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**CHAPTER-I**

# **RESIDENTIAL BUILDING BYELAWS**

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## RESIDENTIAL BUILDING BYELAWS

### 1. Compulsory Open Spaces / Set Backs

| Area of Plot (Sq Yds) | Compulsory Open Space / Setback |           |                |
|-----------------------|---------------------------------|-----------|----------------|
|                       | Front (ft)                      | Rear (ft) | Sides (ft)     |
| 300                   | 10                              | 7         | 5 (one side)   |
| 600                   | 10                              | 7         | 5 (both sides) |

{(In case of irregular plots, relaxation for Compulsory Open Spaces shall be given after getting approval from Building Control Section (FHST))}.

### 2. Covered Area

| Area of Plot (Sq Yds) | Allowable Covered Area (G.F) | Allowable Covered Area (F.F) | Remarks  |
|-----------------------|------------------------------|------------------------------|--|
| 300                   | Maximum 68% of plot area     | Maximum 50% of plot area     | <ul style="list-style-type: none"><li>• Shades are not counted in covered area.</li><li>• Area of Car porch / Pergola will be considered 50%</li></ul> |
| 600                   | Maximum 68% of plot area     | Maximum 50% of plot area     | <ul style="list-style-type: none"><li>• Allowable area of Pergola is 120 Sft and no construction is allowed on it</li></ul>                            |

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3. **Basement:** Open / closed basement is allowed with following conditions:-

- (a) Basement can be constructed 100% after leaving Compulsory Open Spaces (COS)
- (b) If open basement or set-back is less than 5ft an NOC is required from the neighbour so that the area can be dug in till the boundary wall of the neighbouring house. No NOC is required in case of closed basement.
- (c) Basement shall not be exposed more than 4ft 6 inches from crown of the abutting road.
- (d) Construction of ramp, stairs / steps leading to the basement is permitted within the side and rear set-back without any super structure over them.
- (e) Clear height of the basement shall not be less than 8ft 6 inches.
- (f) Basement Wall / Retaining Wall adjacent to completed houses / endangering neighbouring structure should be completed within 15 days from the date of commencement of excavation.
- (g) All retaining walls of open / closed basement should be of RCC.
- (h) In case of open basement, member can excavate 2ft into the adjacent plot with the permission of Building Control Section by acquiring NOC but the backfilling should be done with sand. In case, adjacent house is constructed, the member would not be allowed to excavate.

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(j) If 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 FHST (mains)], so that there is no possibility of back flow in case of blockage of the sewer lines. FHST will not be responsible for the consequences in any case.

(k) Entry to the basement from rear and side set-back is allowed.

4. **Height of Building / Number of Storeys.** Maximum height of building including water tank / mumty or any structure is 37ft (measured from reference point), with maximum two storeys (ground + first). Basement shall be allowed.

5. **Main Stairs / Open Stairs Case**

(a) Minimum width of steps of main stairs shall not be less than 3ft, with riser upto 7ft 6 inches and tread minimum upto 10 inches.

(b) Plots having rear / side setback of 5ft and more can have spiral stair at rear / side set back after leaving a clear distance of 2ft 6 inches.

(c) Straight stairs having the width of 2ft 6 inches is also allowed in rear setback.

(d) Maximum width of stairs in side set-back leading to Ground Floor only should not be more than half width of set-back.

6. **Finish Floor Level.** Finish floor / Plinth level of ground floor should not be more than 4ft 6 inches.

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**7. Projections / Sun Shades**

- (a) At front set-back not more than 3ft.
- (b) At side / rear set-backs not more than 2ft 6 inches
- (c) Fiber glass coverage on window top shall be allowed till width of window. Depth of coverage should be equal to the depth of projections / shades.
- (d) Maximum fall of shade should not be more than 3ft
- (e) No construction is allowed above projections / sun shades.

**8. Septic Tank.** Construction of Septic tank is mandatory, It should be constructed with RCC walls / should have a minimum distance of 3ft from front / side boundary wall. Boundary wall should not be used for septic tanks (in any case).

**9. Entry Gates**

- (a) Two gates shall only be allowed in case of corner plots or plots having openings on two sides. Non-corner plots having frontage 70 ft and above can have two gates on front side (shifting charges of services such as transformer, DB, pole etc in front of second entry / gate will be paid by the member).
- (b) Standard width of main gate including wicket gate and excluding pillars will be upto 20ft and for 2<sup>nd</sup> gate is upto 14ft. Width of gate pillars (inclusive of boundary wall) should not be more than 1ft 6 inches. However, width of main gate shall be increased upto 25ft after payment of regularization fee (Rs 1,000/- per ft)

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(c) Provision of any type of arch / design element over the gate(s) is not allowed.

(d) Location of main gate will be shown in Site Plan.

10. **Ramp (Driveway).** Ramp in front of gate in services area can be constructed subject to following conditions: -

(a) For rectifications of faults of underground services, four 6 inches dia independent conduits will be provided under the ramp by the member.

(b) Edge / start of Ramp should not cross the black top of road.

11. **Water Tank**

(a) **Under Ground Water Tank**

(i) Only one underground water tank of maximum size 1500 gallons (standard) with RCC for plots upto one Kanal is allowed.

(ii) Should have a minimum distance of 3ft from front boundary wall and should be located in such a way that bowzer filling for water tank shall be facilitated from the outside.

(iii) One ft free board will be taken while calculating the capacity.

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**(b) Over Head Water Tank**

- (i) Only one overhead water tank of maximum size 900 gallons (standard) with RCC for plots upto one kanal is allowed.
- (ii) Height of water tank shall be allowed upto 8ft from roof top level.
- (iii) One feet free float will be taken while calculating the capacity of water tank.

**12. Boundary Wall**

- (a) Boundary wall should be constructed (RCC or brick masonry wall) within property line. If boundary wall of 4½ inches width is constructed, then pillar of 9 x 9 inches at 10ft distance must be provided. If member wants to construct common boundary wall, approval of both neighbours should be obtained and affidavit in this regard from both neighbours is mandatory.
- (b) Both neighbours shall have full right to use it on their respective sides / top. However, no space from right of way of road / street shall be utilized for this purpose.
- (c) Minimum / maximum height of boundary wall is 6ft and 7ft respectively.
- (d) Height of boundary wall should be such to ensure the privacy of the adjacent house.
- (e) Front / side boundary wall (If there is open space / nullah / road on that side) shall be constructed with grill or any other see-through material.

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(f) Safety grill upto 2ft 6 inches can be provided above boundary wall.

**13. Car Porch**

(a) Maximum sizes of car porch are as under: -

| <b>Area of Plot (Sq Yds)</b> | <b>Maximum Size including Side Setback</b>  |
|------------------------------|---|
| 400 to 800                   | 30 ft x 35 ft<br>18 ft x 18 ft (2 <sup>nd</sup> Car Porch only for Corner Plots or Plots having opening on two roads) |
| 201 to 399                   | 20 ft x 18 ft<br>12 ft x 18 ft (2 <sup>nd</sup> Car Porch only for Corner Plots or Plots having opening on two roads) |

(b) Two car porches shall be allowed for corner plots, whereas, plots with two entries and non-corner plots having frontage 70ft and above.

(b) Second car porch shall fall within the permissible projection / shade but with side car porch columns resting over the boundary wall.

(c) Distance of porch roof from boundary wall shall be allowed as 5ft and porch columns should be kept 8ft from plot line.

(d) Larger size porches can be constructed after leaving the COS.

(e) Storm water from the roof of porch shall be drained within the plot.



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(f) Porch columns shall not extend beyond the front building line. However, projection from porch column towards front only can be extended by 2ft 6 inches.

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

(h) Construction above / below the porch (basement) is allowed after leaving compulsory open spaces.

(i) Minimum depth of porch for 01 Kanal and above plots should be 15ft and for less than 01 Kanal plots it is 12ft.

14. **Mumty**

(a) **Location.** Mumty shall be constructed over primary (main) or secondary staircase (within the building line) for habitation / storage with toilet.

(b) **Height.** Height of mumty shall not be more than 11 ft from top of 1<sup>st</sup> floor roof slab.

(c) **Covered Area**

| Area of Plot (Sq Yds) | % Age | Covered Area of Mumty (Sq Ft) |
|-----------------------|-------|-------------------------------|
| 300                   | 11    | 300                           |
| 600                   | 9     | 486                           |

15. **Size of Rooms / Servant Rooms.** Minimum area of a room meant for human habitation shall not be less than 80 Sft.

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16. **Parapet Wall.** Parapet wall maximum upto 5ft and minimum upto 2ft 6 inches height shall be allowed.
17. **Washing Area in Rear Set-back.** One temporary shade of 7ft x 4ft is allowed at rear compulsory open space (for laundry only).
18. **Bay Windows.** 2ft 6 inches bay window in frontal set-back is allowed and its area is counted into total covered area.
19. **Installation of Solar Panels:** Solar panels / geysers on rooftop will be provisionally allowed and structures including raised solar panel(s) or geyser(s) on roof of mumty and / or overhead water tank are not allowed.
20. **Generator.** Generator shall not be used as a prime source of electric supply. It may however be used as standby with following conditions: -
  - (a) Petrol or diesel driven generator with soundproof canopy shall be installed.
  - (b) Noise beyond the boundary limit shall not be allowed i.e. noise control arrangement must be made.
  - (c) Generator should be placed on rooftop (roof slab must be designed for structural stability to sustain the weight of generator) or in front lawn 5ft away from common boundary wall. However, the generator shall not be placed in rear & side, Setbacks at ground floor and terraces at first floor.

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21. **Features in Setbacks**

(a) Rockery / water feature / flower pots upto height of boundary wall shall be constructed with front boundary wall. In case rockery / water feature is provided along common boundary wall, a gap of minimum 6 inches shall be provided between the wall and rockery / water feature.

(b) In case of seepage at the boundary wall of adjacent house due to the presence of rockery / water feature, the owner shall address the problem of seepage within 15 days from the issuance of notice from FHST, otherwise, it will be rectified at owner's risk and cost.

(c) Plants are not allowed inside / rear set-backs.

22. **Services Area in front of Plots.** Member can develop the service area in front of his plot as green area that remains the property of FHST. Fencing / grills around this area is not allowed.

23. **Two Adjacent Plots.** If member has two adjacent plots and he uses one plot for construction of his house and second as lawn, then he has to follow following procedure: -

(a) Both the plots must be owned by the same member.

(b) If ownership is different than an affidavit on judicial stamp paper of Rs 100/- and a sketch showing detail of boundary wall and gate duly signed by the approved architect will be required from second owner that he / she has no objection for utilizing his / her plot as green area only.

(c) Members to get site plan / possession of the plot to be utilized as green / lawn.

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(d) Construction of underground water tank and structure using steel, fiber or wood up till 25ft x 25ft in the plot utilized as green area shall be allowed

(e) Combined boundary wall shall be erected and second gate is allowed.

(f) A passage / drive way from gate to building line would also be allowed. However, no construction of any type such as porch etc would be allowed.

**24. Two Adjacent Plots at Different Levels.** If two back to back / adjacent plots are at different levels and level difference is more than 5ft, then owner of the plot, who constructs the house first will have to construct a common RCC retaining wall at rear side and foundation of RCC retaining wall should start from the lower road level.

**25. Construction in Split Level.** Due to variation in level or encountering hard strata, wherein excavation becomes difficult, split-level with a maximum of 3ft level difference shall be allowed.

**26. Amalgamation of Two Plots.** With specific permission, adjacent plots shall be combined together to form a single unit. Such unit when constructed will not be sub-divided unless complete building is dismantled. However, construction of Semi-Detached (duplex) house is allowed for amalgamated plot.

**27. Sub-Division of Plots.** Sub-division is not allowed for any plot. Amalgamated plot can be subdivided into two separate plots provided the construction is done according to the Byelaws of smaller plots.

**28. Chamfering of Corner.** For smooth flow of traffic at turning, the corner of a plot bounded by two roads shall be

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tapered / chamfered by a standard i.e. 6ft x 6ft on either side from the corner for all categories except commercial plots.

29. **Services.** FHST will provide roads / services and the members are required to plan extension of these services to their buildings accordingly. Further extension of the services to other users is strictly disallowed.

30. **Approved Drawings.** Member / contractor must keep one set of approved drawings at construction site, which shall be made available to FHST staff during inspection.

31. **Inspection during Construction.** It is the responsibility of the owner to get the site inspected from building control staff (FHST).

32. **Addition / Alteration.** No construction, addition or alteration shall be allowed unless drawings are approved by FHST. Any change after the approval of submission drawing will be regularized through submission of revised drawings.

33. **Construction without Approval.** Any construction started / carried out without prior approval of authority shall be liable to be demolished (partly / wholly) with or without notice at risk and cost of owner.

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# **COMMERCIAL BUILDING BYELAWS**

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**CHAPTER-II**

**COMMERCIAL BUILDING BYELAWS**

**1. General Conditions for Commercial Plots**

(a) **Foot Print / Number of Floors.** Foot print along with number of floors against each site of Fazaia Housing Scheme Tarnol (FHST) is appended below: -

| <b>Area of Plot (Sq Yds)</b> | <b>Foot Print</b>                    | <b>Floors</b>   |
|------------------------------|--------------------------------------|---|
| Upto 100                     | 100%                                 | B+G+3 for Sites No 3, 4, 5, 6 & 7<br>B+G+2 for Sites No 8 & 9 |
| 101 to 250                   | 100%                                 | B+G+3 for Sites No 3, 4, 5, 6 & 7<br>B+G+2 for Sites No 8 & 9 |
| Above 250                    | To be decided by Competent Authority |   |

**b. Building Height**

(i). **Sites No 3, 4, 5, 6 & 7.** Maximum height of the building shall be increased to 55 ft from reference point (reference point shall be the intersection of front of building & road crown) including machine room for lift, water tank and stair Mumty.

(ii). **Sites No 8 & 9.** Maximum height of the building shall be increased to 44 ft from reference point (reference point shall be the intersection of front of building & road crown) including machine room for lift, water tank and stair Mumty.

(iii) **Larger Commercial Plots (above 250 Sq Yds).** Maximum height will be decided by the

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Competent Authority of Fazaia Housing Scheme Tarnol (FHST).

(c) **Height of Floor.** Height of each floor should not be less than 9ft.

(d) **Basement.** Basement is allowed irrespective of topography of plots but with following conditions: -

(i) In case of open basement, NOC is required from the neighbour who has constructed building at the neighbouring plot. No such NOC is required in case of closed basement. In case of any damage to the adjacent building during excavation of basement, the owner of the plot shall be responsible for such damages. Fazaia Housing Scheme Tarnol (FHST) shall not be held responsible for such damages.

(ii) Basement shall not be exposed more than 3 ft from crown of the road.

(iii) Clear height of the basement shall not be less than 8 ft 6 inches.

(iv) Basement Wall / Retaining wall (RCC) adjacent to the neighboring structure should be completed within 15 days from date of commencement of excavation.

(v) If bath / kitchen etc are provided in the basement, the owner must provide mechanical disposal from basement to upper level (irrespective of levels of FHST Mains). Fazaia Housing Scheme Tarnol (FHST) shall not be responsible for the consequences.



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- (vi) Cost of additional services (if required) shall be borne by the member.
- (e) **Projection / Shade**
- (i) Maximum size of projection / shade is 2ft 6 inch (if site permits).
- (ii) Conversion of projections in to habitable area (if site permits) shall be allowed with prior approval of Fazaia Housing Scheme Tarnol (FHST).
- (f) **Mumty.** Upto 30% of the plot area can be utilized for mumty. Mumty area shall be used for machine room, lift room, generator room, living area or bathrooms.
- (g) **Arcade.** Commercial building may or may not be constructed with Arcade.
- (h) **Entrance Steps.** Temporary entrance steps for ground floor can be provided upto 3 ft outside plot line. However, in case of any requirement for laying/ maintenance of any services, entrance steps can be removed/ demolished. Fazaia Housing Scheme Tarnol (FHST) shall not be responsible for any such damages.
- (j) **Entrance Steps for Basement.** Entrance steps for basement shall not be extended beyond plot line.
- (k) **Septic Tank.** Septic tank (mandatory) will be constructed within plot and its maintenance is responsibility of the plot owner.
- (l) **Underground Water Tank.** Underground water tank shall be constructed within plot.

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(m) **Finish Floor Level.** Finish Floor / Plinth level of ground floor shall not be more than 3ft.

(n) **Stair Hall**

(i) Clear width of stairs shall not be less than 3ft. The riser shall not be more than 7 inches and tread shall not be less than 10 inches.

(ii) All stair cases / walls should be of RCC.

(iii) All stair halls have to be connected with the basement and the roof top.

(iv) Minimum clear head under beams and stair landing shall be 7ft.

(p) **Lightning Protection.** For all commercial buildings lightning protection should be provided.

(q) **Facade Code**

(i) Maximum effort should be made to make elevation in uniformity to adjacent / neighbouring buildings.

(ii) AC external units, electrical cables, telephone cables, dish cables and rain water disposal / sewerage pipes are not allowed at front elevation of the building.

(r) **Provision for Special Persons**

(i) Minimum one toilet for special persons (handicapped) should be provided.

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(ii) Separate ramp for entrance of building should be provided.

(s) **Installation of Antenna Tower & Lightening Conductor**

(i) Permission (mandatory) for Installation of Antenna Tower & Lightening Conductor will be valid for one year that shall be renewed after every year.

(ii) Position of tower has to be incorporated in design of building.

(t) **Tandoor and Flour Grinding Machine**

(i) Permission for fixing of Tandoor is mandatory, no fire wood (as fuel) will be used.

(ii) Flour grinding machine is not allowed. Moreover, industrial and semi industrial activities are not allowed.

(u) **Fire Safety and Security System**

(i) State of the art security / fire safety system is to be provided.

(ii) Dual / alternate system is to be provided.

(v) **Toilets**

(i) To be provided in each building.

(ii) Separate toilets for ladies must be provided.

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(ii) Maintenance of toilets is responsibility of owner.

(w) **Lifts.**

(i) Lifts shall be provided in building where the climb is more than four storeys (G + 3) & shall conform to the latest technical provision.

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# **ADMINISTRATIVE ASPECTS**

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**CHAPTER-III**

**ADMINISTRATIVE ASPECTS**

1. **Commercial Activity.** Commercial / Semi commercial activity (like educational institutions, medical clinics, shops, offices, beauty parlors, tailor shops, real estate offices etc.) are not permitted in the residential area. Moreover, permission for commencing any sort of business activity in commercial areas will also obtained from Security Section (FHST).
2. **Messes / Guest Rooms.** Residential accommodation cannot be used / rented as Mess, Guest House / Room or Hostel etc.
3. **Utilization of Vacant Plots.** Vacant plots / open area cannot be used for any function / gatherings except funeral gathering.
4. **Fire Works / Discharge of Arms.** To guard against any untoward incident, display of fireworks (Aatish Bazi) and discharge / testing of arms is prohibited in residential area.
5. **Distinctive Marking / Flags.** Flags / Banners which show Political / Religious / Sectarian affiliations are not allowed.
6. **Grave Yard.** The policy on grave yard will be followed strictly.
7. **Noise Pollution.** No person shall make, cause or permit to be made any noise or sound which disturbs or tends to disturb the serenity, peace, rest, enjoyment, comfort or convenience of the neighbourhood or of persons in the vicinity. FHST considers that

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the acts listed below cause noises or sounds which are objectionable: -

(a). Playing or operating any radio, stereophonic equipment, television receiving set or other instrument or

any apparatus for the production or amplification of sound, where the noise or sound is clearly audible at a point of reception in a residential area.

(b). Harboursing or keeping any animal or bird which persistently cries, barks or howls.

(c). Idling running of a machine for more than 15 minutes.

8. **Hiring of House.** Any tenant hiring the house will get an NOC from FHST including Afghan Nationals (foreigners) subject to getting approval by AHQs.

9. **Security Check Post.** Security Check Post within plot line upto maximum 5ft x 5ft will be allowed after approval from Competent Authority. No check post will be allowed outside.

10. **Vehicle Stickers.** All members residing at FHST are bound to get vehicles stickers from Security Section of FHST.

11. **Rash / Un-safe Driving.** All residents are requested to drive within allowable limits in FHST. Drivers caught over speeding / un-safe driving will be liable to traffic laws. Underage driving is strictly prohibited. Similarly driving a motorbike without safety helmet is not allowed within FHST premises.

12. **Servant Passes.** Member should get passes for all servants from Security Section (FHST).

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13. **Hazardous Materials / Chemicals.** Storage of any kind of hazardous materials / chemicals / explosive in residential / commercial buildings is strictly prohibited.

14. **Community Excellence.** It will be achieved when the members of FHST will work together to successfully improve its atmosphere to respect each individual self with:

(a) **Mutual Respect.** Every individual has a fundamental worth and dignity and he / she should not be subjected to racial, ethnic, gender or status discrimination.

(b) **Benefit of Doubt.** Reasonable allowance should be given to human limitation and errors of judgment to achieve community excellence.

15. **Application of Law of Land.** Every resident is expected to obey the law of land and its disobedience is liable to penalize as per prevailing rules.



## **CHAPTER-IV**

### **B**

#### **MISCELLANEOUS**

1. Construction of house must be completed within a period of 3 years from the date of approval of construction drawings.
2. Earthing pit should be constructed inside the plot boundary.
3. No structure of any kind will be allowed on roof except mumty and 1 x OHWT. Moreover, no construction of any type is allowed in Clear Open Spaces.
4. Temporary store (during construction phase of house) shall be established within vacant plot as permitted by Building Control Section (FHST). Just after construction of house it must be demolished immediately.
5. The construction material shall be placed within vacant plot as permitted by Building Control Section (FHST).
6. Stockpiles of materials must be kept damp / covered to prevent windblown dust. The whole site must be screened to stop dust spreading. No burning of materials is allowed at construction site. All roads, sidewalks etc along excavation shall be provided with substantial guard-rails. Underground water tanks shall be covered / bounded by 4ft high safety grill during construction.
7. Toilet for labours must be provided. The sewage of toilet must be disposed off into FHST sewer through septic tank. No direct disposal of sewage to main sewer would be allowed.
8. In case of continuous persistence of violation despite three notices FHST reserves the right to take necessary action / rectify at the member's risk and cost.

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9. No labour under 14 years old / Afghan labour is permitted at construction site.
10. Use of ladders is not allowed during poor weather or on windy days.
11. Safety of worker, labour and visitor will be sole responsibility of member / owner.
12. Every residential / commercial building must be equipped with fire safety / fighting system.
13. General cleanliness of scheme must be observed. Residents are to dispose off their house trash/ garbage in proper way.
14. Residents must clear the services charges by 10<sup>th</sup> of each month. In case of non-compliance, 10% surcharge shall be levied. Defaulters will be dealt with severely that may lead to disconnection of services (water supply / electricity etc).
15. Car washing outside the house is not allowed.
16. Residents, desirous of keeping pets will ensure their proper handling / care / inoculation etc. They will also ensure that the pet is not a nuisance to other residents.
17. Residents must park their cars in front of their own residence.

**Note:** These Byelaws shall be revised as and when required.