

APPENDICES LIST OF FORMS

Form 1: Application for Approval of Building Plan

Form 2: Verification of Building at Different Construction Stages

Form 3: Notice of Completion

Residential Building Standards

Plot Area (Sq. yds)	Allowable covered area	COS			Floor
		Front	Sides	Rear	
120	90%	3'-0"	—	—	G + 1
200	80%	5'-0"	3'-6"	3'-6"	G + 1
240	80%	5'-0"	4'-0"	4'-0"	G + 1
400	70%	7'-6"	4'-0"	5'-0"	G + 1

Description	Maximum
Level of main gate from crown of road (being opened on the main street/road)	1'-0"
Plinth Level (subject to contour of plot as defined in these regulations)	2'-6"
Overall height of main building including parapet except stair tower and/or water tank (from crown of the road)	29'-0"
Parapet Wall for accessible roof (heights to be taken from finished floor level)	4'-6"
Height of overhead tank from roof level including parapet wall from crown of the road	As specified in drawing
Boundary wall from crown of the road (Additional 2'-0" high iron protective barrier permitted)	7'-6"
Overall height of main building (single storey) including parapet except stair tower and/or water tank (from crown of the road)	18'-0"
Ground Floor (Internal)	10'-6"
First Floor (Internal)	10'-6"
Standard width of main gate including wicket gate excluding pillars	12'-0"
Lintel of Door (Door Height)	8'-0"

GENERAL REGULATIONS

1. Erection of hoardings and antenna towers on residential buildings are strictly prohibited.
2. No structure or activity will fall outside the property line. Any sort of encroachment outside the property line is strictly prohibited and subject to fines.
3. Pitching of guard's tents/ cabins outside the property line on Smart City land or using the open plot for guard living is strictly prohibited
4. Removal of the division wall between two plots is allowed provided both the plots have same ownership or close blood relations.
5. Damage to roads and utility services is strictly prohibited. Any damage which is likely to be caused to the road, sewer line, rain water line etc. will not be undertaken without prior approval of Smart City larkana. In case of damages, Smart City larkana will impose penalties and the cost of repair work will be recovered from residents.
6. Maintenance charges will be collected from all residents after completion of infrastructure. These charges will be used to maintain the infrastructure of Smart city. of. These charges will be ____ / sft
7. Placement of generators and electro-mechanical equipment is allowed in side COS or on the roof top with proper structural arrangements as required subject to sound structural design duly verified/certified, provided the following is satisfied: -
 1. Controlled smoke and noise.
 2. Sound resistance canopy.
 3. Should have proper electro-mechanical equipment connections of permanent nature.
 4. Covering of the Generator should not exceeding boundary wall height and protruding maximum one foot on sides of Generator, will be allowed.

STRUCTURES AND ROOF

Following structures of permanent nature may be constructed on roofs provided they are designed and built to the satisfaction of the Authority:

1. Air conditioning and other ducts, vents and wind catchers.
2. Water tank.
3. Parapet wall or railing is mandatory in case of accessible roof.
4. Stair tower
5. Sky light,
6. Platform for Generator.
7. Installation of Solar Energy System is allowed (net metering is recommended), not exceeding the height of stair tower ensuring proper design for structure stability.
8. Dish Antenna

In case of any additional unapproved structures, Smart City reserves the right to charge fines and remove the structure at the cost of the homeowner.

Termite Proofing: Owner will ensure quality termite-proofing treatment prior to RCC works of building foundation before commencement of construction work.

Members to ensure clean environment in front/ around the property

A water channel of cross-section 6" x 6" will be constructed in line with the 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.

Shops, offices and godowns of any description for storing or exhibiting for sale, any merchandise of any type or any commercial/industrial use, are prohibited in residential buildings plots.

Residential Buildings will not be used as places of assembly / worship including Masjid, Jamaat Khana, Imam Bargah, Azza Khana, Church, Temple, other social ceremonies and concerts etc.

Presentation of political, social, religious and ethnic marking/flags are strictly prohibited within the premises of Smart City. In case of violation, Smart City reserves the right to charge fines and remove the flags/markings at the cost of the homeowner.

Commercial activities including establishing offices, parlors, tuition centers, hostels, guesthouses etc., are prohibited in residential buildings.

For renting a house, owners get NOC by Smart City Larkana upon submitting of CNIC's, Rental Agreement and NOC/character certificate from concerned Govt. / Civil Authorities of both parties. In case of violation Smart City will charge a penalty.

Large gatherings are prohibited in Parks without prior consent of Smart City Management.

The height of the area between the edge of the road and property line for any building will not be raised. Blocking of such areas by placing stones / blocks is not permitted.

The contractor will be responsible for execution of work as per the approved drawings from Smart City Larkana duly submitted by Architect/ Structural engineer.

In case there is any modification in the approved plan given by Smart City, the owner will be responsible for submitting the drawings through a registered Architect/ Structure Engineer prior to execution on site.

Annexure A Form

Before start of construction, owner of plot will give an undertaking to abide by the Building Bye Laws of Smart City Larkana Specimen attached as annexure-A.



Annexure A

Smart City Larkana

Building ByLaws

UNDERTAKING

I have read and understood the building bylaws of Smart City Larkana and hereby undertake to construct my house in accordance with these bylaws, and any subsequent or instructions issued by Smart City Larkana management.

Signature:

Name of Owner

Plot Number and Street Number

NIC#

Telephone Contact

Dated:

Signature of Client

Signature of Smart City Management

BOUNDARY WALL

The height of the boundary wall shall not exceed 7 feet 6 inches from the crown of road. Walls and gate designs are also fixed.

CONSTRUCTION PERIOD

Construction must be completed within a period of 3 years from the date of possession.

Non - utilization charges may be charged.

CONSTRUCTION/ADDITIONS/ALTERATIONS

No construction, addition or alteration shall be allowed unless drawings are approved by the Smart City Larkana Design Wing.

Construction material Will not be dumped on the road/footPath. Violators will be fined as fixed from time to time.

DEMARCATIION OF PLOT

On receipt of original allotment letter and possession certificate Smart City Larkana will demarcate the plot to the owner.

Members must submit an application for demarcation on prescribed form to Smart City at least 7 days in advance.

CONSTRUCTION MONITORING

1. Qualified building inspectors have been employed to monitor construction of houses through regular inspection as per check list/Inspection sheet to be obtained from Smart City Larkana Design Wing. The sheet shall be kept at site for entries by the inspectors.
2. Members keep one set of working/detailed drawings on site, which will be made available to the monitoring staff during inspections.
3. Approved elevation has to be strictly followed.
4. For violation of Building Byelaws electric and water supply connections are liable to be disconnected and fines/penalties can also be imposed.

Inspection stages are listed as under:

1. On demarcation of the area to be dug.
2. Foundation level.
3. Ground floor at DPC level including that of boundary wall
4. Roof height of ground floor before pouring.
5. On raising the first floor structure one foot above the plinth.
6. On attaining roof height of the first floor before pouring.
7. On attaining roof height of water tank.
8. Completion of septic tank prior to putting the cover.

POSSESSION OF PLOTS

Following procedure is laid down:

1. Owner of plot will submit an application for possession of plot to Smart City.
2. After clearance of all current dues, Smart City will issue the original allotment letter to the allottee.

DESIGN/DRAWINGS

Before start of construction owner of plot will give an undertaking to abide by the Building By Laws of Smart City Larkana

Permission for construction will be issued by Smart city Larkana on provision of the following:

1. No current dues certificate
2. Approved working drawings.
3. Approved / vetted building design.
4. Structural drawings
5. NOC from Smart City Larkana Design wing

OVERSIGHT IN SCRUTINY OF DRAWINGS

Any oversight in the scrutiny of drawings at the time of approval of the building plan does not entitle the owner to violate the Building Byelaws.

DISPOSAL OF DEBRIS/CONSTRUCTION WASTE

No debris/construction waste shall be dumped /thrown into adjacent plots. Debris and construction shall be finally dumped outside the premise of smart city.

In case of violation, Smart City reserves the right to charge fines from the homeowner.

Garbage cans should be utilized by the contractor.

PREROGATIVE OF MANAGEMENT

The Management reserves the right of rejecting the plans or modifications which though may not contravene the Byelaws but are detrimental to the interest of Smart city's customers along with the general public.

PRIVACY

All members, particularly the subsequent builders are expected to respect the privacy of the neighbors. Architects are well advised to have due regard to privacy while Designing homes.

For each project, contractor will be responsible to provide a board on site during the construction period the project, with following information.

1. Plot Address
2. Name of the contractor with telephone number/Name of homeowner with telephone number
3. Approved drawing from Smart city

No owner is allowed to stop the construction activity of other members. Any dispute/ interpretation of Regulations will be referred to Smart City management.

CCTV cameras may be installed in both inner and outer periphery of the building without compromising privacy of the neighbors. PTZ cameras are not allowed. Only fixed cameras are permitted.

Any structure above two storeys are not permitted to be constructed

DRAINAGE

SEWERAGE/MANHOLE

Members must construct their own septic tank and maintain it effectively in order to help in running the sewerage system efficiently.

Connection-the main sewer line shall be connected by the owner after completion of the house. Members shall not tamper the main sewer line. The approval for the connection will be given by Smart City's management. Defaulters are liable to be fined as fixed from time to time by Management.

UTILITY CONNECTIONS

Plot owners are required to pay charges for utility connections i.e Electricity, Gas, Telephone and Water before the start of construction. Charges will be for one connection & for each utility. The rates will be fixed by the Management from time to time. For any additional connection extra charges will have to be paid.