

ROSHAAN HOMES SHAHEEN ENCLAVE STANDARD OPERATING PROCEDURES

1. RULES

1.1 GENERAL

These rules have been framed to facilitate the members who intend to carry out construction works in Shaheen Enclave Housing Society Sargodha.

1.2 AUTHORIZED USE

A building shall be used only for the authorized purpose. A non-conforming use of building may render the owner and the occupant of the building liable to penalty and eviction from the building (as devised by Management). The allotment/ purchase deed of the plot may also be cancelled.

1.3 BEARING CAPACITY TEST

Bearing capacity test (at least two bore holes) should be done before the structural design of the buildings.

1.4 COMMERCIAL ACTIVITY

Commercial activities are not allowed in residential units in Shaheen Enclave Housing Society. Erection of commercial hoardings on, along or inside a plot/ building in the residential zone is not permitted.

1.5 CONTACTOR

The clients are advised to hire reputed contractor for construction, and ensure that contractor is well aware of Standard Engineering Practice involved in construction.

1.6 CONCRETE SLUMP TEST

To satisfy requirements of concrete strength, and to make sure that a consistent mixture of cement is being used during the process of construction, Slump Test shall be performed on site by the concerned contractor and shall be checked by building inspector.
(Allowable slump is 80mm, with variation of 15mm)

1.7 CURING OF BUILDINGS

In case a building is already constructed and adjacent building is to be constructed, then all measures shall be taken during construction/ curing phase, so that, the water does not seep/penetrate into the adjacent buildings. In case of any damages that may occur to the adjacent buildings, the rehabilitation works/expenses shall be borne by the violator.

1.8 CURING

Curing & quality of plaster concrete shall be the responsibility of client and contractor.

1.9 Damages

Damages to/ tampering with the services laid is strictly forbidden. In case of damages to the roads or services, the cost of repair works shall be recovered from the member. Shaheen Enclave also reserves the right to initiate any punitive action as deemed necessary. Extra care shall be taken while digging, to avoid damage to the laid services.

1.10 DANGEROUS BUILDINGS

Any building which is declared dangerous by the structure engineer of Shaheen Enclave shall not be responsible. However, effort will be made to have the services restored as soon as possible.

1.11 PLOT LEVELS

Management will not be responsible for leveling the plots, should there be any ditch, unevenness or abnormality in the plot up to +/- 10ft.

1.12 DISPUTES

Efforts shall be made to settle the disputes through mutual consent. However, the decision of the management will be final and cannot be challenged at any forum.

1.13 ELECTRIC & WATER CONNECTIONS

a. Shaheen Enclave is responsible for provision of Electric and Water Connections. Members shall submit application on prescribed forms of Shaheen Enclave services for Electric and Water Connections 15 days before start of construction.

b. Water connections shall not be shared at any cost.

c. Consumers shall extend water line from the point of Main Line water connection provided as per network design criteria.

1.14 FRONT ELEVATIONS/FACADES

The front elevations/facades/color scheme/ materials of buildings are either fixed or the clients have to select from the design book. Moreover, the individuals are not allowed to change the color scheme/material of the buildings. In case of repaint, permission will also be sought from the color consultant of Shaheen Enclave Housing Society. AC outdoor Units, Geysers, Fiber Glass Shades are not allowed on front and front side of corner plots.

1.15 EXTERIOR FINISHES

Shaheen Enclave approved Color Scheme issued by design Wing for Exterior Finishes of building shall be followed strictly. Temporary Fiber Glass Shades/ AC outdoor units/ Geysers are only allowed in the rear yard of the buildings.

1.16 GREENERY AND VEGETATION-HORTICULTURE

a. Members are expected to help in plantation and protection of the trees/saplings.

b. Members can utilize service area only for plantation purpose. No Hard planters/Fountain/Cages/Grill can be constructed in service area to make available this area for maintenance of service when needed.

c. Fences at green belt are strictly prohibited.

1.17 HANGING OF CLOTHES

Fixing of strings on roof top/ in front of the houses for hanging of clothes are not permitted. Moreover, The clothes will not be hanged at locations (Parapets, Terraces, Railings) from where they are visible from roads/streets.

1.18 LOCATION OF ELECTRICITY & SUI GAS METERS

Electricity Meters shall be installed adjacent of the Gate of the house whereas, Sui Gas meters shall be installed on the other side i.e. at the common walls of the two houses.

1.19 MOBILE PHONE TOWERS

No Mobile Phone Towers are allowed on roofs of the houses and commercial buildings.

1.20 PET KEEPING

Keeping of pets is allowed in Shaheen Enclave Housing Society but they shall not be left unattended or unleashed. Permission and passes shall be obtained from Shaheen Enclave services for pet keeping. Violators shall be penalized strictly.

1.21 PLUMBING MATERIALS

Following are mandatory for plumbing components in all structures intended to be built in Shaheen Enclave Housing Society:

- a. For Gas Supply G.I.Pipes(ILL/JAMAL) shall be used
- b. For Water Supply, pipes material shall be G.I., P.R. or P.E (ILL/JAMAL/DADEX)
- c. For Sewage Lines/ pipes mad of UPVC of R.C.C shall be used.

1.22 SEPTIC TANKS

a. Septic tanks must be provided of R.C.C in all residential plots and shall be connected to main sewer line. The sizes of septic tanks must be as follows:

PLOT SIZE	DEPTH	LENGTH	WIDTH
Less than 500 SQY	4 ft. 3 inch	8 ft.	4 ft.
500 SQY. To 1,000 SQY	4 ft. 3 inch	9 ft.	4 ft-6inch
Above 1,000 SQY.	4 ft. 3 inch	10 ft.	5 ft.

b. Size of septic tanks for commercial and public buildings shall be as par requirements of WASA/ Public Health Engineering Departments. Any violation in size will be penalized heavily.

c. Provision of septic tank in basement is mandatory with provision of mechanical lifting to septic tank on ground floor which will be connected to road sewer line.

Note:

Final NOC will not be issued prior to the completion of Septic Tank as per design.

1.23 SLEEVES UNDER RAMP

Four UPVC pipe, 4 inch dia should be laid under the ramps in line of 5 feet service area. These pipes should be extended 2 feet each on either side of ramp to pull the cables when required.

1.24 UNDERGROUND/ OVERHEAD WATERMARK

Underground/Overhead Water Tanks must be of R.C.C having the following capacities.

PLOT SIZE	UNDER GROUND	OVERHEAD
125/200 Sq. Yds.	500 gallons	400 gallons
250 Sq. Yds.	1000 gallons	600 gallons
500 Sq. Yds.	1250 gallons	700 gallons
1,000 Sq. Yds. and above	1000 gallons	600 gallons

Every house owner shall ensure installation of float valves on underground / Overhead Water Tanks and shall make arrangement so that overflow of O/H Tank pushes back to Underground Tank. Penalty for violation of sizes of tank is Rs.500,000/-

b. It is mandatory that overhead tank should have such piping arrangement that overflow of overhead tank pushes back in underground tank.

1.25 USE OF RESIDENTIAL BUILDING/ STAIR CASE

a. Building constructed on residential plot shall be of the residential type only. Shops, Offices and Godowns of any description for storing or exhibiting for sale of any merchandise are not allowed. Any commercial/industrial use is strictly prohibited.

b. Residential buildings will not be used as regular worship places like Masajid, Jamat Khanas, Imam Baragahs and Azza Khana.

c. No commercial activities including establishing the offices etc. will be allowed in residential buildings.

d. Circular stairs at set back. Straight stairs are strictly prohibited.

2 SITE REQUIREMENTS: RESIDENTIAL

2.1 MANDATORY OPEN SPACES

2.1.1 PROJECTS

Shaheen Enclave Housing Society Block "A" and Block "B":

Plot Sizes	Dimensions	Front	Rear	One Side	2 nd Side	FAR	Ground Coverage	Building Height
	25x50	5	5	0	0			
	30x60	5	5	0	0			
	35x70	5	5	0	0			
	40x80	5	5	0	0			
	50x90	10	7	5	5			

2.1.2 MANDATORY OPEN SPACES: PROJECTS

2.2 HEIGHT OF BUILDINGS

The height of any building other than Apartment Buildings measured from the crown of the road to the top of chimney stacks, lift heads and water tower shall not exceed 38 feet.

In case of Apartment Building the maximum building height allowed on residential plots measured from crown of the road to the top of parapet wall (exclusive of chimney stacks, lift heads and water tower) shall not exceed 45 feet.

2.3 CHAMFERING OF CORNER PLOTS

For traffic friendly needs the corner of a plot bounded by two roads, shall be tapered by minimum 6 ft. for 125-200 SQY, and 10 ft. for 250 SQY. Plots and above form the corner.

2.4 MERGER/AMALGAMATION OF PLOTS

If one building is required to be constructed on two or more plots, or two plots/houses or one plot and a house adjacent to each other are desired to be included in the boundary, it will be mandatory to apply to Head Office for merger or permission for temporary merger, of plots/houses. After merging the bye-laws including design, fee will be applied of the category in which plot falls after merging.

The Procedure is described in the following points:-

2.4.1 Permanent merger of plots

- a. One building will not be designed on two or more plots unless these are merged by DG (planning & design) in master plan or initiation of case by Head Office only.
- b. The merger will be applied to Head Office on the stamp paper of Rs.200/- as per specimen attached as Annexure C.
- c. The plots will have to be on one name or co-shared.
- d. Category of plot will be changed/enhanced after merger and in master plan/map it will appear as per enhanced category.
- e. Relinquishment of any co-sharer out of merged plot will not be permitted without payment of transfer fee as per type of transfer (General, Nominee or Death etc.).
- f. After the merger, connection charges etc. will be charges as per enhanced category. If connection charges have already been paid for one plot and later on 2nd plot is merged, then only the difference of charges will be paid by the allottee(s).
- g. Monthly maintenance will be charged by services department against enhanced category of plot.
- h. Design wing will recover the difference of design fee between both the categories if revision/some changes in building plan/design are desired by the allottee(s).

2.4.2 TEMPORARY MERGER OF PLOTS

One plot/house can temporary be attached with adjacent plot/house on following conditions:

- a. Temporary merger means only the no-existence of common boundary wall between both the plots/houses.
- b. Affidavit of Rs.200/- duly signed by allottee(s) of both the plots will be submitted; attached as Annexure D.
- c. Allottee(s) of both the plots/houses should be one or family members (father, mother, brother, sister, wife, husband, son and daughter etc.).
- d. Category of both the plots/houses will not change; rather each plot/house will maintain its separate entity/registration number.
- e. 100% connection charges of both the plots/houses will be deposited. In case of annexation of a plot with house, if desired by the allottee(s), electric and water connection of attached plot will be provided but on commercial rates as these are being provided for under construction houses.
- f. Design fee of only one house will be paid by the allottee(s) if floor area ratio (FAR) of one plot is maintained.
- g. Monthly maintenance charges of both the plots will be charged by services department as per categories of these plots.

2.5 SIZE OF PLOTS

Sizes of residential plots range between 1,000 SQY. To 1255 SQY. However, variation in size/shape due to topography and town planning are likely.

2.5.1 OVER/UNDER SIZE PLOTS

Plots measuring less will be remitted cost of land. Similarly, those measuring more shall be required to pay as per the rates decided by the Management. Corner plots may have odd shape and dimensions but the same SOP's shall be applicable of the plot category in which it falls.

2.6 MUMTY

Construction of Mumty is allowed but keeping in view the following:

PLOT SIZE	ALLOWABLE MUMTY AREA	REMARKS
50x90(500.00 SQY)	350 Sft.	Up to 500 Sft. on payment of extra fees Rs.800,000
40x80(355.55 SQY)	300 Sft.	Up to 450 Sft on payment of extra fees Rs.800,000
35x70(272.22 SQY)	300 Sft.	Up to 450 Sft. on payment of extra fees Rs.300,000
30x60(200.00 SQY)	300 Sft.	up to 450 Sft. on payment of extra fees Rs.200,000
25x50(138.88 SQY)	300 Sft.	Up to 450 Sft. on payment of extra fees Rs.200,000

2.7 NO OF STOREYS

Maximum two storeys are per permitted. In case where layout of ground permits an additional storey, it may be planned after obtaining prior approval from planning office.

2.8 PARAPETWALL

Height will be as per approved drawings. However, maximum height should not be more than 3'6". Parapet shall be of Reinforced Cement Concrete (R.C.C). However, the rear and dead wall parapets can be of brick masonry.

2.6 BALCONY

Balcony of maximum 2 ft. width is allowed in the rear space of 7'-0" setback. For 5'-0" setback balcony/ shade 1'-6". Rear open to road/ park balcony is 2'.6".

2.6 BASEMENT

Basement is not allowed in Residential Houses.

2.6 PORCH

- a. Minimum size of the car porch will be 10'x14'. However, car porch shall not exceed 23 feet in length.
- b. A car porch is permissible in side setbacks with the condition that is height measured from the adjoining road shall not exceed 10 feet.
- c. Porch columns shall have a clear distance of at least 10 ft. from the outer edge of the front boundary wall. However, the outer edge of porch's projection shall have a clear distance of at least 7 ft. measured form the outer edge of the front of boundary wall.
- d. In case of corner plot, the length of the second porch shall not exceed 16 ft.

2.7 PROJECTIONS

No bay-window, porch and extension of roof shall be constructed beyond the face of the building except:

- a. A window-sill with a projection of not more than 2.5"(0.06m)
- b. Sun shade not more than 2'-6" if mandatory open space of 10 ft.(3.05m) or more is provided within its compound.
- c. Sun shade of not more than 1'.6"(0.46m), if mandatory open space is less than 10 ft.

Note: Notwithstanding the above provisions, sunshade shall have a clear height of 7ft. above the plinth of the structure.

2.8 RAILING ON ROOF TOP

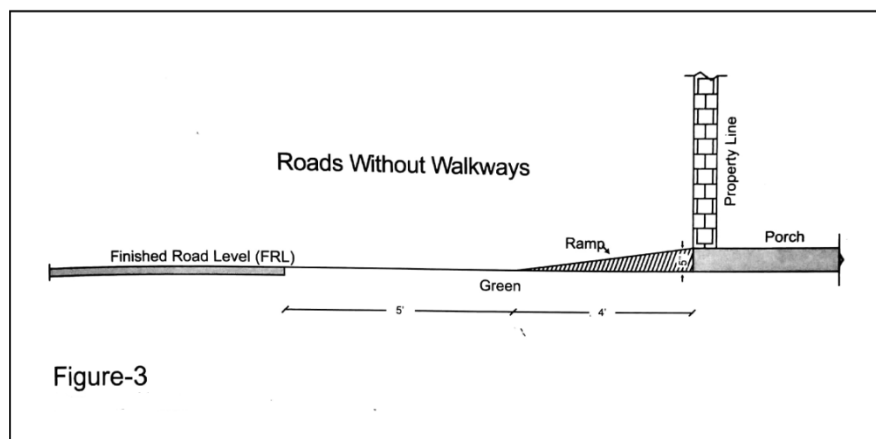
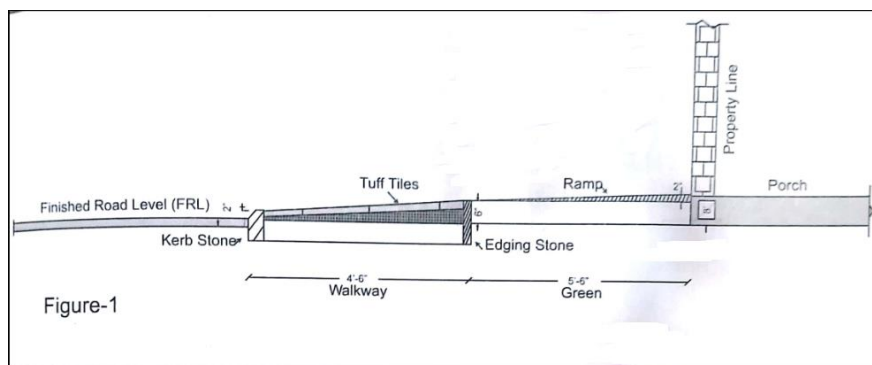
Fixing of railing along with masonry is allowed on roof top as per design approved by Design Wing. Purely Grill is not allowed.

2.9 RAMPS

Maximum height of ramp shall be (1'-6") from the road level to the entry gate and ramps constructed beyond the above mentioned limits shall be demolished. 4" PVC pipes of minimum 4" will be laid under the ramps as conduits for the services to be laid later on.

NOTE:

- i. The Ramp shall start from the edging stone of the walkways and the walkways shall not be disturbed in any case.
- ii. The height of the porch shall be calculated from the center of ramp/driveway width and edge of the pavement.
- iii. A saucer drain of minimum 4" diameter covered with steel grating shall be constructed at the start of the drive way to collect the inflows (car & floor washing) from the buildings. The saucer drain should rain off the water either into the green area or to the sewerage system. The purpose is to avoid the running water on roads.



2.10 SIZE OF ROOMS

The minimum area of a room meant for human habitation shall not be less than 100 Sft.

2.11 TOILET/BATHROOM IM REAR SPACE

A toilet/bathroom not exceeding 40 Sft. in area and 8 ft. in height can be constructed in rear setback at the corner towards the dead wall as an integral part of main

building (for plots measuring 125-250 SQY. Only). However, plots having back opening on main boulevards/streets will not be allowed bathrooms in the rear setback.

3 STRUCTURES ON ROOFS

Only the following structures of permanent nature may be constructed on roofs provided they are designed and built to the satisfaction of the Management:

- a. Chimneys/Air Conditioning and other ducts, vents and wind catchers.
- b. Water tank suitably designed.
- c. Radio and television antenna post.
- d. Parapet walls of 3 feet height from finished floor level.
- e. Stair Tower/ Mumty.
- f. Lift rooms, Sky light, etc.
- g. No mobile phone antennas and billboards are allowed on the roof of any building.
- h. For other works permission from office is necessary.

4 DESIGN STRENGTH OF MATERIALS

Following strength factors shall be used in design calculations:

a. REINFORCED CONCRETE

Minimum compressive cylinder strength at 28 days equal to 3000 psi (280 kg/sq.cm) shall be considered for slabs, beams and columns.

b. PLAIN CONCRETE

Minimum compressive cylinder strength at 28 days equal to 2500 psi (176 kg/sq.cm) shall be considered for lean, blinding and filled concrete.

c. REINFORCING STEEL

All reinforcing steel to be used in reinforced concrete works shall conform to ASTM A 615 Grade 60 with minimum yield strength of 60,000 psi.

4.1 STRUCTURAL DRAWINGS

- a. Structural drawings shall show the information and level of detail customarily required to be carried by design drawings.
- b. Drafting shall follow the generally accepted conventions and practices.
- c. No revision shall be made without mutual concerned Structure Engineer & Architect.
- d. All drawings shall be numbered and revision numbers with dates shall be clearly marked.
- e. The structural drawings/documents shall also show the following information:
 - i. Specific values of the various geotechnical parameters adopted.
 - ii. Specific values of the various parameters adopted for computation of the earthquake loads and the code of practice followed.
 - iii. Specific values of the various parameters adopted for computation of the wind loads and the code of practice followed.
 - iv. Live loads adopted for each floor.

- v. Uniformly distributed and other dead loads adopted for each floor.
 - vi. A description of partitions at each floor and the loading adopted to account for them.
- f. Structural drawings shall bear the seal and signature of the consulting engineers.
- g. Tests for construction materials:-
- i. Shaheen Enclave Housing Society may require the testing of any construction materials to determine if materials are of quality specified.
 - ii. Tests of materials shall be carried out by an approved agency at the cost of the builder. Such tests shall be made in accordance with the prevailing standards.
 - iii. A complete record of tests of materials and their results shall be available for inspection during progress of work.

4.3.1 MATERIAL

Bricks: They shall be of standard shape, burnt red, hand formed or machine made and shall have minimum crushing strength of 1500 psi and absorption up to 20%.

Mortar: Cement-sand mixes of 1:3 shall be adopted for 4.5" thick wall and cement sand mortar 1:4 for 9" thick wall.

Plaster: All plastering work will be in cement sand mortar (1:4) on inner and inter walls and ceiling will be in cement sand mortar (1:3).

Concrete: The concrete used in various seismic bands shall have minimum compressive cylinder strength of 3000 psi at 28 days.

Reinforcing Steel: The reinforcing steel shall have minimum yield strength of 60,000 psi.

Hollow Block: Hollow block masonry is totally prohibited, only allowed in frame structure design.

4.4 FOUNDATION

Due to cut and fill areas R.C.C strips foundation minimum 9" thick should be provided under walls, Type of footings may be any of the following depending on soil investigation report.

- i. Strip Footing
- ii. Raft Footing

4.4.1 HORIZONTAL REINFORCEMENT IN WALLS

The most important horizontal reinforcement is by means of reinforcement concrete bands provided continuously through load-bearing longitudinal and transverse walls at plinth, lintel according to the requirements stated below:

- a. **Plinth band:** It shall be provided at plinth level in all interior and exterior walls. (Not all less than 9" depth).
- b. **Lintel band:** A lintel band (not less than 9" depth) shall be incorporated above all openings and shall be continuous in all interior and exterior walls. The reinforcement and band depth over the opening shall be provided in addition to that of any other requirement.

The lintel of all the doors and windows shall be at the same level to facilitate placing of this band all around and inside the building without any discontinuity at Ground Floor and First Floor.

4.4.2 VERTICAL REINFORCEMENT

R.C.C column (not less than 9"x9") shall be provided at the critical section (i.e. corner of walls) right from the foundation concrete to top slab with minimum reinforcement/requirement and shall fulfill the seismic requirements. The concrete mix shall be kept to 1:2:4 by volume or by weight.

4.4.3 GEO-TECHNICAL INVESTIGATION

Before structural designs of buildings soil investigation with minimum two or bore holes with depths with depths depending on the height of the building will be carried out. However, at times the builder may be asked to carry out test in order to prove the nature of the soil, wherever considered necessary by Shaheen Enclave Housing Society.

FOUNDATIONS NEAR DRAIN

Where a building is to be constructed near a drain or an excavation at a distance less than the depth of the said drain or excavation, the builder will make sure that the foundation of the building is safe.

4.4.4 STRUCTURAL CALCULATIONS

The designer shall submit structural calculations and a certificate from Structural Engineer to verify the structural stability of foundation and super structure, if required by Shaheen Enclave Housing Society.

4.4.5 DAMP PROOF COURSE

- a. Proper damp proofing shall be provided for walls and floors according to the standard specification in Uniform Building Code 1997 or International Building Code, 2006 of USA & N.R.M 1986.
- b. Area where the floor or the wall of the buildings is in the opinion of Shaheen Enclave Housing Society, subject to water pressure, that portion of the building below ground level shall be suitably waterproofed.

5. STAIR CASES AND LIFTS

5.1 STAIR CASES SPECIFICATIONS

- a. All buildings other than apartment buildings up to two storeys shall have staircases having a minimum clear width of 3'-6" (1.07m) and 4 ft. (1.22m) where they exceed three storeys.
- b. In apartment buildings staircases shall have the following minimum width:
 - i. Up to 5 storeys 4ft.(1.22m) clear
 - ii. Above 5 storeys 4'6" (1.37m) clear.

- c. The riser of the stair-cases step shall not be more than 7.5 inches (0.19m) and the tread not less than 10 inches (0.25m).
- d. There shall not be more than 15 rises between each landing. A landing shall not be less than 3'-6"(1.07m) in depth except in case of service stair-cases where the number of risers may be increased depending upon the situation and design.
- e. All stair-cases in apartment buildings shall be reinforced cement concrete or other any no-inflammable material.

5.2 LIFTS

- a. Lifts shall be provided in the buildings having more than 4 Storeys.
- b. Lifts shall conform to the international standards with respect all safety devices and specifications.
- c. Lifts should be provided keeping in view the size, building height and use of the buildings in conformity with the standards of Uniform Building Code, 1997 or Intentional Building Code, 2006 of USA & N.R.M.1986.

6. CONSULTING ENGINEERS REQUIREMENTS

All structural design and drawings shall be prepared by P.E.C Licensed Consulting Engineer (for civil works). If licensed consulting Engineer stamps drawing, prepared by another Engineer, he shall be permanently banned by Shaheen Enclave Housing Society for practice. He shall design, stamp and sign himself, without his N.O.C shall not be issued. Shaheen Enclave Housing Society Design Wing can demand detailed design calculation for Residential Structures, and is mandatory for Commercial/ Apartments/ Public buildings.

- a. All approved drawings shall be present at the site during construction.
- b. All stages shall be checked and signed by site inspectors continuously. In case of any discontinuity of checking construction may be stopped.

7. POSSESSION OF PLOTS

Following procedure is laid down:

- a. Owner of plot will submit an application for possession of plot to GM (Operations) of Shaheen Enclave Housing Society. Estate & Record Office, after verification will forward requisite Performa to Shaheen Enclave Services.
- b. Shaheen Enclave services will prepare the Possession Certificate and return to GM (Operations).
- c. Possession Letter is valid for six months only and if the execution is not started within this period then after six months fresh possession is required to be taken.
- d. After clearance of all dues, GM (Operations) will issue the Original Allotment Letter to the allottee(s).

8. FINAL NOC

Once the building is completed the owners are required to get final NOC from Design Wing to occupy/get changed the electricity tariff and to have maintenance services.

9. PROVISIONAL NOC'S

No Provisional NOC's will be issued for residential plots. However, in case of commercial buildings Provisional Completion Certificate may be issued subject to following conditions:

- Façade of the building is completed in all respects, as per design, color scheme and materials issued by Design Wing.
- Floor for which completion is sought should be completed in all respects.
- The owner of the plot applying for Provisional Completion Certificate shall submit undertaking that building will be completed within three months. However, this period can be extended some rational grounds.

10. OCCUPATION OF HOUSE/COMMERCIAL UNITS

Owners shall not occupy the houses/commercial units/apartments/offices without obtaining final NOC from Design Wing and the final NOC shall be deposited in Maintenance Department along with application for provision of services and change of tariff for electricity bills.

11. PREROGATIVE OF MANAGEMENT

The Management reserves the right of rejecting the plans or modifications which though may not contravene the SOP's but are detrimental to the interest of Shaheen Enclave Housing Society/Community.

12. PRIVACY

All members particularly the builders are expected to respect the privacy of the neighbors. Architects are well advised to have due regard to the privacy while designing the buildings.

ANNEXURE-A PAYMENTS SCHEDULE FOR THE DESIGNING OF RESIDENTIAL PLOTS/ BUILDINGS (Architectural and MEP Drawings only-DWN connection is complementary)

Plot Size	25x50(138.88 SQY.)	30x60(200.00SQY)	35x70(272.22SQY)	40x80(355.55SQY)	50x90(500.00SQY)
Full Package without Basement	Rs.125,000	Rs.150,000	Rs.200,000	Rs.250,000	Rs.300,000
Extra Land Plot	Rs.30/Sft. Per Extra Covered Area	Rs.30/Sft. Per Extra Covered Area	Rs.30/Sft. Per Extra Covered Area	Rs.30/Sft. Per Extra Covered Area	Rs.30/Sft. Per Extra Covered Area
Basement Frame	Rs.10,000	Rs.10,000	Rs.15,000	Rs.20,000	Rs.25,000

Structure	Rs.5,750	Rs.5,750	Rs.5,750	Rs.11,500	Rs.23,000
3D View	N.A	N.A	Rs.20,000	Rs.30,000	Rs.30,000
Retaining Wall	Rs.11,500	Rs.11,500	Rs.11,500	Rs.11,500	Rs.11,500
Swimming pool	N.A	N.A	N.A	Rs.17,500	Rs.17,500
Gate + Boundary Walls Design For Empty plots	Rs.20,000 In case of Construction of House in Future these charges will not be adjusted				

ANNEXURE- C FINES AND PENALTIES

Violation	Penalties
Violation in space regulations	Demolition
Violation in covered area	
Violation on ground floor	Rs.1,000/Sft.
Violation on first and subsequent floors	Rs.1,200/Sft.
Unauthorized construction that violate space regulation but does not form an integral part of authorized buildings	Demolition
Violation of projections up to 2'-6"	Rs.1,000/Sft.
Violation in basemen height	Rs.1,000/Sft.
A balcony or gallery that violates space regulation.	Demolition
Violation in height of building	Demolition

NOTE:

F.A.R shall remain within the allowable limits

ANNEXURE – D MERGER OF RESIDENTIAL PLOTS

We the undersigned, as per the names of deponents and other details mentioned against each, in possession of full sense, free will and without any coercion or duress do hereby solemnly affirm and declare as under:

1. That I/We am/ are bonafide member(s) of Shaheen Enclave Housing Society Sargodha vide registration numbers/details mentioned below.
2. We hereby request the management of Shaheen Enclave Housing Society to merge the plots mentioned below and give one single number/entity to the said plots. Moreover, it is requested that construction of one building be planned/ designed on the said plot and also joint ownership be given to under mentioned parties with equal ratio.
3. The building will be designed/ constructed as per approval of Design Wing/rules defined in construction bye laws of Shaheen Enclave Housing Society. Moreover, we do undertake the responsibility that division of these plots will not be requested in future.
4. That I/We hereby undertake and do hereby indemnify the Shaheen Enclave Housing Society against all losses, injuries, harms, damages, dues if an, that may be occasioned to the Shaheen Enclave Housing Society by the merger of plots, requested herein.
5. That I/We further undertake to abide by all the rules and regulation of Shaheen Enclave Housing Society and TMA which are presently enforced or to be enforced in future.

6. That I/We hereby undertake under take to pay any variation in development charges or any other charges on account of utilities etc. on demand from Shaheen Enclave Housing Society.
7. I/We hereby undertake to pay tax levied by the relevant authority as and when demanded.
8. I/We undertake to abide by all the terms and conditions given above and also signed by me/us as per initial application form. Moreover, I/We will not challenge/confront the above terms and conditions at any forum or before any court/authority.

S.No	Name	CNIC #	Reg. #	Plot	Street	Block	Signature
1.							
2.							
3.							

DEPONENT

Engineer Signature: _____

Applicant Signature: _____