

**CONSTRUCTION AND
BUILDING BYELAWS OF
INMOL
EMPLOYEES COOPERATIVE
HOUSING SOCIETY LAHORE.**

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DEFINITIONS

CHAPTER I

1. **ACT AND RULES**
The "Act" means the Punjab Cooperative Housing Society Act 1925 and /or any made by the government in addition to or substitution of the INMOL Employees Cooperative Housing Society and the "Rules" mean the rules made under the Act.
2. **AREA**
"Area" means the area of operation of the Society and/or the area shown in the Master Plan of the Society and includes any extension or modification effected therein, from time to time.
3. **BYE LAWS**
"Byelaws" mean and include the byelaws and regulations made by the general body of the Society and approved by the Registrar Cooperative Societies, Punjab.
4. **BALCONY**
"Balcony" means a roof or platform projecting from the walls of the building surrounded with a railing or parapet walls.
5. **BASEMENT**
"Basement" means the lowest story of a building partly or wholly below ground level.
6. **BUILDING/ HOUSE LINE**
"Building/ House" line means a line beyond which the outer face of any building expects boundary wall may not project.
Building means a house, outhouse, stable, latrine, shed, hut or other roofed structure whether of masonry, brick, wood, mud, metal or other material, and any part thereof, and includes a well and wall (other than a boundary wall not exceeding six feet in height and not abutting on a street) but does not include a tent or other portable and temporary shelter.
7. **COMMERCIAL ZONE**
"Commercial zone" means the area where shops, show room, light industries, stores/ godowns, were houses, other market centres hotels etc. are located as shown in the Master Plan. Corner shops each zone shall be constructed as provided as in the Master Plan. It also includes sites reserved for petrol filling stations.
8. **COVERED MARKET**
"Covered market" means a building providing shopping facilitates of general nature including vegetable, fruit, mutton, fish, poultry etc, within the building and that in no case every shop/ stall will have its frontage or door opening towards the exterior face of the building.
9. **EXISTING BUILDING**
"Existing Building" means a building existing on the date of the commencement of the plan.
10. **ERECTION OF BUILDING**
"Erection of Building" includes the structural alterations for making any additions to a building.
11. **FLATS**
"Flats" mean a block/blocks of buildings consisting of a number of residential units built in a horizontal or vertical manner exclusively designed for human habitation in the Residential/ Commercial Zone.
12. **FRONTAGE OF CORNER PLOT.**
"Frontage of Corner Plot". In case of plots abutting on more than one road, frontage will be with reference to the main road.
13. **GALLERY**
"Gallery" means an open or covered walkway or long passage and under ground Passage.
14. **LIGHT INDUSTRIES**
"Light Industries" mean a building/ buildings providing workshops free from any obnoxious trade at the ground floor and office accommodation above.
15. **MASTER PLAN**
"Master Plan" means the plan showing the layout of the area.
16. **OPEN SPACE**
"Open Space" means an area forming integral part of the plot, left open to the sky.

- 17. PUBLIC BUILDING**
"Public Building" means a building designed for public use such as Dispensary, Post Office, Police Station, Town Hall, Library, Recreational Building etc.
- 18. PARAPET**
"Parapet" means a wall, whether plain, perforated or panelled, protecting the edge of a roof, balcony, verandah or terrace.
- 19. PERGOLA**
"Pergola" means a structure with performed roof consisting of cross bars in the form of reinforced concrete, wood or steel etc, of which 50% of roof is open to sky.
- 20. PLINTH**
"Plinth" means the portion of building between ground level of site and finished floor level of the building i.e. 02 feet from road level.
- 21. RESIDENTIAL ZONE**
"Residential Zone" means a zone earmarked for buildings exclusively for human habitation and in no case shall it include its use in whole or a part thereof for any other purpose e.g. shops clines, workshops, stores, or godown etc. But it shall include such outhouses as are ordinarily ancillary to the main building and used in connection therewith. It also includes parks, gardens playgrounds and other open spaces.
- 22. RESIDENTIAL UNIT**
"Residential Unit" means an independent unit consisting of rooms for human habitation.
- 23. SHOPS-CUM-FLATS**
"Shops-Cum-Flats" means provision of shops of the ground floor and flats on the subsequent floors.
- 24. SECTOR SHOPS**
"Sector Shops" mean a row of shops to be constructed in single story in residential zones for routine utility requirement without the provision of any open space in and around the building provided that their height does not exceed 18 feet from the road level with a provision of mezzanine floor not covering more than 1/3rd of the shops space.
- 25. STORES/GODOWNS**
"Stores/Godowns" mean a building/buildings meant for storage of material of finished goods at the ground floor provided, those goods are not of inflammable or objectionable character, and with provision of office accommodation above.
- 26. SEPTIC TANK**
"Septic Tank" means a tank in which sewage is collected and decomposed before its discharge into the public sewer or soakage pit.
- 27. SUN-SHADE**
"Sun-Shade means an outer side projection from the building over a minimum height 7 feet from the plinth level, meant to provide protection from weather.
- 28. VERANDAH**
"Verandah" means a rooted gallery, terrace or other portion of a building with at least one side open to court-yard or a permanent open space.
- 29. WARE-HOUSE**
"Ware-House" means a building meant to provide storage spaces for commercially saleable goods at the ground floor and office accommodation above.
- 30. ZONE**
"Zone" means the area earmarked for particular use only.

1. **GENERAL**
The member shall ensure that they do not indulge in any violations of the town planned area such as encroachments of neighbouring plots roads, etc.
2. **SERVICES**
 - a. The society will provide roads, water supply, sewerage and arrange provision of electricity through LESCO and gas through Sui Northern etc. In the event of a violation of any bye-Law of Society by the member, the society reserves the right to disconnect the facilities and take other punitive measures which should discourage recurrence of such incidents.
 - b. Members should plan their houses keeping in view the existing services at site, as these will not be shafted.
3. **UTILISATION**
The plot shall be strictly for the same purpose for which it has been allotted. To preserve the sanctity of planning, no deviation shall be permitted.
4. **AREA ADJUSTMENT**
 - a. The society will try to maintain the accuracy in the measurement of the plots allocated to the members. Standard size of residential plots are proposed to be as under: -

01 Kanal	50'	x	90'
10 Marlas	35'	x	64'
05 Marlas	25'	x	45'
 - b. In case of any increase in the measurement of a plot assured to member, as a result of town planning ground position such member shall be bound to pay the cost of the extra land thus given to him, at the price determined by the Managing Committee. In case of any decrease in the measurement of the plot assured to a member, he shall be bound to accept the refund of an amount determined by the Managing Committee as cost of such decrease in area.
 - c. In case a corner plot allocated to a member ceases to be as such because of the area adjustment or the town planning or any other inevitable circumstance or reason, the member shall be bound to accept the refund of the additional amount deposited by him for the corner plot.
5. **DIGGING**
No body is permitted to dig or cut the road space including verges without prior written permission. Defaulters will be prosecuted under the Society Law besides other punitive action, which the Managing Committee may impose.
6. **AVOID BLIND CORNERS**
 - a. All corner plots will be splayed by 10 feet on either side from the corner.
 - b. All owners of corner plots will be required to plaster the splayed portions of compound walls so that name of the street etc. could be written under arrangement of the Society.
7. **HOARDING**
Erection of commercial Hoardings on, along or inside the plot/ building in the residential zone is not permitted.
8. **DEMARCATON**
 - a. The member are required to make an application for demarcation of the plot on the prescribed form to the Chief Engineer of the Society at least 7 days prior to such demarcation. The application shall be routed through the Secretary who will verify payment of all dues including the demarcation fee. Once the plot is handed over to the member or his agent, the society will not be responsible for any encroachments. After demarcation, Society will provide one copy of the Site Plan at the scale of 1" = 40' to the member/ agent.
 - b. The owner of a plot newly created as a result of sub-division allowed by the Society shall have to pay the prescribed demarcation fee and charges.
9. **DISPARITY OF GROUND LEVEL**
The Society shall not be responsible for levelling the plot should there be any ditch, unevenness or abnormality in the plot.
10. **GROWTH OF TREES AND VEGETATION**
 - a. All member are expected to help in tree plantation and protection of the trees planted. Each member is expected to plant at least 4 trees in front of his premises and preserve them for proper growth as per approved plan of the Society. The location of the trees would be marked by the Society's staff, who will help them in this latter.
 - b. Members will not grow any vegetation/trees so as to encroach/ occupy the space or block the road or reduce the openness of areas which mar the aesthetics of the society and create obstruction to the
11. **DEPARTMENTAL BYE-LAWS**
Users will have to observe the rules, regulations and instructions of the departments whose services are utilized viz, LESCO, T & T, Sui Gas etc. If for any reason, the facilities being provided by the departments are delayed, Society shall accept no liability.
12. **DEVELOPMENT CHARGES**
Development charges are worked out tentatively subject to finalization of the work. Member shall be responsible to pay the balance if any, on completion of the work.
13. **WATER SUPPLY**

- a. Application for water connection shall be made on the prescribed form to the Site Engineer. The applicant shall also be required to pay water connection fee and security as fixed by the Managing Committee,
- b. The consumer shall pay for the supply of water as per meter reading of flat rates decided by the Managing Committee.
- c. Special rates for supply of water, as decided by the Managing committee, shall be charged for new construction, addition or alteration etc.
- d. The owners of the premises shall be liable to make the payment of any arrears with penalty or fine imposed by the Management.
- e. No person is permitted to install motor/ pump on the water supply line.

14. SEWERAGE / MANHOLE

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

15. GAS CONECTION

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

16. TELEPHONE CONNECTION

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

17. ELECTRIC CONNECTION

Members shall apply directly to the WAPDA authorities, Society however will help as far as possible in expending the connection.

18. SUB - DIVISION

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

- a. The application for sub-division / additional unit is made on the prescribed form.
- b. All dues pertaining to the plot have been cleared and NOC attached with the application.
- c. Site plan verified by the Society has been attached with the application.
- d. Sub-division / additional unit fee of Rs.50,000/- has been paid through a Pay Order / Bank Draft to the Society.
- e. The member will submit the following undertaking:-
 1. Separate sewer and water connection will not be asked.
 2. Clear spaces of one kanal will be applicable to the sub-division unit of two kanal plots.
 3. Sub-division of 2 kanal plots other than corner plot shall be as per sketch No. 1 below.
 4. Plot will be sub-divided only after the area is fully developed and finally demarcated.
 5. Sub-division of House (duplex) shall be as per sketch No.2 below. Owner will submit 6 prints of approved drawing with the application. Division will only be done when both portions have reached minimum up to plinth level.

CHAPTER III

DRAWINGS / DOCUMENTS

1. APPLICATION

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

2. DRAWINGS AND DOCUMENTS

Applicant shall submit along with the application, five sets of drawings and one original on tracing cloth and a site plan showing the North Point, boundaries of proposed plot, adjacent plots, roads and the block / sector in which the plot is located.

3. BUILDING PLANS

The building Plans submitted for approval should clearly indicate the flowing details:-

- a. External dimensions of building with and without extended portions.
- b. Schedule of open / covered areas.
- c. Thickness of RCC / RB components.
- d. Position of proposed drains, fireplace, kitchen, gutters, etc.
- e. Internal dimensions of all rooms.
- f. The purpose for which the building is intended to be used.
- g. Dimensions of all components.
- h. Specifications of components indicated on the drawings.
- i. Details of reinforcement, RCC / RB components.
- j. Plan of services like water supply, sewerage etc.
- k. Location of kitchen grease trap.
- l. Layout of water supply including underground and overhead tanks.
- m. Layout of sewerage system and cross section of septic tank.

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

4. SCRUTINY OF DRAWINGS AND DOCUMENTS

- a. where plans are unintelligible, ambiguous or are in contravention of the Bye-laws, the Society may reject the application and return the drawings and documents giving reasons in writing for such refusal to grant such "approval". The applicant may submit such an application after necessary correction and rectification in the drawings and documents, subject to the following:-
 - 1. On resubmission it will be deemed, as if the fresh application has been submitted and a period of 60 days for approval will again commence from that date.
 - 2. If no query has raised within 60 days, the plan shall be deemed to have been sanctioned to the extent to which it does not contravene the provisions of the Bye-laws of the Society as well as the Cantonment Board.
- b. As soon as the "approval" is issued by the Society, the documents may be collected by the applicant by hand, in order to avoid any loss in transit through Dak and to avoid unnecessary delay, for submission to the Cantonment Board for final sanction.

5. STRUCTURAL DESIGN

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

6. ADDITION / ALTERATION

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

7. OVERSIGHT IN SCRUTINY OF DRAWINGS

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

CHAPTER IV

CONSTRUCTION

1. DESIGNER/ ARCHITECT

- a. Every member intending to carry out building work entirely new or involving addition or alteration shall engage a licensed Engineer/ Architect. Society reserves the right of blacklisting the architects whose performance/ attitude towards the profession is objectionable.
- b. Enlisted architects are required to contact the Society regularly for any change in bye-laws, policies and procedures, in order to avoid any confusion and difficulties to the member.

2. CONSTRUCTION PERIOD

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

3. COMBINATION OF PLOTS

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

4. CLEAR SPACES

- a. For a building abutting on roads having up to 25ft (7.62 m) right of way the building line shall be as established by the buildings which have been in existence bit as for as side and rear spaces are concerned, the following table shall be applied.
- b. For the building abutting on road having more than 25ft (7.62 m) right of way , the mandatory open spaces shall be as follows.

Plot Size	Building Line	Rear Space	Side Space
5 Marlas & above but less than 10 Marlas	5 ft (1.52 m)	5 ft (1.52 m)	Not required
10 Marlas & above but less than 14 Marlas	10 ft (3.05 m)	7 ft (2.13 m)	5 ft (1.52 m) (on one side)

15 Marlas & above but less than 25 Marlas	15 ft (3.05 m)	7 ft (2.13 m)	5 ft (1.52 m) (on one side)
2 Kanals & above	20 ft (6.1 m)	10 ft (3.05 m)	10 ft (3.05 m) (on both side)
Apartment building *on 4 Kanals and above	30 ft (9.15 m)	13 ft (3.96 m)	13 ft (3.96 m) (on both sides)

- * Notwithstanding the provision under section (a & b) above , a guard room measuring not more than 100 sq ft (9.3 sq m) in area is permissible near the date in case of apartment building
- c notwithstanding the provisions under (a & b) above, the construction of drain, sewer, septic tank, cess pool, filter or other structure in connection with disposal of waste required or open garden tank or private swimming pool is permissible, provided that no roofed building are attached to any of them .

NOTE:-

1. No division of plot will be allowed for one kanal & less.
2. Two gates will not be allowed.

5. MAXIMUM HEIGHT

- a. Maximum height if any point of residential building of any type should not be more than 38 feet from road level under an circumstances. The height of sector shops will be restricted to maximum of 18 feet from the road level. The height of car porch if resting on boundary wall will not be more that 9 feet from road level including roof thickness.
- b. Maximum height if a building in commercial zones in 44'. 0" from road level.

6. CONSTRUCTION IN CLEAR SPACES

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

7. COVERED AREAS

a. RESIDENTIAL

- (1) Ground floor, Refer to para-4 Chapter – IV
- (2) First floor, if construction is envisaged on the first floor, covered area of first floor will not exceed $\frac{3}{4}$ of the total permissible area of the ground floor irrespective of the area covered at the ground floor. The second floor is not permitted.
- (3) Sun/ Rain shade. 3 ft wide shade is permitted provided this shade is not used as balcony and will have no concrete/ brick parapet wall. How ever grill, fencing or railing is permitted on the shade.
- (4) Projection of Landing. Landing can project up to 1'-6" provided front is left as blind wall.
- (5) Projection of porch. Towards front, porch roof can project as cantilever maximum of 3' provided no construction is done on extended portion.
- (6) Balcony, No balcony can be made on the sides.
- (7) Maximum No. of porches which can rest on boundary wall:-
 - (a) 1 kanal one
 - (b) 10 Marlas one
 - (c) 5 Marlas one
- (8) Car porch length should be more than 18' wall under porch roof above boundary wall is not permitted. It should rest on pillars.
- (9) Monty covered area for

1 Kanal	150 Sqft
10 Marlas	120 Sqft
5 Marlas	100 Sqft

b. COMMERCIAL

- | | | |
|-----|-----------------------|----------------------|
| (1) | Ground Floor. | 100% |
| (2) | 1 st Floor | 90% of ground floor |
| (3) | 2 nd Floor | 75% of ground floor. |

- (c) **SECTOR SHOPS.** Only single story. Mezzanine floor equal to 1/3rd of ground floor can be made.
- (d) **RAMP.** No ramp will be made in commercial area, only flat hard standing will be made.
- (e) No construction of any nature, in verandah, is allowed. It will be used as passage only.

8. HEIGHT OF LEVEL ABOVE GROUND/ ROAD

- a. The top of plinth of the building should not be less than 2 feet from the adjoining ground level or 1 foot from the crown of the adjoining road whichever is more.
- b. Lawn level/ top of ramp will be only 6' higher than the connecting point of the road level in order to have smooth slopes of ramp. Ramp should be made as per approved plan of the Society.

9. BOUNDARY WALLS

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

10. SIZE OF ROOMS

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

11. HEIGHT OF ROOMS

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

- 12. LATRINES**
All latrines will be based on water borne sewerage system without any exception whether they are built in residential, commercial or any other area of the Society.
- 13. WATER TANKS**
The construction of underground tank for water supply to double story building shall be compulsory.
- 14. BASEMENT RESIDENTIAL AREA**
Basement are permitted. In such case, the height of plinth shall be 3' – 6' from road level. The minimum height of any basement room shall not be less than 9 feet.
- 15. PRIVACY**
All members particulars the subsequent builders are expected to respect the privacy of the neighbouring area. Architects are well advised to have due regard to the privacy of building.
- 16. CHECKS OF CONSTRUCTION AT DIFFERENT STAGES**
Members are bound to get construction checked from the Engineering branch of the Society at the following stages in order to avoid violation of clear spaces etc.
- (a) When the layout is complete before starting the work.
 - (b) On completion of boundary wall at ground level.
 - (c) On construction of main building at ground level.
 - (d) Before pouring roof slab of ground floor.
 - (e) On raising of 1st floor structure one feet above roof of ground floor.
 - (f) Before pouring roof slab of 1st floor.
 - (g) On making septic tank and ramp according to the Society rules.
 - (h) On final completion before occupation at the time of getting sewer connection opened.
- 17. INSPECTION OF BUILDINGS**
The Society through its authorised officer will exercise continuous vigilance and may inspect the premises at any time during execution of work or any one after completion. If on such inspection, it is found that the building works contravene any of the rule or byelaw, the Society shall give due notice to the owner with the object of bringing the works in conformity to one plan approved or with-hold the work till such time the amended plans are approved. In the event of non-compliance, the work shall not be proceeded further and the Society reserves the right to disconnect or refuse any or all the services as per decision of the Managing Committee.
- 18. COMPLETION CERTIFICATE**
- a. On completion of a building, the owner will intimate to the Society accordingly with a copy to the Society. One copy of completion drawing will be submitted to the Society.
 - b. In case of issuance of completion certificate by Society. Member will submit two copies of completion drawing along with requisite fee. Completion certificate will be issued normally, within 15 days provided, there is no violation and construction is in accordance with the approved/ completion drawing. Date of completion will be treatment as 1 ½ year from date of approval of drawing or opening of sewer which ever is earlier.
- 19. CONSTRUCTION VIOLATIONS**
- a. The members shall not violate construction and building bye-laws. The variations and deviations shall be liable to be demolished at the risk and cost of the owner. Managing Committee is empowered to take strict punitive action in addition to disconnection of services so as to preserve the sanctity of planning and parameters. Defaulters shall be liable to fine which may extend to Rs. 2 lakh depending on gravity of the case. Some of the violations are as under:-
 1. **SEWER:** - Connection of house sewer with main network and without the knowledge of the Society staff is unauthorised. Owners are advised not to open the plug and join the sewer themselves unless completed house has been checked by the Society. Sewer manhole will not be tempered for drainage of surface water.
 2. **IMPROPER RAMP:** - Where as according to the bye-laws ramp slopes must finish within 5 feet from boundary wall, members have the tendency to extend the slope beyond this thus causing obstructions.
 - (a) Ramp slope must finish within 5 ' from the boundary wall and driveway will have a slope conforming to road slope towards the house.
 - (b) Member must construct 12" dia pipe/3' box culvert with a slit on top for water to flow into the drain. Box culvert is a must for all roads 40' and above.
 - (c) Since the area outside the boundary wall is liable to be dug by Society for giving connection/ repair without intimation, members are advised not to make costly ramps. Preferably they should make brick lined ramps till the entire construction is completed.
 3. No water points/taps will be left outside the boundary wall.
 4. Pavement between the road and drain will have a 4% slope towards the drain, so that no water stands on the edge of road. This platform will not be used for car washing.
 5. Permanent fence is not permitted. Hodge in any form is not permitted outstand boundary wall.
 6. Earth filling outside the compound wall will not be above the adjoining berm level. Society reserves the right to work there whenever the need arises or wishes to widen the road.
 7. In case earth filling is done outside the boundary wall, owner will make and maintain a Kacha drain all along the length of his plot for free passage of water.
 8. No permanent Sentry Post will be made with bricks involving masonry work.
 9. Damaging the road by mixing concrete or cutting/ bending steel bars on the road-placing concrete mixer on roadberm, also be filling area outside the boundary above the road level and blocking flow of water. This should be avoided.
 10. Cutting of road for laying underground electric cable. Members cut the roads surface without written approval from Society thereby damaging the roads. This is not permitted.
 11. Open space violations. Some members reduce clear spaces while carrying out construction which is not permitted.

- (b) **CONSTRUCTION VARIATIONS/ ADDITIONS TO APPROVED DRAWING.** No construction is permitted without prior written approval of Society as well as Society. Members so doing are liable to penal action.
- (c) **COOPERATION WITH SOCIETY'S STAFF:-** The members/resident are solicited to cooperate with the Society's staff to run the business of the Society.

20. PREROGATIVE OF MANAGING COMMITTEE/ SOCIETY

The approving authorities reserve the rights of rejecting the plans or suggesting any modification which though may not contravene the laid down building byelaws but are injurious to the interest of the Society/ Community.

21. CULVERTS

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

22. THEFT OF SERVICES FOR OUTSIDE AREA

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

23. MANAGING COMMITTEE'S POWERS

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

24. STRAIN ON SERVICES

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

Size of plot	To pay standard charge up to	Charges for additional bedrooms on monthly basis.	
		Water Supply	Sewerage
1 Kanal	3 bedrooms	10/-	10/-
10 Marlas	2 bedrooms	10/-	10/-
5 Marlas			

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

25. TERMITE PROOFING

As there is a positive voidance of the presence of white ants in the Society area, members are advised to carry out termite proofing.

NOTE: - Parameters given from time to time will also followed in addition to some of the board principles given in Chapter IV.

1. The elevation of all shops will have uniformity for better aesthetics.
2. The owner can make one or a maximum of two shops in the available frontage.
3. For the first floor, the owner shall make the stairs in his own space excluding veranda.
4. Keeping the road as reference point, the floor level of the shop should be 1 ½ above the road level.
5. Height if the ground floor excluding the roof thickness should be restricted to 12'.
6.
 - a. Height of the first floor excluding roof thickness should be 10'.
 - b. Overall height of the top roof from the road level will not exceed 44'-0'.
7. The thickness of the roof and parapet of second floor should be 1 ½ .
8. The fascia should be provided at the roof level of ground floor and first floor which should be 2' wide to fix the hoarding etc.
9. Fixing arrangement like hooks etc, should be planned at the time of pouring the concrete.
10. The slope of verandah floor should be 1 in 20.
11. When the air- conditioning of the shop is envisaged the exhaust arrangement through ducts will have to be provided. Similarly the arrangements for drainage of mointure should be made so as to avoid wetting of the floor.
12. No spouts will be fixed on the top roof for drainage of rain water, It will be drained through down pipes.
13. Natural drainage of rain water will not be obstructed through entry ramps. Pipes will have to be put for passage of water.
14.
 - a. Verandah width will be 8' – 0' between the wall and the outside of verandah pillars.
 - c. 6' clear verandah shall be made for sector shops.

15. Basement is permitted. In such cases the height of plinth should be 3' – 6' above the road level. Covered area of basement will be excluding the area under verandah. The owner intending to make basement, will have to provide NOC from the owners of adjoining shops already constructed, without basement.
16. Module of pillars / column should be two equal opening in 30' shop span and one opening is 15' shop. The size of column should be restricted to 13 ½ X 13 ½".
17. Details of foundation will be clearly shown. No projection will be made extending to adjacent plots and road areas.
18. Layout of sewerage should show grease trap, man-hole, septic tank etc.
19. It will be obligatory to make the underground tanks as water will have to be pumped up to the roof of second roof.
20. No sanitary pipes for kitchen as well s the both rooms will be allowed to be installed on the face of the shop.
21. If the area of the shop is more than 7 marlas, normal Society rules and bye-laws shall be applicable for construction.
22. Verandah will not be used for storage of materials/ goods and it will be kept clear for use as free passage.

Chapter VI

INTERPRETATION

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

DATED: 30-09-2020



INMOL EMPLOYEES CO - OPERATIVE HOUSING SOCIETY (Regd.) LAHORE

AMENDMENT IN CONSTRUCTION BYE LAWS

ORIGINAL				PROPOSED				APPROVED			
Plot Size	Building Line	Rear Space	Side Space	Plot Size	Building Line	Rear Space	Side Space	Plot Size	Building Line	Rear Space	Side Space
5 Marlas & above but less than 10 Marlas	5 ft (1.52 m)	5 ft (1.52 m)	Not required	5 Marlas & above but less than 10 Marlas	5 ft	5 ft	Not required	5 Marlas & above but less than 10 Marlas	5 ft	5 ft	Not required
10 Marlas & above but less than 15 Marlas	10 ft (3.05 m)	7 ft (2.13 m)	5 ft (on one side)	10 Marlas & above but less than 15 Marlas	8 ft	5 ft	5 ft (on one side)	10 Marlas & above but less than 15 Marlas	8 ft	5 ft	5 ft (on one side)
15 Marlas & above but less than 30 Marlas	15 ft (3.05 m)	7 ft (2.13 m)	5 ft (on one side)	15 Marlas & above but less than 30 Marlas	12 ft	5 ft	5 ft (on one side)	15 Marlas & above but less than 30 Marlas	12 ft	7 ft	5 ft (on one side)
Sun/ Rain shade. 3 ft wide shade is permitted provided this shade is not used as balcony and will have no concrete/ brick parapet wall. How ever grill, fencing or railing is permitted on the shade.				Sun/ Rain shade. 2 ft wide shade is permitted provided this shade is not used as balcony and will have no concrete/ brick parapet wall. How ever grill, fencing or railing is permitted on the shade.				Sun/ Rain shade. 2 ft wide shade is permitted provided this shade is not used as balcony and will have no concrete/ brick parapet wall. How ever grill, fencing or railing is permitted on the shade.			
HEIGHT OF LEVEL ABOVE GROUND/ ROAD a. The top of plinth of the building should not be less than 2 feet from the adjoining ground level or 1 foot from the crown of the adjoining road whichever is more				HEIGHT OF LEVEL ABOVE GROUND/ ROAD The top of plinth of the building should be 2 feet 6 inches from the adjoining road level and the porch level 1 feet from the crown of the adjoining road level				HEIGHT OF LEVEL ABOVE GROUND/ ROAD The top of plinth of the building should be 2 feet from the adjoining road level and the porch level 1 feet from the crown of the adjoining road level.			
AVOID BLIND CORNERS All corner plots will be splayed by 10 feet on ether side from the corner.				AVOID BLIND CORNERS All corner plots will be splayed by 05 feet on ether side from the corner.				AVOID BLIND CORNERS All corner plots will be splayed by 05 feet on either side from the corner.			

2022
8/7/2022