

BAHRIA TOWN (PVT) LTD KARACHI

STANDING OPERATION PROCEDURE FOR CONSTRUCTION OF HOUSE BAHRIA TOWN

NOTE: AN OVERSIGHT IN SCRUTINY OF DRAWINGS AT THE TIME OF APPROVAL OF THE BUILDING PLAN DOES NOT ENTITLE THE OWNER TO VIOLATE THE BUILDING BY LAWS.

Approved elevations are to be followed strictly by clients or contractors as per design otherwise serious action will be taken by Bahria Town. The front elevation restriction includes:

- Gate Design.
- Boundary Wall.
- Finishing Material.
- Aluminum frames of windows for front façade & glass.
- Floor finishes level 2' – 0" from road level.
- Height of Building 30'.
- Porch level = 9".
- Porch Depth minimum 12' or maximum 380 Sq. ft area.
- Mumty & projection not allowed.

ALLOWABLE COVERED AREA

Plot Size	125 Sq. Yds (25' x 45')	250 Sq. Yds (35' x 70')	500 Sq. Yds (50' x 90')	1000 Sq. Yds	2000 Sq. Yds
U.G.W.T	6'x6'x4'	7'x5'x6'	8'x5'x6'	8'x5'x7'	8'x5'x7'
O.H.W.T	5'x4'x4'	6'x5'x4'	7'x5'x4'	7'x6'x4'	7'x6'x4'
Front	5'-0"	5'-0"	10'-0"	15'-0"	15'-0"
Rear	3'-6"	7'-0"	7'-6"	10'-0"	10'-0"
1-Side	-	5'-0"	7'-0"	7'-0"	7'-0"
2-Side	-	-	7'-0"	7'-0"	7'-0"
Area %	70%	65%	50%	50%	50%

NOTE:

1. It is mandatory that boundary wall should be build up at D.P.C level & get checked from Bahria Services.
2. It is mandatory to get your Inspection Card signed by the site inspector on every stage otherwise completion Certificate will not be issued.
3. After plaster, before exterior finishes, please contact Color Consultant in Design Wing.
4. The responsibility lies with the client & contractor:
 - i. To ensure quality of concrete, curing of concrete works and plaster work.
 - ii. For plinth protection and to stop ingress of water to foundation.
5. Clients are advised to award construction work to the contractors who has qualified engineers with them.
6. Storm water drain will not be connected with sewerage system of Bahria Town.

BAHRIA TOWN (PVT) LTD KARACHI

All payments deposited are refundable with 10% deduction.

All payments are valid for One year only. Payments are to be made in advance.

Please make your payments (in the form of Cash/Pay Order/ Demand Drafts) in United Bank Ltd.

SUBMISSION DRAWINGS MANDATORY

Clients are advised to get the submission drawings prepared from outside Architect/ Consultants.

PROCESS OF DESIGN:

- Payments in advance in United Bank Ltd.
- Get design options from Design Wing.
- Appointment with architect to finalize the plan.
- Soil Test to be done by client from any soil firm registered with PEC and license by SBCA.
- Structural drawings to be done by structure engineer registered with PEC & license by SBCA.
- MEP drawings to be done by PEC Registered Engineer.
- Structure & MEP Engineer visited the site during construction.
- Fixed elevation of 125 & 250 Sq. Yds.

DOCUMENTS REQUIRED:

- ID card copy.
- Allotment Letter.
- Possession Letter (Copy).
- Design fees Payment Receipt.
- In case of client absence the person collecting drawings and inspection card should have authority letter, verified from owner.
- At the time of collection of drawings an affidavit on a stamp paper of RS. 100/- is mandatory.
- Structure design stability certificated is mandatory for approval / NOC.
- Client has to submit 2 sets of soil test, structural drawings, structural stability certificate & MEP drawings.

NOTE:

- For basement in house of 1 Kanal and above, the client should give an undertaking of being responsible of damaged to neighbor houses.
- There is no approved contractor of Bahria Town.
- It is mandatory to get the approvals of exterior finishes from the Finishes Expert/ Architect of Design Wing. Violators will be charged Rs. 50,000/-. Any rectification required will be done by the client at his/her own cost.
- Fiber glass shades are not allowed.
- Outdoor units of AC's, must be installed on roof top.
- Geyser shall be installed in rear COS.
- Any Kind of fencing is not allowed to erect outside the houses and the green belts.

NOC FOR START OF EXECUTION

NOC will be issued for execution only after the clients submits the soil report along with vetted structural drawings.