

CHAPTER III

SPACE REQUIREMENTS OF BUILDINGS

30. **Residential Buildings Standards.** All residential houses or bungalows shall comply with the following standards: -

Area of Plot sq yds	Allowable Covered Area	Front (ft)	Rear (ft)	Sides (ft)	No of Floors	Remarks
Upto 200	90%	-	-	-	B+G+1	
201 to 400	75%	5'-0"	3'-0"	5'-0" On right side	B+G+1	
401 to 700	60%	10'-0"	7'-6"	5'-0"	B+G+1	Front COS for rear side plots after sub division is 5'-0".
701 and above	50%	20'-0"	10'-0"	10'-0"	B+G+1	Subdivided plots in two portions to have 5 ft instead of 10 ft on the dividing line, if one side (of 1000 Sq Yds plot) is 60ft of less than 60ft.

31. **Minimum Residential Buildings Cubical Capacity Standards.** The following shall be cubical capacity standards for residential buildings:-

Description	Area (sft)	Width (ft)	Height (ft)
Living rooms	100	9'-0"	9'-6"
Kitchen	50	6'-0"	9'-6"
Bath room without WC	-	-	-
Bath room with WC	24	4'-6"	7'-6"
WC only	15	3'-0"	7'-6"
Servant quarter	80	7'-0"	9'-6"
Guard room(s) on the gate only	36	6'-0"	7'-6"
Passages, Corridors Galleries etc	-	3'-6"	7'-6"
Main stair case	-	3'-6"	-

32. **Residential Buildings Height Standards.** The following shall be the height standards for residential buildings, namely:-

Description	Clear Height (ft)	
	Max	Min
Level of main gate (being opened on the main street/road)	1'-6"	1'-0"
Plinth Level (subject to contour of plot as defined in these regulations)	4'-0"	2'-0"
Ground Floor	12'-0"	9'-6"
1 st Floor	10'-6"	9'-6"
Height of main building (upto roof top slab)	27'-6"	22'-0"
Stair Tower	8'-0"	7'-6"
Stair Tower with elevator shaft and/or with water tank built over it	10'-0"	-
Over all height of building including stair tower with elevator shaft and/or water tank	38'-0"	30'-0"
Parapet Wall	4'-0"	3'-0"
Maximum height of main building including parapet wall from crown of the road	31'-6"	25'-0"
Boundary wall from crown of the road (2 ft high iron protective barrier permitted)	8'-0"	6'-0"
Clear height of basement	10'-6"	8'-0"

33. **General Conditions.** The following conditions shall apply to residential building regulations: -

- a. No construction shall be allowed in the compulsory open space, hereinafter referred to as COS except a pergola for car porch, spiral stair in rear COS and a guardroom in front COS not exceeding 65 sft with clear overall height upto maximum 8 ft above the floor of car porch.
- b. Under ground water tank and septic tanks to be kept 3 ft away from boundary walls except roadside.
- c. 3 ft wide balcony or bay window on roadside or within front COS is permitted.
- d. Maximum projection of sunshades over streets and in the compulsory open space shall not exceed a width of 2 ft at the lintel level.
- e. Basement shall be permitted upto allowable footprint of ground floor. Safety of neighbouring properties to be ensured while constructing basement. Any damage occurring to neighbouring property or PDOHA property shall be

made good by the owner or builder to the satisfaction of PDOHA. Indemnity Bond shall be obtained from owner before issuing approval of building plan.

- f. Sub division of residential plots will only be permitted as under: -
- (1) Phase-VIII - Plots measuring 2000 sq yds or more (1000 sq yds each)
 - (2) Phase-IV - Plots measuring 600 sq yds or more (300 sq yds each)
 - (3) Remaining Phases - Plots measuring 1000 sq yds or more (500 sq yds each)
- g. Following will be exempted from covered areas: -
- (1) Guard room(s)
 - (2) Open pergola for car porch.
 - (3) Under ground and overhead water tanks
 - (4) Stair tower
 - (5) Spiral stair
 - (6) Placement of generator sets/ electromechanical equipment
- h. Minimum size of car porch will be 10 ft x 14 ft.
- i. Stairs/steps outside the boundary wall shall be strictly prohibited except a ramp upto 4 ft (in horizontal length) and steps of wicket gate.
- j. Erection of hoardings and antenna towers on residential buildings is strictly prohibited.
- k. Construction of ramp, stairs/steps leading to the basement is permitted within the side and rear COS without any superstructure over them.
- l. Area of basement of residential buildings shall be exempted from the floor area ratio (FAR).
- m. For odd or irregular shaped plots, the requirement of footprint area shall prevail over COS. However, COS in front shall be left as per provision of these regulations.
- n. COS on non-rectangular shaped plots shall be measured as average space between buildings and property line. At least 50% permissible COS shall be ensured.
- o. For residential buildings, the maximum riser of staircase shall be 7 inches and the minimum tread will be 9 inches.

- p. Covered swimming pools are permitted to be built in plots of 500 sq yds or above after giving following undertaking: -
- (1) Proper filtration plant will be installed.
 - (2) Swimming pool to be appropriately protected for privacy.
 - (3) Not to be constructed in compulsory open space.
 - (4) Any damage caused to neighbouring structure will be made good by owner constructing swimming pool.
 - (5) Swimming pools are allowed to be constructed in the basements or on the first floor ensuring sound structural design duly certified and documented by the Registered Structural Engineer.
- q. Two gates with car porches and independent guard rooms will be permitted only for plot measuring 1000 sq yds and above.
- r. Placement of generators and electromechanical equipment as may be required is allowed on the roof tops and anywhere in the front COS subject to sound structural design duly verified/certified and documented by registered structural engineer, provided the following is satisfied: -
- (1) No smoke or noise should come.
 - (2) Should have a canopy.
 - (3) Should have a residential silencer.
 - (4) Should have NOC of the immediate neighbours.
- s. Remaining within the allowable (prescribed) covered area of stair tower any space becoming available beyond the requirement of stair may be utilized for storage purposes. However, construction of servant quarters and bath rooms/lavatories will be strictly forbidden.
- t. A residential building (500 to 999 sq yds) located on two roads i.e in front as well as in rear or located on corner plot may have an auxiliary wicket gate (max width 4 and a half ft) in addition to main gate as authorized under the rules.
- u. Compulsory open space shall always be free from any erection or obstruction except following: -
- (1) Steps leading to ground floor
 - (2) Boundary walls
 - (3) Stairs leading into basement in the rear COS.
 - (4) One/two columns and beams inside COS to support low car porch and pair of beams to support the structure of car porch, connecting two picked up columns in line with boundary wall restricting the height of wall upto 6 ft only. In no case the low car porch will extend in front or to the side COS. In case of pergola on high car porch, as

extension of terrace, it shall be regularized with penalty; it will be mandatory to construct 3 ft high parapet wall on the line of COS between terrace and pergola.

- (5) Septic tanks, soakage pits and collection chamber for grey water.
 - (6) Water reservoir and lines sewerage, water, electricity and telephone.
 - (7) Guard room in front COS not exceeding 65 sft.
 - (8) Under ground water & septic tank.
 - (9) Dog / Bird's wooden cage in the front COS.
 - (10) Electric cabinet, motor /pump cabinet in the front COS.
 - (11) Small shed for generator not exceeding 100 sft in area and 6.5 ft in height.
 - (12) A wooden / metallic open stair in the rear COS to climb up first floor and rooftop.
 - (13) Following are allowed to be constructed/placed in the front COS:-
 - (a) Rockery
 - (b) Gazebo
 - (c) Walkways
 - (d) Benches
 - (e) Small fish/Lilly pond
 - (f) Bar BQ Counter
 - (g) Elevated flower beds
- v. High car porch is not allowed with columns resting over the boundary wall. They can however be permitted if kept clear of the COS.
- w. A water channel of 6" X 6" size will be constructed in line with a boundary wall under the gate. This will have suitable covering on top (grating) to ensure that water from inside the house does not come on the road. This drain will be suitably connected to the manhole.
- x. Construction of barsati with maximum of 6'-0" projection from the stair tower with atleast two sides open is permitted.
- y. In-house plumbing, electric, sui gas and telephone work should be executed from approved/licensed contractor.
- z. Servant quarters shall not be allowed in compulsory open space. These shall be constructed as part of the main building.
- aa. Maximum allowable width of green belt outside residential plot is 4 ft. Out of which 2 ft adjacent to wall can be utilized as flowerbed and rest of the area between flowerbed and shoulder of the road shall be kept green with grass only. The owners/occupants will not grow any vegetation/trees so as to encroach / occupy the space or block the road or reduce the openness of the area which mar the aesthetics of the surrounding / road / khayaban and create obstruction. Plantation of trees/shrubs and erection of any obstructions is/are prohibited beyond 2 ft adjacent to boundary wall.

- bb. Only servant rooms/stores are permitted in basement of residential buildings. Construction of kitchen, toilet, bathroom etc. is prohibited in the basement.
- cc. Compulsory open space shall be kept clear from all obstructions to ensure safety against fire.
- dd. Top slab of water tank may be constructed upto 7 ft above the roof level or within permissible height of 37.5 ft from road level, if constructed over stair tower.
- ee. Building constructed on residential plots shall be of the residential type only. Shops, offices and godowns of any description for storing or exhibiting for sale any merchandise. Any commercial/industrial use is strictly prohibited.
- ff. Inter floor in a residential house is permitted in a bath/store room etc which should not exceed 150 sft.
- gg. The area of stair tower shall be governed as under:-

(1)	The area of stair tower shall not exceed for		<u>Plots upto 700 sq yds</u>	<u>Plots of 701 sq yds and above</u>
	(a)	Box Stairs	225 sft	250 sft
	(b)	Dogleg Stairs	180 sft	200 sft
	(c)	Straight Flight Stairs	150 sft	180 sft
	(d)	Spiral Stairs	120 sft	150 sft
(2)	The stair tower shall be strictly restricted to the periphery of stairs and in no case be utilized for any kind of living purpose.			

- hh. Pitching of guard's tents/cabins outside the property line of residential plots on PDOHA land or using the open plot for guard living is strictly prohibited.
- ii. Residential Buildings will not be used as regular worship places like Masajid, Jamat Khanas, Imam Bargahs and Azza Khana.
- jj. No commercial activities including establishing the offices etc will be allowed in the residential buildings.
- kk. The parameters for level variations while scrutinizing and evaluating submission plans are as under: -
 - (1) For plots measuring 1000 sq yds and above wherein provision of two main gates is part of the regulations; if the variation in the plot levels

- between minimum and maximum exceeds 5 ft, then, any one gate may be planned against minimum level. If, however, level variation is less than 5 ft, both the gates would be placed according to the road in front.
- (2) Due to variation in level or encountering hard strata, wherein excavation becomes difficult, split level plinth with a maximum of 3 ft level difference may be planned.
 - (3) If the contour of a plot depicts level variation of 3ft and above, encompassing upto 40% of the plot area and plot falls on more than one road/street, then bottom of the basement or part thereof, may be planned with respect to one of the roads, having direct access to it from the road.
- II. Rear COS upto maximum 50% of its width may be utilized for ventilation and light for the basement commonly termed as 'open to sky'. A fiber glass shade (3 side open) may be constructed over the open well to stop the rain water. Stairs leading to basement may also be constructed in the open well. Side COS (not less than 10 feet) may also house the open well including stairs from the basement.
- mm. Construction of "Duplex" of any design, is strictly prohibited on any size of plot, however, construction of two units (not to be converted into Duplex by erecting partition walls) on large size plots (1000 sq yds & above) may be considered under these parameters: -
- (1) Allowable covered area (50% of plot area) may be equally distributed on both units.
 - (2) Compulsory Open Spaces (COS): -
 - (a) Front - 20'-0"
 - (b) Rear - 10'-0"
 - (c) Sides - 10'-0"(Same COS would be applicable, however, intermediate space between two units would be allowed according to the requirement of user because this does not compromise any provision).
 - (3) Total covered area allowed in both the cases would remain equal.
 - (4) Two gates with two car porches and two guard rooms are allowed, as already permitted for plots measuring 1000 sq yds & above.
- nn. Main gate(s) for the entrance of the bungalow is allowed to a maximum width of 14 ft and shall be located either at left or right corner of the front wall of the house.

- oo. Owner of the plot (500 sq yds and above) will make an arrangement by constructing an under ground tank for collection of gray water, (after septic tank) which can be used for lawn, plants and flowerbeds etc. The owner of the house (all plot sizes) will ensure construction of refuse collection/chamber of size 4' x 4' out side the house for placing of garbage bags.
- pp. The height of area between edge of the road and property line (residential/commercial) shall not be raised. Blocking of such area by placing stones/blocks is not permitted.

34. **Commercial Buildings Standards.** Residential-cum-commercial and commercial plots shall observe the following standards, namely: -

Plot Size (Sq Yds)	FP	Arcade (ft)	COS (width in ft)		FAR	Floors
			Rear	Sides		
81 to 250	100%	-	40 sft compulsory ventilation duct OR Refer to Para 37.y.		-	B+G+4
251 to 400	90%	-	7'-6"	-	-	B+G+4
401 to 600	GF = 85% Above GF =75%	-	7'-6"	5'-0" one side	1:5	As per FAR
601 to 999	GF = 80% Above GF =70%	8'-0"	8'-0"	5'-0"	1:5	
1000 to 1999	GF = 75% Above GF =65%	8'-0"	10'-0"	7'-0"	1:5.5	
2000 and above	GF = 70% Above GF =65%	8'-0"	10'-0"	10'-0"	1:5.5	

35. **Commercial Buildings Height Standards.** The following shall be height standards for commercial buildings, namely:-

Description		Height (ft)	
		Max	Min
Plinth		4'-0"	2'-0"
Ground floor (clear height)		12'-0"	9'-6"
1 st Floor and subsequent floors		10'-0"	9'-6"
Parapet Wall		4'-0"	3'-6"
Height of Main Building (applicable to std size plots)	B+G+4	58'-6"	56'-6"
	B+G+5	69'-0"	66'-6"
Stair tower above top floor without lift well		7'-6"	7'-6"
Stair tower above top floor with lift well		10'-0"	10'-0"
Over All Height applicable to std size comm plots or the amalgamated plots created there from	Without Lift well	B+G+4	66'-0"
		B+G+5	74'-0"
	With Lift well	B+G+4	68'-6"
		B+G+5	76'-6"
Arcade		12'-0"	8'-6"
Arcade from crown of road		1'-4"	-
Ceiling height of basement without obstruction		10'-0"	8'-0"
Min clear height of basement for parking without obstruction		8'-6"	7'-6"

Note: The height of the building shall be such that it would not intersect the imaginary line from opposite side of the road; serving the building, at an angle of **SIXTY FIVE DEGREE** with the horizontal.

36. **Basement for Commercial Plots**

- a. Basement shall be permitted on the allowable foot print area ensuring safety of adjoining buildings.
- b. Basement space may be utilized for commercial/office use, however, its use for residential purpose will be strictly prohibited.
- c. If basement is used for purposes other than parking, its area will be counted towards floor area.

37. **General Conditions.** The following conditions shall apply to the commercial buildings: -

- a. Minimum floor area of a shop shall be 100 sft and a min width of 8 ft.
- b. The riser of staircase in commercial building shall not be more than 7 inches and the tread shall not be less than 10 inches.
- c. To ensure uniformity of the frontage of plots in the same line/lane, 3'-0" wide projections are permitted starting from first floor upward with 16 ft clear height. Front projections falling on the main roads and streets (having width

of 20' and more) may be utilized as habitable areas. Rear projections will stay in the form of balconies and can also house the landing of stairs, at a vertical height of 16 feet from the adjacent road.

- d. Provision of lift is compulsory as per design requirement for climbing height of 46 ft. Additional lift required for climbing height above 59 ft.
- e. Corridors or passages shall be minimum 5 ft upto plot area of 499 sq yds and minimum 6 ft for plots area of 500 sq yds and above.
- f. Access ramps and stairs/steps to the basement or ground floor should not fall outside of property line. No structure or activity shall fall outside property line.
- g. 40% loft having a max clear height of 5.5 ft shall be allowed for shops with minimum ceiling heights of 16 ft from the road level.
- h. Structural design and vetting is compulsory for all types of buildings higher than G+2 floors and for all amenity buildings irrespective of height.
- i. For plots abutting on public streets at rear, the rear COS shall be condoned. In case of corner plot, the COS on side abutting the road shall be condoned and arcade shall be provided. For plots upto 600 sq yds abutting on streets at three sides, the COS on the side not abutting on street shall be condoned. No opening of shop or office on side road shall be provided.
- j. Access for handicapped should be provided in all public buildings.
- k. Storage under the stairs can be provided.
- l. Construction of basement(s) will be permitted over the entire foot print area.
- m. Construction of more than one basement will be permitted subject to sound structural design and safety of neighbouring/adjoining buildings duly verified/certified and recorded by registered structural engineer.
- n. Placement of generators and electromechanical equipment as may be required is allowed on the roof tops subject to fulfillment of specific conditions and sound structural design duly verified/certified and documented by registered structural engineer.
- o. Amalgamation of small commercial plots (100 sq yds to 200 sq yds) will be permitted to combine into bigger size plots. Construction on amalgamated plots would be permitted on the entire plot area. Amalgamated plots of area 400 sq yds and above (falling within the standard commercial belt) will be allowed B(s)+G+5 construction, dedicating the basement(s) for parking purposes only. Such buildings will be exempted from the restriction of FAR, as applicable to the otherwise large size plots i.e 401 sq yds and above. In

- case the basement is not provide in design, the permission shall be restricted to G+4 only.
- p. In case of amalgamated plots measuring 400 sq yds and above, construction of addl stair towers will be permitted. Covered area restriction for lift well for commercial buildings will be governed as:-
- (1) 150 sq ft for stair tower.
 - (2) 100 sq ft for lift for residential/commercial buildings.
- q. Remaining within the allowable (prescribed) covered area of stair tower any space becoming available beyond the requirement of stair may be utilized for storage purposes. Construction of servant quarters and bath rooms/lavatories will be strictly forbidden.
- r. Permission for fixing of tandoor in shops of commercial area will be obtained from PDOHA and only one tandoor per 200 shops will be permitted, with proper exhaust arrangements having disposal of hot gases before the final roof of building and not in the street or road.
- s. Installation of flour grinding machine is prohibited.
- t. No shops shall be provided in basement.
- u. Mezzanine and ground floor shall not be used for residential purpose.
- v. Separate staircase will be provided for mezzanine floor, if apartments are planned on any of the upper floors.
- w. Pitching of guard's tents/cabins outside the property line of commercial plots on PDOHA land or using the open plot for guard living is strictly prohibited.
- x. A compulsory ventilation duct (as approved in Para 34) from first floor upwards would be provided, if the facilities like kitchen and bathrooms etc are located in the inner part of the building. If, however, these facilities are located in such a manner that ventilation/natural light are available, the provision of duct may be done away with.
- y. Structure of commercial buildings to have inbuilt safety features against seismic threat, basing on the applicable seismic zone parameters eg Karachi lies in 2-B seismic zone, as such the building should be safe against an earth quake of 6.5 Richter Scale intensity. An endorsement on the right margin of the submission drawing shall be made by the structure engineer duly signed by him as follows: -
"The structure can withstand the seismic vibration upto 6.5 Richter Scale".
- z. The commercial building over a commercial plot may house following:-
- (1) Entire building designed and duly approved for commercial activity.

- (2) Commercial cum residential units with following configuration, if designed as such, shall have:-
- (a) Ground + Mezzanine + Authorised Floors. Ground and mezzanine (if constructed) shall be restricted to commercial activity with independent entry and remaining floors shall be residential apartments with separate entry.
 - (b) Ground + Authorised Floors. Ground and first floors shall be designated for commercial activity and rest of the floors may be entirely commercial or entirely residential. If residential units are constructed above first floor, then they shall be given independent entry/stair for the residents.

38. **Height Standards (Amenity)**

Description	Clear Height (ft)	
	Maximum	Minimum
Level of main entrance (being opened on the main street/road)	1'-6"	1'-0"
Plinth level subject to contour of plot as defined in these regulations	5'-0"	3'-0"
Ground Floor (above the plinth)	12'-0"	9'-6"
1 st Floor	10'-6"	9'-6"
Height of Main Building	28'-0"	-
Stair Tower	-	8'-0"
Height of building including stair tower	37'-0"	-
With additional two floors of 10'-6" max clear height each, height of main building	50'-0"	-
Over all Height with two additional floors	58'-6"	-
Parapet Wall	4'-0"	3'-0"
Boundary wall from crown of the road	8'-0"	6'-0"
Clear height of basement	-	8'-0"

39. **General Conditions (Amenity)**

- a. Additional two floors may be permitted considering the general environments and neighbourhood, on payment of prescribed addl development charges.
- b. Basement if not utilized for parking the area will be counted towards FAR. Any excess area in the FAR will be charged for as per prescribed additional development charges.
- c. Basement will be permitted over the entire foot print area.

- d. Basement may be utilized for laboratories, however, separate emergency exits will be provided.
- e. Placement of generators and electromechanical equipment (as may be required) is allowed on the roof tops subject to fulfillment of specific conditions and sound structural design duly verified/certified and documented by registered structural engineer.
- f. Integral/dedicated parking arrangements will be ensured within the premises. Parking on the streets is strictly prohibited.
- g. Facilities related to the purpose (like small canteen/tuck shop and medical stores/floral shops etc.), if planned, shall remain part of the main building.
- h. Except for sub para 'g' above commercial outlets and activities within the amenity premises are strictly prohibited.
- i. Proper ramps/entrance shall be made for entrance/exit of handicapped persons.
- j. Minimum one motor vehicle parking space shall be provide for every 1500 sft of floor area for hospitals.

40. **Standards for Health and Education Amenity Buildings.** Amenity plots are divided into three categories ie for education/hospitals, mosques & petrol pumps. Amenity plots for education/hospitals shall observe the following standards:-

Type of plot	Plot Sizes	FP (Max)	FAR	Minimum COS (ft)			Height
				Front	Sides	Rear	
Educational	All sizes	40 %	1:0.8	10	10	10	B+G+1
Hospitals	Less than 1000	50%	1:1	10	5	10	B+G+1
	1000 & above	60%	1:1.2	10	10	10	B+G+1

41. **Standards for Amenity Buildings – Mosques**

- a. Building plans of mosques shall be considered for B+G+2 floor on case-to-case basis.
- b. Distance between approved mosque and club or cinema shall not be less than seven hundred feet.
- c. Proper ramps/entrance shall be made for entrance/exit of handicapped persons.

42. **Standards for Sports / Entertainment / Recreational Facilities.** Amenity plots allocated for sports/entertainment and recreational facilities to have these regulations parameters: -
- a. Foot Print Area - 50%
 - b. Building configuration - B+G+2 (With the provision of swimming pool either in basement or on first floor ensuring adequate structural design.
43. **Standards for Petrol Pumps and CNG Stations**
- a. The term “Petrol Station” means a station for the sale at retail, of petrol and ancillary products for motor vehicles.
 - b. A petrol or CNG station may be located only on a main collector street having a right of way (ROW) of at least 80 ft.
 - c. A petrol or CNG station may not be located within 1 km of the site of an existing or approved petrol or CNG station unless the petrol or CNG station and the other such sites are located on the opposite side of a street having a ROW of not less than 100 ft and a dividing median strip.
 - d. The minimum street frontage of a petrol or CNG station shall not be less than 60 ft.
 - e. The minimum area of a petrol station used for petrol filling facilities and servicing activities shall not be less than 1000 sq yds.
 - f. The minimum area of a CNG station shall not be less than 600 sq yds.
 - g. Access roadways of petrol or CNG station shall be constructed in accordance with the following requirements: -
 - (1) No Access roadway may cross the sidewalk at an angle of more than 45 degrees.
 - (2) The width of each lane shall be at least 12 ft.
 - (3) Both an “in” and “out” roadway shall be provided, respectively leaving and entering the approach traffic lane at an angle of not more than 45 degrees.
 - h. Adequate space shall be provided in petrol stations for parking for oil supply tankers while discharging its load.

- i. Not less than one lavatory shall be provided at each petrol or CNG station exclusively for public use (for both ladies and gents separately) in addition to lavatory provided for the staff.
- j. Petrol or CNG Station can be allowed on commercial plots after conversion into specific designated petrol pump or CNG use provided all other requirements noted above are met and after calling of public objections through press and with the approval of PDOHA on payment of prescribed fees.
- k. On an existing petrol pump, CNG facility shall be allowed only if the area is 1000 sq yds or more.
- l. A single storey office and retail mart or shop shall be permitted on an area not exceeding 5% of the plot area in addition to the tyre and puncture shop, telephone booth and drinking water facility.
- m. All building structures shall be constructed leaving a COS of at least 10 ft from the boundary of the plot of the petrol or CNG stations or according to standards of Explosives Department whichever is more.
- n. Distance between two dispensers shall not be less than 24 ft.
- o. Distance between dispenser and road edge shall not be less than 18 ft.
- p. All title documents including site plan duly attested are to be supplied for Petrol or CNG Station. In addition permission from Ministry of Petroleum and Natural Resources is also required for CNG Station.
- q. The compressor station shall be located at a minimum distance of 5 ft inside from the boundary walls and all measures provided in CNG Safety Rules, 1992, as amended from time to time.

44. **Exemptions from Floor Area Ratio (FAR).**

- a. Parking spaces
- b. Recreational facilities and prayer places – max 5%
- c. Arcades
- d. Ramps and driveways
- e. Escalators/Lift towers
- f. Stairs and stair towers
- g. Open balconies over streets
- h. Passages around voids
- i. Under ground / Overhead water tanks
- j. KESC Sub Stations
- k. Electrical/Mechanical plant rooms

45. **Bifurcation and Amalgamation of Plots**

- a. **Bifurcation.** Sub division of residential plots will only be permitted as under: -
- (1) Phase-VIII - Plots measuring 2000 sq yds or more (1000 sq yds each)
 - (2) Phase-IV - Plots measuring 600 sq yds or more (300 sq yds each)
 - (3) Remaining Phases - Plots measuring 1000 sq yds or more (500 sq yds each)
- b. **Amalgamation.** Amalgamation of residential, commercial, and amenity plots shall be allowed. The amalgamated plot shall not exceed the area beyond four times that of the largest plot, provided land grant or allotment conditions of the plots are similar and on payment of fees determined by the PDOHA from time to time.

46. **Chamfering for Corner Plots.** Boundary wall corners of end plots abutting two roads/streets will be chamfered as under: -

a. **Residential Plots**

- (1) Junctions of roads 60 ft wide and above – 20' X 20'
- (2) All other junctions – 10' X 10'

b. **Commercial Plots**

- (1) Junctions of roads 30 ft wide and above – 6' X 6'
- (2) All other junctions – 4' X 4'