

INDEX

Part-I	General Administrative Matters	1	
	Section I	Submission of Plans	1
Part-II	Building and Planning Control Requirements	2	
	Section I	General	2
	Section II	Residential	14
	Section III	Commercial and Offices	15
	Section IV	Sites for Hospital, Post Office, Police Station, Education and Community Centre etc.	17
	Section V	Space Requirements inside Buildings	17
	Section VI	Fire Resistance And Fire Precautions	18
	Section VII	Horticulture Works	19
	Section VIII	Interpretation of Terms	20

BUILDING REGULATIONS

Part-I GENERAL ADMINISTRATIVE MATTERS

Section-I Submission of Plans

1. All applications shall be made in Building Application Forms A&B prescribed by the Lahore Development Authority (hereinafter referred to as LDA, or any other entity/body constituted by the Government for this purpose).

2. Every prospective builder intending to erect or re-erect a building shall submit an application in writing for permission to execute the work along with the following documents:-
 - i) Plans, sections and elevations of every floor including basement, which shall be drawn to a scale not less than 1 inch to 8 feet.
 - ii) Produce all documents of the title relating to the plot/plots showing his right.
 - iii) No objection certificate issued from m/s Sukh Chayn Gardens (Pvt.) Ltd. Head office (hereinafter referred to as S.C.G.). A typical specimen is attached.
 - iv) Every plan of building submitted shall, in token of its having been prepared by a Registered Architect or under his supervision shall

bear his stamp, signature and registration number issued from the LDA (Lahore Development Authority) after registration.

3. The period of validity of a sanctioned plan shall be three years from the date of its sanction from LDA.
4. The Owner / Architect must consult the latest LDA Building Regulations for more details as well as other applicable Regulations except where Sukh Chayn Gardens Regulations are more stringent.

Part-II Building and Planning Control Requirements

Section-1 General

4. Users will have to observe the rules, regulations and instructions of the departments whose services are utilized viz; LESCO, PTC, Sui Gas etc. If for any reason, the facilities being provided by the department are delayed, S.C.G. shall accept no liability.
5. a) Application for water connection shall be made on the Prescribed Form to the Chief Engineer of S.C.G. The applicant shall also be required to pay water connection fee and security as fixed by S.C.G.
 - b) The consumer shall pay for the supply of water as per meter reading or flat rate as decided by S.C.G.
 - c) Special rates of supply of water, as decided by S.C.G, 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 S.C.G.
 - e) No person is permitted to install motor/pump on the water supply line.
6. S.C.G. 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 S.C.G. 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 subdivision, no separate connection in the manhole shall be given.
 7. Application for Gas connection shall be made directly to Sui Northern Gas Pipelines Limited in accordance with their requirement.
 8. Application for installation of telephone and multimedia may be submitted to the concerned utility company directly at any time which shall be governed by the rules of the said company.
 9. Members shall apply directly to the LESCO authorities for electric connection. S.C.G., however, will help as far as possible in expediting the connection.
 10. No construction, addition or alteration etc. shall be allowed

unless drawings are approved by S.C.G. and sanctioned by the Lahore Development Authority.

11. No body is permitted to dig or cut the road space including verges without prior permission of S.C.G.
12. The members are required to submit an application for demarcation of the plot to the Chief Engineer S.C.G. The application shall be routed through the Secretary who will verify payment of all dues. Once the plot is handed over to the member or his agent, S.C.G. will not be responsible for any encroachments.
13. All corner plots will be played as a matter of rule to avoid blind corners as under:
2-Kanal & 1-Kanal plots 10 feet on either side of the corner
10 Marlas or less by 7 feet on either side of the corner
14. Any oversight in the scrutiny of documents and drawings at the time of the 'NOC' or approval and sanction of the building plan does not entitle the owner to violate the bye-laws.
15. 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/member. S.C.G. is empowered to take strict punitive action in addition to

disconnection of services so as to preserve the sanctity of planning parameters. Defaulters shall be liable to fine which may extend to (No Limit) depending on gravity of the case. Some of the violations are as under:-

- a) Connection of house sewer with main network without the approval of S.C.G. Owners are advised not to open the plug and join the sewer themselves unless completed house has been checked by S.C.G. Sewer manhole will not be tempered for drainage of surface water.
- i) No gate, boundary wall, fence or hedge shall be erected or grown within the right of way of roads.
- ii) No ramp will be provided within the right of way of road. The ramp can start from the property line within the plot.
- iii) Member must construct 12” dia pipe/3' box culvert with a slit on top for water to flow into the drain.
- iv) No water point/taps will be left outside the boundary wall.
- v) Pavement between the road and drain will have a 4% slope toward the drain, so that no water stands on the edge of road. This platform will not be used for car washing.
- vi) Earth filling outside the compound wall will not be above the adjoining berm level. S.C.G. reserves the right to work there whenever the need arises or wishes to widen the road.
- vii) 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.
- viii) No permanent guard post will be made with bricks / concrete involving masonry work.
 - ix) Damaging the road by mixing concrete and/or cutting/bending steel bars on the road, placing mixer on road berm, also by filling area outside the boundary above the road level and land blocking flow of water is not permitted.
 - x) Reduction of clear spaces while carrying out construction is not permitted.
 - xi) No construction is permitted without prior written approval of S.C.G. as well as LDA. Members doing so are liable to penal action.
 - xii) The members/residents are solicited to cooperate with the S.C.G's staff to run the operations of S.C.G. smoothly.
 - xiii) Disposal of leftover construction material/debris etc outside the S.C.G. premises is the responsibility of the Owner constructing the house.
16. The approving authorities reserve the right of rejecting the plans or suggesting any modification which though may not contravene the laid down building bye-laws but are injurious to the interest of S.C.G.
17. If any service of the S.C.G. is carried out of the area other than included in Estate, the services to the owner of defaulting premises from where the connections are drawn will be

disconnected besides a fine will be imposed by S.C.G.

18. The members and the residents shall be bound by the decisions and directions of S.C.G., 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.
19. As there is a positive evidence of the presence of white ants in the Estate area, members are advised to carry out termite proofing.
20. Underground water tanks are to be provided in all plots as per the following prescribed sizes:

<u>S.No.</u>	<u>Size of Plot</u>	<u>Width</u>	<u>Length</u>	<u>Depth</u>
1.	Plots upto 7 Marlas	3'	4'	2'-5"
2.	Plots above 7 Marlas upto 1 kanal	5'	5'	2'-5"
3.	Plots above 1 kanal	5'	5'	4'

21. Septic Tanks shall be provided in all the residential and commercial buildings. All the sullage water of the buildings shall be connected to the septic tank and then to the public sewer. The sizes of septic tanks for residential plots will be as follows:

<u>Size of Plot</u>	<u>Width</u>	<u>Length</u>	<u>Depth</u>
upto 10 Marla but less than 1-Kanal	4.25ft	8.0 ft	4.0 ft
1 Kanal to 2 Kanal	4.25 ft	9.0 ft	4.5 ft
Above 2 Kanal	4.25 ft	10.0 ft	5 ft

22. The roof of every building as well as floor of balcony abutting a street or constructed over a street shall be drained by means of down take pipes.
23. No construction will be carried out in the clear spaces except swimming pools, drains, septic tanks, sewers, underground water tanks etc.
24. i) In case of plots in the zone of 1 kanals 10 Marla and above, the minimum building line shall be 20 feet. However for plots abutting on more than one road, the building line along the longer side will be 10 feet.
- ii) A space of not less than 10 feet extending throughout the width of the site within the limits of the site shall be kept clear at the rear of the building except for the boundary wall not exceeding 7 feet in height measured from the plinth level.
- iii) A space of not less than 10 feet extending throughout the length of the site within the limits of the site shall be kept clear on both sides of the building. Such space being unobstructed by buildings except for the boundary wall not exceeding 7 feet in height.
25. i) In case of plots in the zone of less than 1 Kanal 10 marlas but not less than 10 marlas the building line shall be 15 feet. However, for plots abutting on more than one road, the building line along the longer side of plot will be 5 feet.
- ii) A space not less than 7 feet extending throughout the width of site

shall be kept clear at the rear of the building except for the boundary wall not exceeding 7 feet in height measured from the plinth level.

iii) A space of 5 feet on one of its sides extending throughout the length of the site within the limits of site shall be kept clear. However, in case of plots measuring less than 1 Kanal 10 Marlas but not less than 1 Kanal, a space not less than 5 feet extending throughout the length of the site within the limits of the site shall be kept clear on both sides of the building. Such space being unobstructed by buildings except for the boundary wall not exceeding 7 feet in height. In this case the provision of clause : 27 shall not be applicable.

iv) Notwithstanding the provisions of clause 25(iii), the owner of 2 adjoining plots measuring less than 1 Kanal 10 Marlas but not less than 1 Kanal each, can construct a duplex leaving a space of not less than 5 feet on the opposite sides throughout the length of the site within the limits of the site which shall be kept clear. Such space being unobstructed by buildings except for the boundary wall not exceeding 7 feet in height. In this case the owner may use the option given in clause : 27. However, for constructing a duplex the location of gates as per Master Plan have to be considered.

26. i) In case of plots in the zone of less than 10 Marlas the building line shall be 8 feet.

ii) A space of not less than 5 feet extending throughout the width of site within the limits of the site shall be kept clear at the rear of the

building except for the boundary wall not exceeding 7 feet in height measured from the plinth level.

iii) The requirement of the side space shall not apply.

27. Notwithstanding the provisions of Regulations 25(ii) above, a latrine and a bathroom not exceeding 40 Sft. in area and 8 feet in height shall be permissible in the rear corner. In case of plots upto 1 kanal, this bathroom shall be in the corner towards the dead wall and this can be constructed as an integral part of the main building. Any construction on this bathroom shall not be compoundable.

28. a) Notwithstanding the provisions of Regulation 24(i) & 25(i) a car porch not exceeding 20 feet in length and minimum 9 feet in height measured from the adjoining road level shall be permissible in the side space. In case of corner plots car porch shall be permissible along longer side

b) In any zone, the boundary wall in the front as well as the size of gates shall be as per Fig:01.

c) In any zone, the steps of masonry foundation of the boundary wall shall be as per Fig: 02 i.e. inwards. No foundation shall extend beyond the property-line unless mentioned otherwise elsewhere.

d) Notwithstanding any thing written elsewhere, the owners of plot nos B-248 through B-264, G-1 through 6-67, and F-36 through F-135 shall follow the provisions of clauses 28(b) & 28 (c) for the front boundary wall and foundations but shall erect only fence and grow hedge on the remaining three sides of the plot in order to

keep the ambiance of that part of the Estate. No masonry or concrete wall shall be constructed.

29. In any zone residential/commercial plots may be combined for the purposes of constructing one building subject to the condition that all such plots are owned by the same owner.
30. No bay window, porch or any other projection shall be constructed beyond the face of the plinth. However:
 - a) A window sill with a projection of not more than 2 ½ inches and
 - b) A sun shade not projecting more than 3 feet in a building having a minimum of 10 feet open space all round the building within its compound and not more than 1 feet 6 inches in a building having less than 10 feet open space or with no building line at a height of not less than 7 feet clear above the plinth. Three feet railing is allowed on this projection.
31. Whenever basement is constructed, it shall be subject to the fulfillment of the following conditions:
 - a) That a basement shall be served with an independent entrance and in addition it shall have an emergency exit;
 - b) That the drainage passing under the basement is gas tight;
 - c) That the minimum height of any basement room shall be 8 feet.

- d) The minimum area of the basement in residential building shall be 100 sq. ft. and shall be constructed after leaving the mandatory open spaces required under the Regulations No. 24, 25 and 26. However, a minimum of 5 feet space will also be left towards the dead wall.
 - e) The foundations of the basement shall not intrude into the adjoining properties.
 - f) In such case, where basements are permitted, the height of plinth shall be 3' – 6" from road level.
32. The minimum area of a room meant for human habitation shall be 100 Sft.
33. Members who construct their boundary walls first are entitled to make 9" thick wall by using 4 ½" space of their own plot and 4 ½" of the adjoining plot, provided the layout is got verified from S.C.G. 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 upto 7'-0 from road level if it is lesser.
34. All members particularly 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 buildings.
35. Member are bound to get construction checked from the

Engineering branch of S.C.G. 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 foot above roof of ground floor.
 - f) Before pouring roof slab of 1st floor.
 - g) On making septic tank and ramp according to the rules.
 - h) On final completion before occupation at the time of getting sewer connection opened.
36. S.C.G. through its authorized officer will exercise continuous vigilance and may inspect the premises at any time during execution of work or any time after completion. If on such inspection, it is found that the building works contravene any of the rules or bye-law, S.C.G. shall give due notice to the owner with the object of bringing the works in conformity to the 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 S.C.G. reserves the right to disconnect or refuse any or all the services as per decision of S.C.G.

Section II Residential

37. Proportion of the site which may be occupied by building (including a bathroom and car porch permitted under Regulation 27 and 28 respectively) and corresponding floor area ratio shall be as specified below:-

Size/zone of site/plot	Maximum coverage	Maximum plot / floor area ratio excluding area of basement if used for parking
i) 2 Kanal and above.	55%	1:1.25
ii) 10 Marlas upto 1 kanal	65%	1:1.3
iii) 7 Marlas	70%	1:1.4
iv) Less than 7 Marlas	75%	1:1.5
v) Site for apartment building	55%	1:5

38. A building other than an apartment building shall not have more than two housing units.

39. i) The top of the plinth of the building shall not be less than 1 foot above the highest finished level of the adjoining road.

ii) The height of any building other than apartment buildings measured from the top of the plinth to the top of the parapet wall shall not exceed 32 feet.

iii) No building other than apartment building shall contain more than two storeys and minimum effective height of each storey shall not be less than 10 feet.

Section III Commercial and Offices

- 40 i) In case of plots reserved for commercial/office use in the District/Divisional Centres, not more than $\frac{7}{8}$ th of the area of each plot shall be covered on the ground floor including arcade and not more than $\frac{3}{4}$ th on the subsequent floors, subject to the condition that plot floor area ratio would not exceed 1:5. Only one basement is allowed in such areas with maximum depth of 12 feet from the road level.
- ii) The height of any building including parapet wall in the Divisional and District centre shall not exceed 70 feet.
41. i) In case of plots in the zone of 10 Marlas and above reserved for commercial/office use in all other areas other than mentioned in Regulation 40 not more than $\frac{3}{4}$ th of the area of each plot shall be covered on the ground floor including arcade and not more than $\frac{2}{3}$ rd on the subsequent floors and height shall not exceed 1.5 time the width of right of way plus the width of set back if any, subject to maximum height and plot floor area ratio of 60 feet and 1:4 respectively.
- ii) In case of plots in the zone of less than 10 marlas but not below 3 marlas reserved for commercial/office use in all areas other than mentioned in Regulation 40, not more than $\frac{3}{4}$ th of the area of each plot, shall be covered on the ground floor including arcade

and not more than 2/3rd on the subsequent floors and height shall not exceed 1.5 times the width of right of way plus the width of set back if any, subject to maximum height and plot floor area ratio of 40 feet and 1:2 respectively.

iii) In case of plots measuring less than 3 marlas reserved for commercial/office use in all areas other than mentioned in Regulation 40, not more than 3/4th of the area of each plot shall be covered on the ground floor including arcade and not more than 2/3rd on the first floor subject to the condition that the maximum height and the plot floor area ratio does not exceed of 25 feet and 1:1.5 respectively.

42. The level between the arcade and shopping floor shall not exceed 1 foot 6 inches whereas the level of arcade from the centre of the road crest shall not exceed 6 inches.

43. i) Minimum effective height of arcade shall not be less than 9 feet 6 inches.

ii) Minimum effective height of any shop shall not be less than 10 feet without any gallery (storage space or 15 feet 6 inches with gallery).

iii) All other floors shall have minimum effective height of 10 feet.

iv) Minimum effective height of parapet wall shall be 2 feet 9 inches.

44. The minimum width of arcade in Divisional/District Centres shall be 10 feet, in case of Mohallah Shops/Centres, the minimum width of arcade shall not be less than 5 feet.

45. Verandah/arcade will not be used for storage of materials/goods and it will be kept clear for use as free passage.

Section IV Sites for Hospital, Post Office, Police Station, Education and Community Centre etc

46. i) The height of any building measured from the top of the plinth to the top of the parapet wall (except chimney stacks, lift heads and water tower) shall not exceed 70 feet and it shall consist of not more than 6 storeys.
- ii) The minimum effective height of each storey shall be 10 feet.
- iii) In case of plots having an area of more than 2 kanals, a space of not less than 30 feet in front and 13 feet on either sides and in the rear space shall be kept clear and no car porch and steps shall be permitted in these open spaces.
- iii) In case of plots having an area of 2 kanals or less, a space of not less than 15 feet in front and 7 feet on all three sides shall be kept clear and no car porch and steps shall be permitted in these open spaces.

Section V Space Requirements inside Buildings

47. i) No habitable room shall have a floor area less than 100 sq.ft and minimum floor width of less than 8 feet.
- ii) The minimum floor area of a kitchen shall be 50 sq.ft. having a minimum floor width of 6 feet.

- iii) The effective height of any habitable room from finished floor level to roof ceiling shall not be less than 10 ft.
48. The minimum floor area of a shop shall be 100 sq.ft. having a minimum floor width of 8 feet.

Section VI Fire Resistance And Fire Precautions

49. i) All air conditioning or ventilation ducts including framing, except in residential buildings, shall be constructed entirely of non-inflammable materials and shall be adequately supported throughout their length.
- ii) Where ducts pass through floors or walls, the space around the duct shall be sealed with mineral wool, or other non-inflammable material to prevent the passage of flames and smoke.
50. Every building except residential buildings upto 3 storeys in height, shall be provided with sufficient means for extinguishing fire in the shape of:-
- a) Fire Extinguishers
 - b) Fire fighting buckets
 - c) An independent water supply system in pipes of steel or cast iron with adequate hydrants, pumps and hose reels.
 - d) A separate over head water tank to be provided for fire fighting.
 - e) A tube well to be provided with diesel and underground water tank.
 - f) Separate fire exit stairs.

Section VII Horticulture Works

51. i) All members are expected to help in tree plantation and protection of the trees planted. Each member, in consultation with S.C.G, is expected to plant, protect, maintain and grow trees in accordance with the following standards in front of his premises:
- a) Plot with a frontage of 30 to 50 feet 2-trees
 - b) Plot with a frontage of 51 to 70 feet 3-trees
 - c) Plot with a frontage of 70 to 100 feet 4-trees
 - d) Plot with a frontage of above 100 feet 5-trees

The location of the trees would be marked by the S.C.G. Staff as per approved plan of the Estate.

- ii. 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 Estate and create obstruction to visibility. S.C.G. reserves the right to remove such vegetation at the risk of the defaulters.
- iii. Resident may have flowerbed outside the boundary wall but along it without edging. Maximum width of flower bed shall not exceed 2 feet from boundary wall. Only flowers and small plants shall be allowed to be planted in these flower beds. No flowerbed is allowed perpendicular to the boundary wall.

Section VIII Interpretation of Terms

Unless otherwise expressly stated, the following terms shall, for the purpose of these Regulations have the meanings indicated in this part. Where the terms are not defined they shall have their ordinarily accepted meaning or such as the context may imply.

ALTERATION: means any change brought about, after the approval of Building plan without affecting or violating any provision of these Regulations.

AMALGAMATION: means the joining of two or more adjoining plots of the same land use into a single plot in accordance with these Regulations.

APARTMENT: means a dwelling unit located in a multi-storey building meant to provide habitation.

APARTMENT BUILDING: means a multi-storey building containing more than two Apartments sharing a common stair case, lifts or access spaces.

ARCADE: means a covered walk-way or a verandah between the shops and the street/footpath on which the shops abut.

AREA: means the area of operation of S.C.G. and/or the area shown in the Master Plan of the Estate and includes any extension or

modification effected therein, from time to time.

BALCONY: means a stage or platform projecting from the wall of the building surrounded by a railing or parapet wall.

BASE: (applied to a wall or pillar) means the under-side of the course immediately above the plinth, if any, or in the case of a building having no plinth immediately above the footings.

BASEMENT: means the lowest storey/storeys of a building, partly or completely below ground level.

BUILDING WORKS: mean site excavation, erection or re-erection of a building or making additions and alterations to an existing building.

BUILDING HEIGHT: the total height of the building from the crown of the road up to the top of the parapet wall excluding any structure such as water tank, elevator, loft or stair etc.

BUILDING/HOUSE LINE: means a line beyond which the outer face of any building, except compound wall, may not project in the direction of any street existing or proposed.

CARDINAL POINTS: means the directions of north, south, east and west.

COMMERCIAL BUILDING: means a building having shops or show rooms, offices, hotel, restaurant etc. on any floor and may also have apartments in it.

DAMP PROOF COURSE: means a layer of material impervious to moisture.

DISTRICT CENTRE/DIVISIONAL CENTRE: means an area containing shops and offices serving the commercial/business needs of the population and is generally a commercial cum civic centre.

FLOOR AREA RATIO: means the aggregate covered area of a building or buildings on a plot divided by the total area of the plot (excluding the area reserved for parking purposes).

FOUNDATION: means a structure entirely below the level of the ground which carries and distributes the load from pillars, beams or walls on to the soil below.

FRONTAGE OF CORNER PLOT: In case of plots abutting on more than one roads, frontage will be with reference to the main road.

GALLERY: means an open or a covered walk way or a long passage.

HOUSING / DEWELLING UNIT: means a part or whole of a residential building capable of being used independently for human habitation.

INDUSTRIAL BUILDING: means a building designed for use as a factory or workshop and includes warehouses, cold stores, poultry farm and any office or other accommodation on the same site, the use of which is intended for the convenience of staff and the workers.

INSTITUTIONS: institutional uses include educational & health uses, public utility buildings, cultural buildings etc.

KANAL: means a size of land equal to 500 sq. yards (418 sq. m approximately) or 20 Marlas.

LIGHT INDUSTRIES: mean building/buildings providing workshops free from any obnoxious trades at the ground floor and office accommodation above.

MASTER PLAN: means the plan showing the layout of the area.

MARLA: means a size of land equal to 25 sq. yards (20.90 sq. m approximately).

MARKET: means a group of shops assigned particularly for one or more specified trades.

MINOR REPAIRS: means paints, white washing, plastering, paving, replacement of doors, windows, glass, floors and tiles, building or rebuilding of the boundary wall as per approved plan.

MULTI STOREY BUILDING: means any building having more than three storeys.

OPEN SPACE: means an area forming integral part of the plot, left open to the sky.

PARAPET: means a wall, whether plain, perforated or panelled, protecting the edge of a roof, balcony, verandah or terrace.

PARKS: means a recreational area which may include all or any of the following facilities:

- a. Jogging Track/walk ways.
- b. Water features like lake, fountains and gushers etc.
- c. Restaurant or cafeteria or food stalls.
- d. Aviary.
- e. Tube well.
- f. Public Toilets.
- g. Any other recreational facility (outdoor).

PERGOLA: means a structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc. of which more than 50% of roof is open to the sky.

PLACE OF PUBLIC WORSHIP: means a building designed for the performance of religious functions.

PLAZA: means a building catering for commercial activities of different trades.

PLINTH: means the portion of the building between the level of the site and the level of the ground floor.

PRESCRIBED FORM: means a form prescribed for various purposes by S.C.G. and / or LDA.

PUBLIC BUILDINGS: mean buildings designed for public use such as dispensary, post office, police station, town hall, library, recreational buildings etc.

RESIDENTIAL BUILDING: means a building exclusively designed for use for human habitation together with such out houses as are ordinarily ancillary to the main building and used in connection herewith.

RESIDENTIAL ZONE: means a zone earmarked for buildings exclusively designed 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, clinics, workshops, stores or godown etc. But it shall include such out-houses as are ordinarily ancillary to the main buildings and used in connection herewith. It also includes parks, gardens, play-grounds and other open spaces.

SEMI-DETACHED BUILDINGS: means two buildings built on a plot or adjacent plots having a common wall with three sides open spaces.

SEPTIC TANK: means a tank in which sewage is collected and decomposed before its discharge into a public sewer or Soakage Pit.

SOAKAGE PIT: means a pit filled with aggregate, boulders or broken brick and intended for the reception of waste water or effluent discharged from a Septic Tank.

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.

SUN-SHADE: means an outside projection from a building over a minimum height of 7 feet (2.15 m) from the plinth level meant to provide protection from weather.

VERANDAH: means a roofed gallery, terrace or other portion of a building with at least one side open to courtyard or a permanent open space.

WAREHOUSE: means a building meant to provide storage space.

ZONE: means an area/areas earmarked for a particular use or character including an area in which particular sizes of plots have been prescribed.

Sukh Chayn Gardens Housing Estate, Lahore.

Ref: SCGHE/ _____

Date _____

NO OBJECTION CERTIFICATE

Certified that the plot No. _____ Block No. _____ situated in the Sukh Chayn Gardens Housing Estate, Lahore, has been transferred to Mr. / Mrs. / Miss. _____
Son / Daughter / Wife of _____
through allotment / sale deed. The transferee / allottee has paid all the dues in respect of above mentioned plot. The society has no objection regarding approval of building plan by L.D.A. and erection of building at site on the above plot by the said transferee / allottee.

Certified that the plot at site is vacant.

SECRETARY

Sukh Chayn Gardens (Pvt.) Ltd.