

CHAPTER-I

DEFINITIONS

1. **Short Title Extent and Commencement**

- a. This Regulation may be called "***DHA Islamabad Building Control Regulation, 2000 (Revised 2008)***".
- b. It extends to all residential and commercial plots/buildings in the DHA Islamabad.
- c. It shall come into force forthwith.
- d. The DHA Islamabad is empowered to change or make amendments in these regulations as and when required.

2. **Definitions.** In this Regulation and in the subsidiary instructions that may be issued from time to time, frequently referred terms have the meanings as indicated. Where any term is not defined it shall have ordinary meanings or such as the context may apply.

- a. **Act and Rule.** The 'ACT' means DHA Islamabad Act No "261/97" and the 'RULE' means the rules made under this act.
- b. **Addition/Alteration/Revision in Plan.** Means changes in already existing building or in approved building plan.
- c. **Ancillary Building.** Means a building subservient to the principal building on the same plot e.g. servant quarters, garages, etc.
- d. **Apartment.** Means an independent residential unit in a building consisting of at least one bedroom, a living room, a bathroom, a kitchenette and a store.
- e. **Area.** Means the area under jurisdiction of the DHA Islamabad and/or the area shown in the Master Plan of DHA Islamabad and including any extension or modification affected therein from time to time.
- f. **Balcony.** Means an outside projection from a building overlooking a compound, road or courtyard and projecting in front of a room and not used for sitting purpose.
- g. **Basement.** Means a structure wholly or partly below natural ground level/ approach road level.
- h. **Building /House Line.** Means a line beyond which the outer faces of any building except boundary wall, porch and projection may not extend.
- j. **Building Works.** Means site excavation, erection or re-erection of a building or making addition/alteration to existing building.
- k. **Building Plan.** Means a plan showing detailed arrangements for intended building to be constructed on allotted plot.
- l. **Bye-Laws.** Means the laws and regulations approved by Executive Board/Competent Authority of DHA Islamabad.

- m. **Corner plot.** Means a plot situated at the intersection of two vehicular streets.
- n. **Commercial Area.** Means the area where shops, show-rooms, stores/godowns, ware-houses, other market centres, hotels, club, petrol and gas filling stations etc are to be constructed.
- o. **Commercial Building.** Means a building having shops, show rooms, offices, hotel, restaurant or apartments on upper storeys.
- p. **Competent Authority.** Means President/Vice President, Administrator of DHA Islamabad or concerned officer empowered by the Authority to approve the plans and to control building activity.
- q. **Covered Area.** Means (for the purpose of determining the floor area) the sum of the gross horizontal areas of the floor/floors, including, verandas, 25 percent of the area covered by pergolas, but excluding basements, vaults, cellars, porch, mumty and shades/projections (not exceeding the maximum permissible limits).
- r. **Existing Building.** Mean a building already existing on the ground on the date of commencement of alteration/ addition plan.
- s. **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 Area.
- t. **Floor Area Ratio.** (F.A.R) Means the total covered area of a building or buildings on a plot divided by the total area of that plot.
- u. **Foundation.** Means a structure designed to bear and distribute the load of building onto the ground through RCC columns, pillars, beams or walls.
- v. **Frontage of Corner Plot.** Frontage of plots opening on more than one road will be with reference to the street no as per the allotment /numbering.
- w. **Height of Building.** Shall be taken as vertical measurement from the crown of front approach road to the highest part of building.
- x. **Licensed Architect.** Means a person registered with P.C.A.T.P and licence holder of DHA Islamabad.
- y. **Licensed Engineer.** Means a person registered with P.E.C. and a licence holder of DHA Islamabad.
- z. **Master Plan.** Means the plan showing layout of the area with schedule.
- aa. **Non-Conforming Use.** Means the use of a plot or structure thereon not conforming to the purpose authorised or permitted under this regulation.
- bb. **Open Stair Case.** Means a staircase of which the roof must be fully open to the sky and of which at least two sides must be fully open and clear of any adjoining walls of any other building.
- cc. **Set Back/Compulsory Open Space.** Means a space compulsorily required to be left open between the building and the plot line without any obstruction.
- dd. **Pergola.** Means a structure of which the roof must be at least 75 percent open to sky.
- ff. **Party Wall.** Means a common wall between two adjacent buildings on independent plots.

- gg. **Parapet**. Means a wall, whether plain, perforated or panelled, protecting the edge of a roof, balcony, veranda or terrace.
- hh. **Projection**. Means an outer side projection from the building line to provide protection from weather and sun.
- jj. **Possession**. Means handing over of a plot to the member with demarcation of four corners.
- kk. **Public Buildings**. Mean a building designed for public use such as hospital/dispensary, post office, police station, town hall, library, recreational buildings and club etc.
- ll. **Residential Building**. Means a building authorised for residential occupancy by one or more families.
- mm. **Residential Plot**. Means a plot allotted exclusively for residential purpose.
- nn. **Storey**. Means the space between the floor and the ceiling of a building.
- oo. **Structural Alteration**. Means any change in the structure of a building i.e. supporting members of a building such as load bearing walls, columns, beams, slabs etc.
- pp. **Shop-Cum-Flats**. Means provision of shops on the ground floor and flats /offices on the subsequent floors in commercial area.
- qq. **Sector Shops/Convenient Stores**. Means a row of shops in residential area for routine utility requirements.
- rr. **Stores/Godowns**. Means a building /buildings meant for storage of material. Those goods are not of inflammable or objectionable character.
- ss. **Septic Tank**. Means a tank in which sewage is collected and decomposed before its discharge into a public sewer or Soakage Pit.
- tt. **Soakage Pit**. Means a pit filled with aggregate, boulders or broken bricks and intended for the reception of wastewater or effluent discharged from a Septic Tank.
- uu. **Trapped Land**. Land which is not accessible/approachable by the Authority.
- vv. **TP&BC Dte**. Town Planning & Building Control Directorate.