



Engineers Cooperative Housing Society

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REVISION OF CONSTRUCTION BYE-LAWS

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RESIDENTIAL BUILDINGS

S NO	BYE-LAWS CLAUSE	EXISTING BYE-LAWS	REVISED BYE-LAWS	EXPLANATION/AUTHORITY
1	53.1 (Height of Car Porch)	The height of car porch if resting on boundary wall, will not be more than 9 feet from road level, including roof thickness.	The height of car porch if resting on boundary wall, will not be more than 9 feet from car porch F.L, including roof thickness.	Measurement from road level was impracticable.
2	Amalgamation Fee (Addition in para 9.1)	With specific permissions, only two adjacent plots may be combined to form a single unit provided that both the plots have a single ownership. Such unit when constructed will not be sub-divided unless complete building is dismantled. Constructed unit will follow Building Bye-Laws as applicable to it.	With specific permissions, only two adjacent plots may be combined to form a single unit provided that both the plots have a single ownership. Such unit when constructed will not be sub-divided unless complete building is dismantled. Constructed unit will follow Building Bye-Laws as applicable to it. Amalgamation fee of Rs 100,000 (One hundred thousand only) has been fixed.	Approved in 319 MCM held on 17 Feb 2024.

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3	Possession and Demarcation (23.3)	The possession of plot will remain valid for three months and construction must commence within three months of taking the possession. In case the construction is undertaken after three months, possession will be re-confirmed after paying Revised possession fee as Rs 5,000.00.	The possession of plot will remain valid for three months and construction must commence within three months of taking the possession. In case the construction is undertaken after three months, possession will be re-confirmed after paying Revised possession fee as Rs 15,000.00.	Approved in 312 MCM held on 22 Jul 2023.
4	Sub Division Fee (8.2.4)	Sub-division fee of Rs 10,000 (Ten thousand only) has been paid through a pay order/bank draft to the society.	Sub-division fee of Rs 100,000 for duplex / semi detached & Rs 200,000 for plots served by two roads (Corner & front / back open plots).	Approved in 312 MCM.
5	55.1.8 (Sun/Rain Shade)	3ft wide shade is permitted. Provided this shade is not used as balcony and will have no concrete/brick parapet wall however grill, fencing or railing is permitted on the shade.	3ft wide shade is permitted. Provided this shade is not used as balcony.	Restrictions on type of material of parapet is considered illogical therefore required to be omitted.

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6	55.1.12 (Car porch)	Only one porch, which can rest on boundary wall, is permissible. Corner/Sub divided plot can have two porches.	2x porches/gates are allowed for 1 Kanal plots.	2x porches often demanded by the members.
7	55.2.1 (Basement)	Additional Charges i-e Rs 1/sft will be levied on the covered area of basement exceeding 2/3rd of the ground floor area and total lower basement area.	Additional Charges i-e Rs 15/sft will be levied on the covered area of basement exceeding 2/3rd of the ground floor area and total lower basement area.	The charges of Rs 01/sft are very less and thus required to be revised. Approved in 325 MCM held on 17 Aug 2024.
8	55.2.7 (Basement)	The side setbacks in open basement may be covered but the level should not be more than porch level.	Covering of open basement setbacks is not allowed.	If covered setbacks (COS) in basement, it does not fall under the category of open basement.

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9	55.7 (U/G Tank & Septic Tank)	These should be constructed with their own RCC walls and should have a minimum distance 3 feet from front boundary wall. Any other boundary wall should not be used for construction of these tank. These should be located in such a way that bowser filling of water tank and cleaning of septic tank using sludge pump is facilitated from outside.	Add to existing clause sizes, of 8'x6'x4' for U/G Tank & 6'x4'x4' for septic tank shall be used.	Sizes of U/G water tank and septic tank were missing.
10	55.10.1 (Mumty Area)	1 Kanal Plot (400Sft)	1 Kanal Plot (500Sft)	Often demanded by the members
11	55.10.2a (Mumty Area)	1 Kanal (Duplex & Sub deviations).	300Sft for each side.	New Clause. Approved in 325 MCM held on 17 Aug 2024.

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12	55.18 (Height Of Boundary Wall)	Member can construct a boundary wall within his property line. If boundary wall of 4 ½" width is constructed then pillar of 9" x 9" at 10' distance must be provided. If member wants to construct a common boundary wall approval of both neighbors should be necessary and affidavit in this regard from both neighbors to ECHS Islamabad should be mandatory. Both neighbors shall have full right to use it on their respective sides/top. However, no space from right of way of road/street shall be utilized for this purpose. The height of boundary wall should not be less than 5' and not more than 7' from the crown of the adjacent road. The boundary wall should be an RCC or brick masonry wall. A safety grill up to 2'-6" can be provided above the boundary wall.	Member can construct a boundary wall within his property line. If boundary wall of 4 ½" width is constructed then pillar of 9" x 9" at 10' distance must be provided. If member wants to construct a common boundary wall, approval of both neighbors should be necessary and affidavit in this regard from both neighbors to ECHS Islamabad should be mandatory. Both neighbors shall have full right to use it on their respective sides/top. However, no space from right of way of road/street shall be utilized for this purpose. The height of boundary wall should not be less than 5' and not more than 7' from the F.F.L of porch . The boundary wall should be an RCC or brick masonry wall. A safety grill up to 2'-6" can be provided above the boundary wall.	Measurement of height of boundary wall from porch level is more practicable. Since the road have often steep gradient and measurement from road level creates less height of boundary wall.

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COMMERCIAL

S NO	BYE-LAWS CLAUSE	EXISTING BYE-LAWS	REVISED BYE-LAWS	EXPLANATION/AUTHORITY
1	56.13.1	North Avenue Commercial Zone B+G+5	North Avenue Commercial Zone B+G+6	Keeping in view the smaller size of plots, addition of 1x floor was discussed in MC and approved accordingly.
	56.13.2	Main Commercial Area B+G+3	Main Commercial Area B+G+4	
	56.13.3	Sector Commercial Area B+G+2	Sector Commercial Area B+G+3	
2	56.14.2	North Avenue Commercial Zone 77' (including height of machine room for lift, water tank and stair Hall/Mumty).	North Avenue Commercial Zone 86' (including height of machine room for lift, water tank and stair Hall/Mumty).	
3	56.14.3	Main Commercial Area 55' (including height of machine room for lift, water tank and stair Hall/Mumty).	Main Commercial Area 64' (including height of machine room for lift, water tank and stair Hall/Mumty).	
4	56.14.4	Sector Commercial Area 40' (excluding height of machine room for lift, water tank and stair Hall/Mumty).	Sector Commercial Area 49' (excluding height of machine room for lift, water tank and stair Hall/Mumty).	

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5	56.15.2	Conversion into habitable area in front projection only.	Conversion into habitable area on front & rear projections.	Keeping in view the smaller size of commercial plots permission on the construction at rear projection is considered feasible.
6	56.15.3	Rear Area projections (Balconies/ terraces only).	Blank/delete existing clauses.	Superfluous.
7	56.23.2, 56.23.3 & 56.23.4	(1) Construction with inflammable material is not allowed (2) All Stair cases should be of R.C.C. (3) Walls to be made in RCC and door with fire rating of 3 hours.	Blank/delete existing clauses.	Existing conditions are impracticable thus required to be deleted.

REVISION OF CONSTRUCTION BYE-LAWS

SUMMARY OF VARIOUS CHARGES/FEES

Annex-A

Sr. No	DESCRIPTION	FEES (Rs.)	
		EXISTING	REVISED
1	1st time possession/demarcation Revised Possession	5,000/- 5,000/-	15,000/- 15,000/-
2	Water Connection (Water charges at actual, through monthly billing)	2,000/-	10,000/-
3	Fees for application for Sub -division on plot	10,000/-	200,000/-
4	Approval of Drawing for construction.	3,000/- + (4/-per Sqft) of covered area	5,000/- + (9/-per Sqft) of covered area
5	Inspection by Consultant/Architect	3,000/-	20,000/-
6	Inspection charges for each stage of construction	500/-	1,000/-
7	Temporary/single phase Electric connection by IESCO for construction .(Electricity Charges as prescribed by Managing Committee Excluding Charges against demand Notice by (IESCO)	1,500/-	1,500/-
8	Permanent Electric Connection (Three Phase) fee (Connection Cost at Actual as given in Demand Note)	2,500/-	2,500/-
9	Sewer connection excluding stores.	1,000/-	5,000/-

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Sr. NO	DESCRIPTION	FEES (Rs.)	
		EXISTING	REVISED
10	Issuance of completion certificate	2,000/-	10,000/-
11	Fine for each construction Violation (Also,the Violation to be set right)	5,000/-	5,000/-
12	Service Charges for conservancy	200/-pm.	250/-pm.
13	Service Charges for water supply (or, as prescribed by the Managing committee, from time to time)	300/- pm for 1 Kanal 300/- pm for 10 Marla	1050/- pm for 1 Kanal 1050/- pm for 10 Marla
14	Fine for Delay kin payment of water Charges	25/- pm.	10% of charges per month
15	Fine for Delay kin payment of Sewer Charges	10% of the bill per month.	10% of the bill per month.
16	Maintenance/Security Charges for Failure to Build House within 3 years.	10% of the bill per month.	1000/-
17	Fine for Theft of services for outside use. (Services to be disconnected)	50,000/-	50,000/-

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Fines (Rs.)			Annex-B
S No	DESCRIPTION	EXISTING	REVISED
a.	Fine for commencing construction without approval of pans. The building will be demolished at members rick/cost.	25,000/-	100,000/-
b.	<u>Excess Projection of Shade:</u> Up to 37' feet allowed in By-Laws 1' additional height can be regularized with fine of Rs. 15,000.00 . Exceeding this limit will be demolished at owner's risk and cost.		
c.	<u>Excess projection of shades:</u> Max up to 6" deviation from the Bye-Laws can be allowed with a fine of Rs. 1000 /Sft . Exceeding this limit will be demolished at owner's risk and cost.		
d.	Construction in side/Rear set- back maximum up to 6"	1,000/Sft	10,000/Sft
e.	Construction in front set- back i-e column/porch area maximum 6"	2,000/Sft	5,000/Sft
f.	Increase in height of boundary wall maximum up to 8'.	200/Sft	1,000/Sft
g.	Increase in height of parapet wall maximum up to 4'	200/Sft	1,000/Sft
h.	Construction without working drawings.	15,000/-	15,000/-
j.	Construction not completed after 3 yrs from approval of submission drawing.	1,000 per/Month	1,000 per/Month
k.	Cutting of steel /mixing of mortor on road/street.	5,000 + cost of repair	10,000 + cost of repair

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Fines (Rs.)			Annex-B
S No	DESCRIPTION	EXISTING	REVISED
l.	Cutting of road without the permission of ECHS.	10,000/ + cost of repair	25,000/ + cost of repair
m.	Damages to ECHS road/footpath & services. Repair of damage will be carried out at the defaulters risk and cost.	5,000/ + Actual cost of repair	10,000/ + Actual cost of repair
n.	Damage of neighbor's structure.	20,000/ + Actual cost of repair/construction	20,000/ + Actual cost of repair/construction
o.	Dumping of material on road/ shoulder and blockage of drain.	5,000/ + shifting charges	10,000/ + shifting charges
p.	Removal/ shifting of demarcation pillars.	1,000/-	5,000/-
q.	Dumping of debris/material un-auth places .	5,000/ + shifting charges	10,000/ + shifting charges
r.	Members tempering water supply line.	10,000/-	20,000/-
s.	Illegal water connection (installation of pump/motor).	10,000/-	25,000/-
t.	wastage of water i-e overflowing from U/G tank car washing on ramp/porch and water tap opened freely	5,000/-	10,000/-
u.	Unauthorized construction at top roof up to 50 Sqft	1,000/Sft	2,000/Sft
	Unauthorized construction at top roof up to 100 Sqft	5,000/Sft	5,000/Sft

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Fines (Rs.)			Annex-B
S No	DESCRIPTION	EXISTING	REVISED
v.	Commercial activity in residential area.	200,000/-	500,000/-
w.	Un attended underground water tank against hazards.	10,000/-	20,000/-
x.	Illegal use of electricity.	20,000/-	50,000/-
y.	Illegal occupation/occupation without approval of ECHS.	15,000/-	15,000/-
z.	Members tempering with main sewer line.	10,000/-	20,000/-
aa.	Fine for each construction not specified earlier	5,000/-	10,000/-
bb.	Fine for delay in payment of Water Charges.	25/- pm.	10% pm.
cc.	Fine for delay in payment of Sewer Charges.	10% of monthly charges.	10% of monthly charges.
dd.	Maintenace/ Security Charges for Failure to Build House within 3 years.	10% of monthly charges.	10% of monthly charges.
ee.	Fine for Theft of services for outside use. (Services to be disconnected)	50,000/-	100,000/-