

CHAPTER-II**GENERAL RULES**

1. **General.** These rules have been framed with a view to facilitate construction by the members. Due relaxation has been ensured while specifying covered area and other details. The designers have been extended leverage to contribute such designs which add to the overall complexion of a healthy environment/development:-

- a. Any one who intends to carry out building works within the boundary of DHA Islamabad should strictly comply with the requirement of these BYE-LAWS.
- b. The plot shall be strictly utilized for the purpose it has been allotted. To preserve the sanctity of planning, ***NO DEVIATION SHALL BE PERMITTED.***

2. **Size of Residential Plot**

- a. Different categories of residential plots are as under:-

S No	Phases	Area in sq yards
(1)	Ph – I	200,250, 400,500,800,1000
(2)	Ph – I Ext	125,200,250,500,1000
(3)	Ph- II	250,500,1000

- b. **Corner Plot.** The owner of corner plot will be required to pay additional (10% of original total) cost as laid down by DHA Islamabad.
- c. **Over/Under Size Plots.** Plots measuring less area as above-mentioned will be remitted cost of land only. Similarly those, measuring more, shall be required to pay for the extra/additional area as per the rates decided by DHA Islamabad.
- d. **Annexation of Adjacent Extra / Trapped Land.** In case where extra land is available adjacent to the plot, it may be purchased by the affected member. Rates and permission of such cases is subject to approval by DHA Islamabad. Construction on extra land is not allowed. However, swimming pool can be constructed in the rear/side set-back.

3. **Size of Commercial Plot.** Different categories of residential plots are as under:-

Phases	Standard Size	Cat
Phase- II & Commoner's Town	40' x 45'	8 Marla
	30' x 45'	6 Marla
	30' x 30'	4 Marla
	30' x 35'	4.67 Marla
	24' x 30'	3.20 Marla

4. **Sub-division of Plots**

- a. **Residential.** Sub-division is not allowed for 500 sq-yds and below, however, 1000 sq-yds plot can be divided into two units provided that 1000 sq-yds plot lies in the line of 500 sq-yd plots.
- b. **Commercial.** Sub-division is not allowed.

5. **Amalgamation of Two Plots.** With specific permission, adjacent plots may be combined to form a single unit. Such unit when constructed will not be sub-divided unless complete building is dismantled. Such unit will follow BUILDING BYE-LAWS as applicable to it.

6. **Levelling of Plots**

- a. **Residential.** In view of extensive landscape especially in Phase-I, perfect levelling is not practicable. It may also restrict designing. DHA Islamabad therefore is not responsible for levelling of plots in Phase-I. However, for all other phases plots, efforts will be made to ensure levelling up to ± 3 feet from road level.
- b. **Commercial.** The Authority shall not be responsible for levelling the plot in case of any ditch, unevenness or abnormality in the plot.

7. **Chamfering of Corner Plot (For Residential Only).** For smooth flow of traffic at turning, the corner of a plot bounded by two roads shall be tapered/chamfered by a standard i.e. 6' x 6' on either side from the corner for all cats.

8. **Services.** The DHA Islamabad will provide roads including all 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. Defaulting members are liable to disconnection of services and financial penalties.

9. **Water Supply**

- a. Application for water connection shall be made on the prescribed form to the DHA Islamabad.
- b. The consumer shall pay for the supply of water as per meter reading or flat rates as decided by DHA Islamabad.
- c. No person is permitted to install motor/pump on the water supply line. Only one connection shall be provided for each building.
- d. **Residential**
 - (1) No water point/ tap will be left outside the boundary wall.
 - (2) Construction of under ground water tank is mandatory but not on the slope side and be so located / designed that bowzer filling is facilitated.
 - (3) Member found violating the instructions on water supply will be asked to pay violation charges as per DHA Islamabad policy.
- e. **Commercial**
 - (1) Separate water connection for all owners of flat in commercial building.
 - (2) Over Head water tank must consist of two portions, one for fire fighting and other for storage purpose.
 - (3) G.I pipe of 2.5 dia should run from top to basement.
 - (4) It will be obligatory to make the underground water tank.

- (5) Position of water meter has to be provided in the submission plan.
 - (6) Fire fighting pump has to be connected with the under ground tanks.
 - (7) For more than 1 kanal plot, separate water tank for fire fighting.
 - f. Boring of any type for the purpose of water, sewerage etc is strictly prohibited in the territory of DHA Islamabad.
10. **Sewerage/Manhole.** Main sewer line has been laid and salient are as under:-
- a. W.C discharge is to be connected with the DHA manhole through septic tank.
 - b. Wash room and kitchen drainage shall be connected direct to the manhole. It shall not be connected to the septic tank.
 - c. Rain water/storm water is to be disposed off in open drains or on the adjacent roads as per design of the said Phase.
 - d. Members are required to construct proper main holes and septic tanks (only RCC construction). However, DHA Islamabad can assist them by providing standard designs.
 - e. Members are required to get their septic tanks inspected before covering their tops.
 - f. Connection to the main sewer line shall be provided by DHA on completion of house/building and member will not tamper with main sewer line. Defaulters will be charged as per DHA policy issued from time to time.
 - g. Where a resident/member excavates basement voluntarily and decides to have bath rooms/toilets, the sewerage disposal will be through mechanical pumps by the resident.
11. **Gas/Telephone/Electric.** The services have been laid by DHA Islamabad and individual connection to houses be obtained from respective departments in accordance with respective departmental rules/regulations.
12. **Damages.** No body is permitted to damage roads and services laid by DHA Islamabad. In case of extension of services; if any damage is likely to be caused to road, sewer line, rain water line etc, such work shall not be undertaken without prior approval of DHA Islamabad. In case of damages, the DHA Islamabad will impose penalties and cost of repair work will be recovered from member.
13. **Bearing Capacity Test.** Bearing capacity tests will be arranged by the member through a recognised laboratory.
14. **Termite Proofing.** As there is a positive evidence of the presence of termite in DHA Islamabad, members will ensure termite-proofing treatment during construction stage. Certificate to this effect from the owner will be attached along with completion documents.
15. **Blockage of Street**
- a. No part of any street shall be used in connection with the construction, repair or demolition of any building without prior written permission of DHA Islamabad. However, street will not be blocked under any circumstance.
 - b. No excavation shall be made in any street for utility without prior permission from DHA Islamabad.
 - c. Defaulters will have to pay charges as per DHA Islamabad bye-laws.
16. **Change of Road Reference.** Change of reference road can be accorded on case to case basis and the reference of entire street can be changed if dictated by the topography.

17. Lighting and Ventilation**a. Size of External Openings**

- (1) Every room, other than rooms used predominantly for the storage of goods, shall be provided with natural light and natural ventilation by means of one or more openings in external walls. These openings shall have a combined area of not less than 10% for habitable rooms and 7.5% for other rooms of the floor space of such opening and the whole of such openings shall be capable of allowing free and uninterrupted passage of air.
- (2) Area for openings in case of warehouse, godown, storage places etc shall not be less than 5% of the floor space unless the space is mechanically ventilated.

b. Size of Internal Openings. Unless the light and ventilation requirements are met by an air well or ventilation duct, all internal habitable rooms must have openings in internal air wells in addition to door openings not less than 7.5% of the floor area of such room. Access for maintenance of shaft be provided at level from where the shaft commence.**c. Internal Air Wells**

- (1) Habitable rooms may receive daylight and natural ventilation from internal air wells which shall conform with the following minimum sizes:-
 - (a) For buildings upto 2 storeys, 20 sft with minimum width of well 5ft.
 - (b) For buildings with 3 to 5 storeys, 100 sft with minimum width of well 8 ft.
 - (c) For buildings higher than 5 storeys, 100 sft plus 10 sft for each additional floor over storeys and minimum width of well 10 ft.
- (2) Where only kitchens, W.C and bathrooms receive daylight and ventilation from air wells, their sizes shall conform with the following as minimum:-
 - (a) For building upto 2 storeys, 25 sft with minimum width of well 3ft.
 - (b) For buildings with 3 to 5 storeys, 50 sft with minimum width of well 5ft.
 - (c) For building higher than 5 storeys, 50 sft plus 5 sft for each additional floor with minimum width of well 5ft.
- (3) **Permanent Openings in Kitchen.** Every kitchen shall have openings for permanent ventilation into the external air space not less than 15 % of its floor area.
- (4) **Water Closet, Bath Room & Ablution Places.** Every water closet, urinal stall and bath room and ablution area shall be provided with natural lighting and ventilation by means of one or more openings in external walls having a combined area of not less than 2sft per water closet, urinal or bathroom except where adequate and permanent mechanical ventilation is provided and which discharges into an open space.
- (5) **Garages.** Every garage shall be provided with opening of not less than 5% of the floor area for ventilation and lighting incorporated in a wall or in the door.
- (6) **Staircase.** All staircases which are enclosed shall be provided with with adequate lighting and ventilation from openings not less than 7.5% of the staircase area.

- (7) **Mechanical Ventilation and Central Air Conditioning Waiver - Minimum Requirement**
- (a) Where undertaking for central air conditioning and permanent mechanical ventilation is provided, the relevant clauses of these regulations dealing with natural ventilation, lighting and heights of rooms may be waived.
 - (b) Where permanent mechanical ventilation in respect of lavatories water closets, bath rooms or corridors has been provided for and maintained in accordance with the following clauses, conditions relating to natural ventilation and natural lighting under these Regulations shall not apply to such lavatories water closets bathrooms or corridors.
18. **Blasting.** Blasting is not allowed for any type of work in DHA Islamabad area.
19. **Disputes.** No member (by virtue of one's status) is allowed to stop the construction activity of other members. Any dispute/interpretation of bye-laws shall be referred to DHA Islamabad