

CONSTRUCTION BYLAWS FOR COMMERCIAL AREA



FAZAIA HOUSING SCHEME LAHORE

AIR HEADQUARTERS ISLAMABAD

CONSTRUCTION BYLAWS FOR COMMERCIAL AREA

Following are the rules and regulations regarding construction of commercial building in Fazaia Housing Scheme Lahore:

1. **Covered Area:**

(a) Maximum covered area of the plot should not exceed $\frac{7}{8}$ of the plot on ground floor and $\frac{3}{4}$ on the subsequent floors.

(b) Further maximum Floor Area Ratio (FAR) should not exceed 1:6.

2. **Height of Building:**

Total allowable height for commercial building should not be more than 50 feet from the crown of the adjoining road.

3. **Arcade:**

Guidelines for provision of arcade are as follows:

(a) Arcade will be provided on the side facing road.

(b) Level of the arcade provided will be 1 foot from the adjoining level.

(c) Basement and lower ground floor should not infringe the arcade from any side.

4. **Basement:**

(a) Maximum clear height of the basement should not exceed 9 feet.

(b) During excavation of the basement owner is to ensure structural stability of adjoining building.

(c) Construction of wash room in basement is not permitted.

5. **Ceiling Height:**

Clear ceiling height at any floor of the building should not be more than 11 feet.

6. **Finished Floor Level:**

(a) Finish Floor level of the ground floor should not exceed 4'-6" from the crown of adjoining road.

(b) Finished floor level should have difference of at least 6" from the arcade level

7. **Under Ground Water Tank:**

Provision of underground water tank in commercial building is mandatory and size of underground water tank should not be more than 4'-6" x 4'-6" x 4'.

8. **Septic Tank:**

For disposal of sewerage waste, construction of septic tank is mandatory with dimensions not more than 4'-6" x 4'-6" x 8'.

9. **Open to Sky:**

For provision of ventilation and services ducts open to sky area up to 25 Sq. Ft. is mandatory with least dimension of either side should be 3 feet.

10. **Structure Stability:**

(a) It is mandatory to provide structural drawings duly signed by PEC licensed Civil Engineer before commencement.

(b) Structural stability certificate should be provided by MSc Structural Engineer.

11. **Sign Boards:**

Location and size of the sign boards for marketing purpose of the commercial area will be decided by the Fazaia Housing Lahore Authorities.