in these byelaws in the best interest of the inhabitants. BahriaTown expects that residential/Commercial plots owners will abide bythem strictly so that Bahria Town could be presented as a model townboth within the country and abroad. EHSAN UL HAQGM PLANNING AND DESIGN Board of Directors, Bahria Town (Pvt) Limited have approvedthe under mentioned Rules & Regulations on 15 June, 2004and will be amended from time to time (last amended Dec,2008) PRELIMINARIES1.1 SHORT TITLE, EXTENT AND COMMENCEMENT1.1.1 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 locationand project 1.1.3 Shall come into force at once. 1.2 GLOSSARY OF TERMSIn these Byelaws and in future regulations that may be issuedfrom time to time, frequently used terms have the meaningsas indicated. Where any term is not defined it shall haveordinary meanings or such as the context may apply:¬ 1.2.1 APARTMENT Means an independent residential unit in abuilding consisting of at least one bedroom, a living room,a bathroom, a kitchenette and a store.



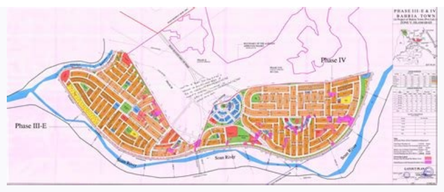
1.2.2 BALCONY A roof or platform projecting from the walls ofthe building surrounded with a railing or parapet walls. 1.2.3 BAHRIA TOWN Means the management and area ofoperation of all projects of the Bahria Town (Pvt) Ltd includingany modification/extension affected therein from time totime. 1.2.4 BAHRIA SERVICES A department of the Bahria Town dedicatedto provide services/guidance prior to/during and afterconstruction. They are also responsible to ensure trouble free,healthy & secure living to the inmates of Bahria Town. CHAPTER 1GENERAL 1 1.2.5 BASEMENT A structure wholly or partly below road level.12.6 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 asapproved/vetted by Chief Architect/Structural Engineer ofBahria Town. 1.2.8 BYELAWS The rules and regulations made by theManagement of Bahria Town and amended from time totime. 1.2.9 CHIEF ARCHITECT A licensed architect employed by BahriaTown for preparation and vetting / approval of buildingplans. 1.2.10 COMMERCIAL AREA Means an area where shops, hotels,clubs, petrol and gas filling stations, etc are to beconstructed.
1.2.11 CORNER PLOT Means a plot situated at the intersection oftwo vehicular streets. 1.2.12 COVERED AREA The sum of the gross horizontal areas of thefloor/floors, including porch, verandas, 25 percent ofpergolas, basement, vaults, cellars and chajjas. 1.2.13 DESIGN WING Means office of the Bahria Town wheredesigning &structural services are available. 1.2.14 EXISTING BUILDING A building existing on the date ofcommencement of construction. 1.2.15 FRONT ELEVATION Exterior face of building facing the mainstreet. 1.2.16 FLOOR AREA RATIO (FAR) Means the total covered area ofa building divided by the total area of the plot. 1.2.17 FOUNDATION Means a structure designed to bear anddistribute the load of a building onto "the ground throughRCC columns, pillars, beams or walls. 1.2.18 FRONTAGE OF CORNER PLOT Frontage of a plot opening onmore than one street will be with reference to the street noas per the allotment/numbering. 1.2.19 HEIGHT OF BUILDING Shall be taken to be the verticalmeasurement from the front road to the highest part of theroof. 1.2.20 LICENSED ARCHITECT A person registered with PCATC.2 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 therecord.



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 adjacentbuildings on independent plots. 1.2.30 PERGOLA Means a structure with perforated roof consistingof cross bars in the form of reinforced concrete, wood orsteel etc of which 50%of roof is open to sky. 1.2.31 PROJECTION Means a projection from the building line toprovide protection form weather or sun. 1.2.32 PLINTH Means the portion of building between the level ofthe street or road and the level of the ground floor. 1.2.33 PUBLIC BUILDING Means a building designed for public usesuch 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 buildingsconstructed on adjacent plots completely separated bymasonry work.
1.2.36 SEPTIC TANK A tank constructed inside the plot for collection& decomposition of sewage before its discharge into publicsewer or Soakage pit. 1.2.37 SETBACK Space required to be left open between thebuilding and the plot line without any obstruction. 1.2.38 STRUCTURE ENGINEER A licensed engineer employed byBahria Town for vetting/approval of structural design of abuilding. 3 2.1.1 GENERAL These rules have been framed to facilitate themembers who wish to carry out construction works in BahriaTown Rawalpindi/Islamabad. 2.1.2 AUTHORIZED USE A building shall be used only for theauthorized purpose. A non conforming use of a buildingmay render the owner and the occupant of the building liable to penalty and eviction from the building. Theallotment/purchase deed of the plot may also be cancelled.
2.1.3 BEARING CAPACITY TEST Bearing capacity test (At least twobore holes) should be done before the structural design ofthe buildings and it should be attached. 2.1.4 COMMERCIAL ACTIVITY Erection of commercial hoardingson, along or inside the plot/building in the residential zoneis not permitted.
2.1.5 DAMAGES Damages to/tempering with the services laid isstrictly 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 punitiveaction as deemed appropriate. 2.1.6 DEPARTMENTAL BYELAWS Users are obliged to observe therules, regulations and instructions of the departments whoseservices are utilized i.e Telephone and Gas etc. If for anyreason, the facilities being provided by the department aredelayed / disturbed. Bahria Town shall accept noresponsibility. However, efforts will be made to get servicesrestored as soon as possible. 2.1.7 DISPARITY OF GROUND LEVEL Bahria Town shall not beresponsible 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 throughmutual consent. However, the decision of the Managementshall be final and cannot be challenged at any forum. 2.1.9 ELECTRIC & WATER CONNECTIONS Bahria Town is responsible CHAPTER 2R U L E S 4 for provision of electric and water connections. Memberswill submit application on prescribed forms to Bahria Servicesfor electric and water connections 15 days before start ofconstruction. 2.1.10 EXTERIOR FINISHES Bahria Town approved colour schemefor exterior finishes of building will be followed. 2.1.11 GAS/TELEPHONE The services have been laid by concerneddepartments. For individual connections application formsare available with Bahria Services. Forms duly filled may bedeposited with Bahria Services for speedy provision ofconnections. Further the residents are also advised that themain Gas pipe line should not be concealed in ground andin walls. 2.1.12 GREENERY AND VEGETATIONA. Members are expected to help in plantation and protection of the trees/saplings planted. B. Members may have flowerbeds outside the boundary wallas per Bahria Town standard layout. Services of Horticulturestaff may be utilized for the purpose.



2.1.13 HANGING OF CLOTHES Fixing of strings on roof top for hangingof cloths is not permitted. 2.1.14 MOBILE PHONE ANTENNAE No mobile phone antennae areallowed on roofs of the houses.



2.1.15 SERVICESA. Bahria Town will provide roads, water supply, sewerage and electricity. Gas through Sui Northern and telephone throughPTCL will be facilitated. B. House should be planned keeping in view the existingservices as these will not be shifted. Location of porch isspecific with reference to plot and is not optional. 2.1.16 SEWERAGE/MANHOLE Main sewer line and one manholeper two plots will be provided by Bahria Town. Membersshall construct own septic tank and maintain it effectivelyin order to help in running the sewerage system efficiently.Salient are: 5 A. Members shall apply for sewer connection on prescribedform to Bahria Services.
B. Connection to the main sewer line shall be provided oncompletion of house. Members shall not tamper the mainsewer line. Defaulters are liable to be fined as fixed fromtime 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: Size of septic tanks for commercial and public buildingsshall be as per requirements of WASA/Public HealthDepartments. 2.1.18 TERMITE PROOFING As there is a positive evidence of thepresence of termite in the area, members will ensure termiteproofing treatment during construction stage. Certificateto this effect from the owner will be attached along withcomplete documents. 2.1.19 UTILITY CONNECTIONS Plot owners are required to paycharges for utility connections i.e Electricity, Gas, Telephoneand Water before start of construction. Charges will be forone connection & for each utility. The rates will be fixed bythe Management from time to time. For any additionalconnection extra charges will have to be paid. 2.1.20 UNDERGROUND WATER No person shall exploit undergroundwater except to the extent and in the manner as may, fromtime to time, be permitted by the Bahria Town. 6 2.1.21 UNDER GROUND/OVERHEAD WATER TANKUnder ground /overhead water tanks must be of R.C.Chaving the following capacities. 2.1.22 WATER SUPPLY Water supply shall be arranged by BahriaTown, Salient are as under: A. Application for water connection will be made on thePrescribed form to Bahria Services.
B. The consumer shall pay for the supply of water on flat ratesas decided by the Management. C. No one is permitted to install motor/pump on the watersupply line. Defaulters will be fined to the extent as fixed bythe 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 andbe so located / designed that bowzer filling is facilitated. 7 3.1 MANDATORY OPEN SPACES 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 Buildingsis measured from the crown of the road to the top ofchimney stacks, lift heads and water tower shall not exceed38 feet. B. In case of Apartment Building the maximum building heightallowed on residential plots measured from the crown ofthe road to the top of parapet wall (exclusive of chimneystacks, lift heads and water tower) shall not exceed 45 feet. 3.3 CHAMFER OF CORNER PLOTS For traffic friendly needs thecorner of a plot bounded by two roads shall be taperedby minimum 6 feet for 5/8 Marla and 10 feet for 10 Marlaand above from the corner. CHAPTER 3SITE REQUIREMENTS:RESIDENTIAL 8 3.4 COMBINING OF PLOTS In any phase two or more plots ofthe same uses may be combined for the purposes ofconstruction one or more buildings subject to the conditionthat all such plots are owned by the same builder and theowner needs to get approval from planning office. If at anylater stage the sub-division is again done then the buildingperiod charges will have to be paid for the sub-division plotsfrom its original date of expiry of building period of approvedplans. 3.5 SIZE OF PLOTS Sizes of residential plots range between 2Kanals to 5 Marlas. However, variation in size/shape due totopography and town planning are likely. Variations will beregularized as under: A. OVER/UNDER SIZE PLOTS Plots measuring less will be remittedcost of land. Similarly those measuring more shall be requiredto pay as per the rates decided by Management.
Cornerplots may have odd shape and dimension but the samebyelaws will be applicable of the plot category in which itfalls. B.
ANNEXATION OF ADJACENT EXTRA LAND In case whereextra land is available adjacent to the plot and is notdesignated to some other purpose, it may be purchased.Rates and permission of such cases is subject to approvalby 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 9 gates one on each open side but gate should not be oncorner side. B. Where a house is planned on split level a second gate canbe permitted after approval of the planning office. 3.9 MUMTY Construction of mumty is allowed but keeping inview the followings. Note: Mumty must not cover full width of building. 3.10 NO. OF STOREYS Maximum two storeys are permitted. Incase where lay of ground permits an additional storey, itmay be planned after obtaining prior approval from PlanningOffice 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 thefollowing: A. Frontal set back will be left untouched.
B. The basement shall not be exposed more than 3.5 feet fromcrown 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 10 construction of basement for safety of adjacent structures.In case of damage to the adjacent property, the owner ofthe plot and his supervising engineer shall be jointly andseverally responsible for such damages.BAHRIA TOWN in no way shall be held responsible for suchdamages. E. Services, such as bath and kitchen etc., are provided in thebasement, the owner must provide mechanical disposalfrom the basement to the upper level in all cases (irrespectiveof levels of Bahria Town mains), so that there is no possibilityof back flow in case of chokage of the sewer lines . BahriaTown will not be responsible for the consequences in anycase. Separate arrangements shall be made for the disposalof storm water drainage to the Bahria Town mains from thebasement. F. In all basements, minimum one emergency exit of size3 ft x 3ft : shall be provided with outside opening. G. Basement may be used for servant quarter subject to properLight ventilation and other hygienic standards. H. If services, such as bath and kitchen etc are provided inthe basement, the owner will arrange mechanical disposalof water to the upper level (irrespective of levels of BahriaTown mains). I. Member will have to obtain NOC from the neighboringmembers. 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 timeframe. K. In all cases the building should look like two stored and the 11 Total height of building from the front approach road shallnot be more than 38 feet. l. External walls below natural ground level /yard level of thebasement shall be 9” thick R.C.C walls, adequate waterproofed and structurally sound and stable against earthpressure etc M. Clear height of the basement shall not be less than8’-6” and more than 10’ -6” unless site conditions force forextra heights. However if the basement is used for habitablepurposes, the rules for respective space uses will be applied N. For terraced houses basement under the plinth area will beallowed provided the adjacent plots are vacant orbasements already stand constructed on adjacent houses.In case only ground floor stand constructed on adjacentplot, a minimum distance of 5’ -00” shall be left form theproperty line of the adjacent plot while constructing thebasement. In all such cases, foundations of external wallsshall be designed and constructed cantilevered. O. In no case the basement will be allowed in the minimumprescribed setbacks. Only a bridge of maximum 12’ - 00”width shall be allowed to link the building with approachroad provided the front/ side yard of plot is in naturaldepression.
The space under the bridge shall not be usedfor any habitable purpose in any case. P. Construction of RCC retaining wall up to plot line shall bemandatory. 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 notexceed 10 feet. 12 B. Porch columns shall have a clear distance of at least 10feet from the outer edge of the front boundary wall. However,the outer, edge of porch's projection shall have a cleardistance of at least 7 feet measured from the outer edgeof the front boundary wall. 3.14 PROJECTIONS No bay-window, porch and extension of roofshall 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 of10 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 mandatoryopen space is less than 10ft or no mandatory space isprovided with in its compound. Note: Notwithstanding the above provisions, sunshade shall havea clear height of 7 ft above the plinth of the structure. 3.15 RAILING ON ROOF TOP Fixing of railing on rooftop is notallowed. 3.16 RAMPS Maximum height of ramp shall be (8") from the roadlevel to entry gate. Ramps constructed beyond the abovementioned limits shall be demolished. 3.17 SIZE OF ROOMS The minimum area of a room meant forhuman habitation shall not be less than 100 sft. 3.18 TOILET/BATH ROOM IN REAR SPACE A toilet / bathroom notexceeding 40 sq ft in area and 8 ft in height can beconstructed in the rear corner towards the dead wall as anintegral part of main building(for 5 to 10 Marla). 3.19 FARM HOUSESA.
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 13 activities then appropriate standards and protectivemeasures as per Pakistan Environmental Protection Act 1997,or any other applicable regulation/laws shall be compliedwith by the builder.
3.20 PERGOLA A pergola shall not be permitted within theminimum mandatory open spaces required under thesebuilding bye laws. 14 4.1 Plots of 6 Kanals and above Located on Roads with Minimum80ft Right of Way (For plots less than 6 Kanal respectiveBuilding Byelaws under section 1.2 shall be applicabledepending on its location).
4.1.1 Building Height, FAR and Ground Coverage * The increase in FAR shall be proportionate to the actual proposed height. 4.1.2 Mandatory Open Spaces 41.1.3 Set back on Upper Floors Instead of constructing boxesArchitect shall provide set backs at upper floors afterappropriate height intervals for beautification.
4.2 Main Civic and Commercial Centres4.2.1 Mandatory Open Spaces No mandatory open spaces are required in commercial /office buildings use in the main Civic and CommercialCentres . 4.2.2 Building HeightSee the Master Plan for exact height of each commercialarea. 4.2.3 Ground Coverage and Floor Area Ratio (FAR) CHAPTER 4SITE REQUIREMENTS:COMMERCIAL 15 A. The maximum coverage of the plot area shall be7/8th onthe ground floor and 3/4th on the subsequent floors withmaximum FAR of 1:5.
B. Only one basement is allowed with a maximum depth of12ft (3.66m) from the road level for plot area up to 1 kanal.However, plots having area more than one kanal may havemore than one basement. 4.3 Neighborhood Commercial Areas 4.3.1 Mandatory Open SpacesNo mandatory open spaces are required for commercial/ office buildings to be erected in these areas.
4.3.2 Building HeightThe maximum height of the building shall be as follows: 4.3.3 Ground Coverage and Floor Area Ratio (FAR)The maximum ground coverage and FAR shall be as follows: 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 1kanal. B. Septic tank and under ground water tank should beconstructed within plot limits.
16 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 andany other concerned agencies shall be complied with bythe builder. 17 5.1 DESIGN5.1.1 EARTHQUAKE RESISTANT DESIGN A. The structural design of buildings and its individual elementsshall conform to the requirements of the applicable codessuch as UBC 1997, for resisting earthquake forces. B. The seismic zone factor for buildings shall be based on theSeismic Zone Map of Pakistan. 5.1.2 STRUCTURAL/ENGINEERING DESIGNA.
Basic Loads to be considered in Design: following loads shall generally be taken into account, as a minimum:i.
Dead loadsii. Live loadsiii.
Earth pressureiv. Pressure of water and other liquidsv. Wind loads, where they govern the designvi.
Seismic Loadsvii.
Such other loads as are relevant B. Additional Loads to be included in Special Cases: followingloads shall additionally be taken into account, where thereis reasonable probability of their occurrence or in caseswhere the applicable codes require that they also beconsidered: 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). CHAPTER 5STRUCTRAL DESIGNOF MULTI-STOREY BUILDINGS 18 5.1.3 COMPLIANCE TO DESIGN CODESA. 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, USAii. 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 ConcreteInstitute, USA B. The geotechnical investigations shall be done in the lightof the specific details of the building, the order of loads andspecial requirements, if any.
The scope and quantum oftesting shall be consistent with the applicable parametersof the project.
5.1.4 STRUCTURAL DRAWINGSA. 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 parametersadopted.ii. Specific values of the various parameters adopted forcomputation of the earthquake loads and the code ofpractice followed.iii. Specific values of the various parameters adopted forcomputation of the wind loads and the code of practicefollowed.iv. Design live loads adopted for each floor.v. Uniformly distributed and other dead loads adopted for 19 each floor.vi. A description of partitions at each floor and the loadingadopted to account for them.e. Structural drawings shall bear the seal and signature ofthe consulting engineer.f. Tests for construction materials:i. The Bahria Town may require the testing of any constructionmaterials to determine if materials are of quality specified.ii. Tests of materials shall be carried out by an approvedagency at the cost of the builder. Such tests shall be madein accordance with the prevailing standards.iii. A complete record of tests of materials and their resultsshall be available for inspection during progress of work.
5.2 SITES5.2.1 BUILDING SITE No building shall be erected upon a site reclaimed withtown sweeping or other refuse, until the whole groundsurface or site of such building has been rendered innocuousand 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 WALLBoundary walls abutting the public streets, footways, orplaces which the public are allowed to use shall not havefencing consisting of barbed wire or any material likely tocause injury to persons or animals. 5.3 FOUNDATIONS5.3.1 GROUND TEST The builder shall cause tests to be made to prove the natureof the soil, wherever considered necessary by the BahriaTown. Such tests must be made for all sites intended to beconstructed upon with buildings having four storey andabove. 20 5.3.2 FOUNDATION NEAR DRAINWhere a building is to be erected near a drain or anexcavation at a distance less than the depth of the saiddrain or excavation, the builder shall satisfy theBAHRIA TOWN that the foundations of the buildings are safe. 5.3.3 STRUCTURAL CALCULATIONSThe builder shall submit structural calculations and acertificate from a qualified structural engineer to verify thestructural stability of foundations and super structure, ifrequired by the BAHRIA TOWN. 5.3.4 DAMP PROOF COURSEA.
Proper damp proofing shall be provided for walls and floors according to the standard specifications in Uniform BuildingCode, 1997 or International Building Code, 2006 of USA &NRM, 1986. B. Where the floor or wall of a building is, in the opinion of theBAHRIA TOWN, subject to water pressure, that portion of thebuilding below ground level shall be suitably waterproofed. 5.3.5 BASEMENTFor the construction of basement beyond 12 ft (3.66 m)depth from road level, RCC piling along all four sides of theplot at the property line is a must. The design of RCC pilingwill be based on the soil investigation report and the designshall be submitted along with the building plans. 5.4 STAIR CASES AND LIFTS5.4.1 STAIR CASE SPECIFICATIONSA.
All buildings other than Apartment Buildings up to three storey shall have stair-cases having a minimum clear widthof 3 ft-6 inches (1.07 m) and 4 ft (1.22 m) where they exceedthree storey. B. In Apartment Buildings stair-cases shall have the followingminimum width:i. Up to 5 storey 4 ft (1.22 m) clearii. Above 5 storey 4 ft-6 inches (1.37 m) clear C.
The riser of the stair-case step shall not be more than 7.1/2inches (0.19 m) and the tread not less than 10 inches (0.25m) 21 D. There shall not be more than 15 risers between each landing.A landing shall not be less than 3ft-6inches (1.07m) in depthexcept in case of service stair-case where the number ofrisers may be increased depending upon the situation anddesign. E. Winders may only be permitted in residential buildings otherthan Apartment Buildings. F. All stair-cases in Apartment Buildings shall be of reinforcedcement concrete or other non-inflammable material. 5.4.2 LIFTSA.
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 withstandards of Uniform Building Code, 1997 or InternationalBuilding Code, 2006 of USA & NRM, 1986. 5.5 Design and construction of houses (Composite Structure)in BAHRIA TOWN (Pvt) Ltd Islamabad/Rawaplindi 5.5.1 (A) MATERIAL1. Bricks. The shall be of standard shape, burnt red ,hand formed or machine made and shall have a minimumcrushing strength of 1490 psi and absorption up to 20%. 2. Mortar. Cement-sand mixes of 1:6 shall be adopted for 9thick wall and cement sand mortar 1:4 for 4 ½ 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 cementsand mortar (1:3). 4. Concrete. The concrete used in various seismic bands shallhave minimum compressive cylinder strength of 2500 psi at28 days. 5.
Reinforcing steel. The reinforcing steel shall have minimumyield strength of 40,000 psi. 6. Hollow block. Hollow block masonry is totally prohibited,only allowed in frame structure design. 22 5.5.2 (B) FOUNDATIONDue to cut and fill area R.C.C strip foundation min.8 thickshould be provided under strip footing of walls or raft maybe placed if bearing capacity of soil less is than 0.6 T/sft,according to the recommendation of geotech engr.(Registerwith PEC) 5.5.3 (C) HORIZONTAL REINFORCEMENT IN WALLSHorizontal reinforcing of walls is required in order to tieorthogonal walls together. The most important horizontalreinforcement is by means of reinforcement concrete bandsprovided continuously through load-bearing longitudinaland transverse walls at plinth, lintel according to therequirement stated below. 1. Plinth Band This should be provided at plinth level in allinterior and exterior walls.
(Not less than 9 depth). 2. Lintel band A lintel band (not less than 9 depth) should beincorporated above all openings and should be continuousin all interior and exterior walls. The reinforcement and banddepth over the opening shall be provided in addition ofthat of any other requirement.
The lintel level of all the doorsand windows shall be at the same level to facilitate placingof this band all around and inside the building without anydiscontinuity at G.F and 1st floor. 5.5.4 (D) VERTICAL REINFORCEMENT IN COLUMNSR.C.C column (not less than 9 x 9) should be provided atthe critical section (i.e the corner of walls , junctions of walls)right from the foundation concrete to top slab with minimumreinforcement or required for seismic requirements. Theconcrete mix shall be kept to 1:2:4 by volume or either. 5.5.5 (E) CONSULTING ENGINEER REQUIERMENTSAll structural design and drawings should be prepared byPEC Licensed Consulting Engineer (for civil works).if LicensedConsulting Engineer stamps the drawings prepared byanother Engineer he will be permanently banned by BahriaTown for Practice. He should design himself, stamp and sign.Without this no N.O.C will be issued. 23 Bahria Town Design Wing can demand detail designcalculations of structures. (F) All approved drawings should be present at the site duringconstruction. (E) All stages should be checked and signed by site inspectorcontinuously.
In case of any discontinuity of checking.Construction may be stopped. 24 6.1 GENERALThe requirements of parking space shall not be applicablein such commercial areas including District and DivisionalCentres and Neighborhood Commercial Areas in theApproved schemes where provisions for parking space havebeen made by the TMA. 6.2 PARKING SPACE STANDARDS6.2.1 APARTMENT BUILDINGS The following minimum parking space provisions shall bemade:One car space for every 1200 sq ft. (111.52 sq m) of coveredarea subject to a minimum of one car space for everyhousing unit; and NOTE: In an apartment building, if any portion is intended to beused for a purpose other than residential, the parkingstandards prescribed hereunder shall apply in accordancewith the nature of intended use. 6.2.2 OFFICES, COMMERCIAL INCLUDING LARGE STORES & RETAILSHOPS, HOSPITALS & EXHIBITION HALLS One car space forevery 1000 sq ft (92.95 sq m) of floor area; and 6.2.3 HOTELSA. One car space for every 6 rooms, provided that in case of family suites, each room will be counted separately as oneroom for calculation of parking spaces. B. One car space for every 800 sq ft (75 sq m) of shoppingarea. C. One car space for every 1000 sq ft (92.95 sq m) of officearea.
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 & CAFESOne car space for every 500 sq ft (46.47 sq m) of floor area. CHAPTER 6PARKINGREQUIREMENTS 25 6.2.5 MARRIAGE HALLS, BANQUET HALLS & COMMUNITY CENTRESOne car space every 500 sq ft (46.47 sq m) of floor are a. 6.2.6 CINEMA, THEATRES & CONCERT HALLOne car space for every 5 seats. 6.2.7 POST OFFICES & POLICE STATIONSOne car space for every 2000 sq ft (185.90 sq m) of floorarea. 6.2.8 SCHOOLS, COLLEGES AND EDUCATIONAL INSTITUTIONSA.
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 buses6.2.9 MOTOR CYCLES 16% of the total car parking area shall be reserved for motorcycle.
6.3 PARKING SPACES SPECIFICATIONS6.3.1 CALCULATING THE PARKING REQUIREMENTSA. For the purpose of calculating parking requirements, the gross floor area shall not include the area of mechanicalplant rooms, air conditioning plants, electric sub station,space provided for prayer, ducts, service shafts, public toiletsfor common use, lifts, escalators, stairs, covered parkingand circulation of vehicles. B. If corridors and arcades provided are more than 10 ft inwidth then additional area under corridors and arcadesshall be excluded for calculating the car parkingrequirements. C. In case of additions/alterations additional parking will haveto be provided for the additional floor area according tothe standards given in these Regulations. 6.3.2 FLOOR HEIGHTMinimum height of parking floors shall not be less than 8 ft(2.44m). 26 6.3.3 PARKING GEOMETRYConfiguration of parking spaces and drive way etc shallconform to the following Minimum standards: 27 6.3.4 VENTILATION & FIRE PROTECTION IN PARKING AREAAdequate means of ventilation, fire protection andemergency exits shall be provided in the parking areas. 6.3.5 LIGHTING ARRANGEMENTAll parking areas must be properly lit for clear visibility andsafety. 6.3.6 BASEMENT, RAMP, PARKINGA. 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 thecase where only one basement is provided with a maximumexcavation of 12 ft (3.66 m). Ramp may be provided in themandatory open spaces in the basements subject to thecondition that it shall not obstruct these spaces on groundlevel. B.
For the construction of basement beyond 12 ft (3.66 m)depth from road level, the entire plot area can be coveredsubject to the provision of RCC piling along all four sides ofthe plot. C. No ramp is allowed in side and rear spaces at ground levelif these spaces are not abutting a road. D. However the level of the roof of the basement in themandatory open spaces required to be provided underthese bye laws shall not exceed 6 inches above the crownof the road. E. The lower ground floor/basement if used for purposes otherthan car parking shall be constructed after leaving all themandatory open spaces as required under these bye laws. F. No Ramp shall start within 10ft clear space from the plotline for entry and exit purposes. Such ramp should have amaximum slope of 1:5, with transition slopes minimum 8ftlong and maximum 1:10 gradient at both ends. (see fig.5.1) G. Where entry/exit to the basement is from the rear mandatoryopen space, a minimum chamfer of 6x6 ft shall be providedat the rear two corners of the building at the ground floor 28 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 calculatedseparately on the basis of proposed uses as per these byelaws. 6.3.7 SIGNAGEA. The building plans should clearly show entry, exits, gradient of ramp, turning radius, storage spaces, circulation andmovement of vehicles etc.
B. Proper parking signage such as entry and exit, directionalarrows and road marking must be provided. 6.3.8 CONSTRUCTION OF PARTITION WALLSNo partition walls shall be constructed in parking areas. 6.3.9 INCENTIVE FOR PROVISION OF ADDITIONAL PARKINGFollowing incentives shall be given to the builder for providingcar parking spaces over and above the requirements: A. If the car parking spaces are 10% more than the requirementthen the building plan fee shall be reduced by 10% B. If the car parking spaces are 20% more than the requirementthen the building plan fee shall be reduced by 20% Fig-6.1 Ramp 29 Fig-6.2 Chamfering at Driveway 30 7.1 GENERALA building or any structural part of a building, other than asingle storey building shall have an adequate standard offire resistance and shall be built of the following components: A. The external walls, all partition walls and the enclosing wallsof stair-cases a minimum of 9 inches (0.23 m) solid brick workor 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 BUILDINGSA. 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 SYSTEMA. Except in residential buildings, all air conditioning or ventilation ducts including framing, shall be constructedentirely of non-inflammable materials and shall beadequately supported throughout their length.
B. Where ducts pass through floors or walls, the space aroundthe duct shall be sealed with rope asbestos, mineral wool,or other non-inflammable material to prevent the passageof flames and smoke. C. The air in take of any air-conditioning apparatus shall be sosituated that air does not re-circulate from any space inwhich objectionable quantities of inflammable vapoursor dust are given off and shall be so situated as to minimizethe drawing of inflammable material or other fire hazards. D. Where the duct systems serve two or more floor of a buildingor pass through walls, approved fire dampers with fusiblelinks and access doors shall be located at the duct openingand such dampers shall be so arranged that the disruption CHAPTER 7FIRE RESISTANCEAND FIRE PRECAUTIONS 31 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 storeyin height shall be provided with sufficient means forextinguishing fire as follows: A. i. All buildings shall have one multipurpose (A, B, C) drychemical powder 6 Kg fire extinguisher for each 2000 sq. ft.of floor area. At least two fire extinguishers of 6Kg each shallbe placed on each floor (if floor size is less than 2000 sq. ft.).ii. The maximum travel distance to a fire extinguisher shallnot exceed 75 ft. but for kitchen areas this distance is 30 ft. B.
Fire fighting bucketsC. 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 independentover-head water tank of minimum 7500 gallons and externalunder-ground water tank of 15000 gallons. In case wherethe building is over 10 storey high, it shall have anindependent over-head tank of 15000 gallons and externalunder-ground water tank of minimum 30000 gallons. Theexternal underground water tank shall be accessible to thefire-fighting vehicles at all times.
E. i. The pressurized internal fire hydrant system shall beindependent and separate from the normal water supplysystem and shall be maintained at 3-5 bar pressure at allfloors through an electric pump of suitable capacity for firefighting, which remains operational even if the power supplyof main building is shut off.ii. The hydrant system shall have two compatible standardinlets at ground level for connecting with the emergencyfire vehicles.iii. The pressurized internal fire hydrant system shall have awater hydrant outlet (with Shut off valve and pressure gauge)connected to a 1.5 inch x 100 ft fire hose stored in a metallichose cabinet at or near an emergency staircase. 32 iv. All fire fighting pumps shall be placed in such a mannerthat their base is at least two ft below the bottom of thewater tank. F. i.
For external fire hydrants all buildings shall have engineoperated standby external fire-fighting pump connectedto an adequate water source and supplying water to anexternal pipeline serving to external fire hydrants.ii. The external fire hydrant shall be located at least six ftaway and not more than fifty ft from the building.
Thedistance between any two hydrants shall not exceed morethan 100 ft. G. Separate fire exit stairs.H. Fire Alarm SystemI. First Aid BoxJ. Smoke masksK. Breathing apparatusL. 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/ownerof the multi-storey buildings and buildings of public assemblyto hold/arrange fire fighting drills at frequent intervals butat least once a year in consultation with the fire fightingdepartment of the City District Government NOTE: All fire fighting arrangements shall comply with therequirements under Rule 9 of Civil Defense (Special Powers)Rules1951. 7.6 EMERGENCY EXIT SPECIFICATIONS7.6.1 MEANS OF ESCAPE IN CASE OF EMERGENCYA.
All means of escape from a building including extra corridors, stairs etc. shall permit unobstructed access to a street or toan open space or to an adjoining building or roof fromwhere access to the street may be obtained. B. All buildings shall have windows on the street elevationwithin convenient reach and of adequate size to enable 33 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 additionalstair-case. D. In a block of Apartment Buildings emergency stair-casesshall be provided in addition to the main stair-case/stair-cases. E. An emergency stair-case shall be sited at such a positionthat it should be accessible to all the Apartments withoutany hindrance or obstruction and it should be open to apermanently ventilated space.
F. Every multi-storey building should be provided withemergency stair case/staircases as the case may be inaddition to the main staircase/staircases in the followingmanneri. For buildings on plots less than 4 kanal : 1 emergencystaircaseii. For buildings on plots 4 kanal & above: 2 emergencystaircases located at two ends of floor G. The staircase shall be separated from the main building bytwo fire doors, opening outwards. The fire door shall behinge type with clear width of at least 3 ft and minimumone hour fire resistant rating. H. The staircase shall have an accessible window or openingtowards 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 atall 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. 34 8.1.1 ALUMINUM/PVC WINDOWS Fixing of aluminum/PVC windowsfor front facade is mandatory. 8.1. 2 BAY WINDOWS Bay windows are not allowed. Fixed elevationsare to be followed. 8.1.3 BOUNDARY WALL The height of the boundary wall shall notexceed 6 feet from the front road level.
Walls and gatedesigns are also fixed. 8.1.4 CONSTSRUCTION/ADDITIONS/AL TERATIONSNo construction, addition or alternation shall be allowedunless drawings are approved by Design Wing. 8.1.5 CONSTRUCTION MATERIAL Will not be dumped on theroad/foot Path. Violators will be fined as fixed from time totime. 8.1.6 CONSTRUCTION MONITORINGA. Qualified building inspectors have been employed to monitor construction of houses through regular inspectionsas per check list/Inspection card to be obtained from DesignWing. The card shall be kept at site for entries by theinspectors. B.
Members to keep one set of working/detail drawings onsite, which will be made available to the monitoring staffduring 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 andfines/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. CHAPTER 8REGULATIONS 35 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 PERIODConstruction must be completed within a period of 3 yearsfrom the date of possession. 8.1.8 DEMARCATION OF PLOTA. On receipt of original allotment letter and possession certificate Bahria Services will demarcate the plot to theowner. B.
Members to submit an application for demarcation onprescribed form to Bahria Services at least 7 days in advance. 8.1.9 DESIGN/DRAWINGS For preparation of building plan followingprocedure 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/structuraldrawings/design, & soil test done from outside. However, allthe architectural/ structural drawings are required to bevetted / approved by Design Wing of Bahria Town. C. Before start of construction owner of plot will give anundertaking to abide by the Building Byelaws of BahriaTown. Specimen attached as annexure-A.
D. Permission for construction will be issued by Bahria Serviceson provision of the following:1. Soil test report.2. Approved working drawings.3. Approved / vetted building design.4. Structural drawings 36 5. NOC from Design Wing.8.1.10 DISPOSAL OF DEBRIS/CONSTRUCTION WASTE No debris/construction waste shall be dumped /thrown intoadjacent plots. 8.1.11 OVERSIGHT IN SCRUTINY OF DRAWINGSAny oversight in the scrutiny of drawings at the time ofapproval of the building plan does not entitle the ownerto 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 afterverification will forward requisite Proforma to Bahria Services. B. Bahria Services will prepare the possession certificate andreturn to GM (Ops). C. After clearance of all dues, GM (Ops) will issue the originalallotment letter to allottee. 8.1.13 PREROGATIVE OF MANAGEMENT The Management reservesthe right of rejecting the plans or modifications which thoughmay not contravene the Byelaws but are detrimental to theinterest of the Bahria Town/community 8.1.14 PRIVACYAll members particularly the subsequent builders areexpected to respect the privacy of the neighbours. Architectsare well advised to have due regard to the privacy whiledesigning. 37 8.1.15 FINE AND PENALTIES 38 Annexure-ATo Bahria Town (Pvt) Ltd. Building Byelaws UNDERTAKING I have read and understood the Building Byelaws of Bahria Town(Pvt.) Ltd and hereby undertake to construct my house in accordancewith these Byelaws, and any subsequent Amendments/instructionsissued by the Bahria Town Management. Signature. Name of Owner. Plot No. Street No. Phase. NIC # (Copy attached). Telephone Contact. Dated: 39 Corporate Head OfficeBahria Town (Pvt) Ltd.Phase - II, Bahria Town,Rawalpindi / Islamabad.Tel: +92 51 5730280 - 7 www.bahriatown.com 1 to 27 of 1,714 PlotsBahria Enclave, Bahria TownInstallmentsPKR 9.9 Lakh/monthSize 4 Kanal Orchid Street Near Sim...moreAdded: 2 days ago(Updated: 17 hours ago)Bahria Enclave - Sector F, Bahria EnclaveSector F 10 Marla Plot for Sale Str...moreAdded: 2 days ago(Updated: 2 days ago)Murree Expressway - Murree201 ApartmentStarting fromFlats1.01 Crore - 1.21 Crore3.7 Marla - 3.9 MarlaFlats60.22 Lakh - 91.12 Lakh2.3 Marla - 2.9 MarlaFlats1.01 Crore - 1.21 Crore3.7 Marla - 3.9 MarlaFlats60.22 Lakh - 91.12 Lakh2.3 Marla - 2.9 MarlaFlats1.01 Crore - 1.21 Crore3.7 Marla - 3.9 MarlaReserveBahria Enclave - Sector C1, Bahria EnclaveOpen form Developed area Ready to c...moreAdded: 3 days agoBahria Enclave - Sector I, Bahria EnclaveNew Deal Open Farm Invoice 65 lac ...moreAdded: 4 days ago(Updated: 3 days ago)Bahria Town Rawalpindi - RawalpindiRiver CourtyardStarting fromFlats1.37 Crore - 5.71 Crore3.4 Marla - 14.3 MarlaFlats1.37 Crore - 5.71 Crore3.4 Marla - 14.3 MarlaFlats1.37 Crore - 5.71 Crore3.4 Marla - 14.3 MarlaFlats1.37 Crore - 5.71 Crore3.4 Marla - 14.3 MarlaReserveBahria Enclave - Sector A, Bahria EnclaveGolden Chance To Buy Your Dream Pro...moreAdded: 4 days ago(Updated: 2 days ago)Bahria Enclave - Sector J, Bahria EnclaveAre you looking for a good property...moreAdded: 6 days ago(Updated: 4 days