

FOREFRONT GOLD CITY, MARDAN **BUILDING CONTROL BYELAWS**

1. The rules and regulations set out hereunder shall be referred to as **Byelaws of Forefront Gold City, Mardan** (hereinafter also referred to as '**Management**') and shall be binding upon all the buyers/owners/allottees of the plots in Forefront Gold City, Mardan.

2. DEFINITIONS

- a. All expressions and definitions further mentioned by the Management from time to time shall be treated as the part and parcel of these regulations, in addition to those mentioned below.
- b. The following expressions shall have the meanings hereby respectively assigned to them or as the context otherwise requires: -
 1. '**Alteration**' shall mean any change/modification in the structural or other physical nature of the building.
 2. '**Allotment Letter**' shall mean a letter in such form as may be prescribed by the Management from time to time issuing allotment of a particular plot to an applicant, with the details of the plot mentioned on the letter.
 3. '**Allotment / Allocation**' shall mean the conveyance of a particular plot to an applicant, after fulfilling all due formalities, by way of an Allotment Letter as prescribed by the Management.
 4. '**Allottee**' shall mean a person to whom an Allotment Letter has been issued at first instance or by way of a method of conveyance as approved and / or permitted by the Management.
 5. '**Forefront Gold City**' shall mean the management and area of operation of all projects of the Forefront Gold City, Mardan including any modifications / extensions affected therein from time to time.
 6. '**Corner Plot**' shall mean a plot situated at the corner/intersection of two vehicular streets.
 7. '**Amalgamation**' shall mean the joining of two or more adjacent plots of the same permitted land use in accordance with prescribed rules / regulations and permission of the Management.

8. **‘Amenity Plot’** shall mean a plot allocated exclusively for the purpose of amenity uses, such as health, welfare, education, worship places, burial grounds, parking and recreational areas etc.
9. **‘Ancillary Building’** shall mean a building subservient to the principal building on the same plot e.g. servant quarters, garages and guardroom etc.
10. **‘Approved’** shall mean approval in writing by the Management.
11. **‘Approved Plan’** shall mean plan for the building or lay out plan approved by the Management in accordance with prescribed rules and regulations.
12. **‘Approved Scheme’** shall mean a project duly approved for urban development, redevelopment or renewal, including larger area plan, area specified and notified for specific use, traffic control plans, housing and zoning scheme.
13. **‘Area of Forefront Gold City Mardan’** shall mean the total area of Forefront Gold City Mardan as shown in the master plan of Forefront Gold City Mardan & shall also include any extensions or modifications affected therein, from time to time.
14. **‘Arcade’** shall mean a covered walk-way or a verandah between the shops and the road or street on which the shop is about.
15. **‘Architectural Plan’** shall mean a detailed plan showing the arrangements of proposed building works, including floor plans, elevations and sections, and shall be in accordance with the requirements of the rules and regulations of the Management.
16. **‘Attached Building’** shall mean a building which is adjacent/joined to another building on one or more sides.
17. **‘Authorized Officer’** shall mean any officer appointed and duly authorised by the Management, in writing, to conduct and accomplish such an act or acts or any other such thing as contemplated by the Management on its behalf.
18. **‘Basement’** shall mean the lowest storey of a building partially below or completely below ground level.
19. **‘Balcony’** shall mean a roof or platform projected from the walls of the building surrounded with railing or parapet walls.

20. **‘Bathroom’** means a room containing a water tap, wash hand basin and a shower or a bathtub or a bath tray, and may be with or without a WC.
21. **‘Buildings’** shall mean to include, among others, a house, out-house flats, block of flats, latrine, privy, verandah, fixed platform, plinth, shed, hut or other roofed structure whether masonry, brick, wood, mud, metal or other material, and any part thereof, and includes a wall (other than a boundary wall not exceeding seven feet in height and not abutting on a street) but does not include a tent or other portable and temporary shelter which does not have any foundation.
22. **‘Building/House Line’** shall mean a line within the plot beyond which the outer face of a building except boundary wall must not be projected in the direction of any street existing or proposed.
23. **‘Building Plan’** shall mean the plans showing the proposed details of the arrangements of intended building works within the Building/House Line.
24. **‘Builder’** shall mean any person or entity having the ownership / leasehold title who intend to undertake, undertake or have undertaken building works.
25. **‘Byelaws’** shall mean laws, rules and regulations approved by Forefront Gold City Mardan.
26. **‘Commercial Building’** shall mean a building or part of a building, which is used as shops, offices, business arcade, show rooms, display centers or market for sale of merchandise for retail only, building used for transaction of business or the keeping of accounts, records for similar purposes, professional service facilities, petrol pumps, restaurants, cinemas, theatres, banks, clubs run on commercial basis. Storage and service facilities incidental to the sale of merchandise shall be included under this group, except where exempted.
27. **‘Car Porch’** shall mean a shelter or a shed for a car. which is permanently open on at least two sides.
28. **‘Completion Certificate’** means the written certificate issued by the Management on the completion of construction as per approved plan.
29. **‘Commercial Zone’** shall mean the areas where the plots for commercial use are located as shown in the Master Plan.
30. **‘Construction’** shall mean site excavation, erection, re-erection of a building / structure or making additions and alterations to an existing building / structure etc.

31. **‘Detached Building’** shall mean a building not joined to another building on any side.
32. **‘Demarcation Plan’** shall mean a plan showing measurement and location of plot.
33. **‘Development Charges’** shall mean the amount on account of development charges to be paid by the Allottee of a plot to the Management.
34. **‘Existing Building’** shall mean a building existing on the date of commencement of the town planning.
35. **‘Engineer/Registered Engineer’** shall mean a qualified engineer currently registered with Pakistan Engineering Council (PEC) as an engineer.
36. **‘External Wall’** shall mean any and all outer walls of a building abutting an external or internal open space on adjoining property lines.
37. **‘Erection of Building’** shall mean the construction of a building in devolution charges premises / boundaries which may include structural alterations for making any additions to an existing building.
38. **‘Flats/Apartments’** shall mean a multi-storey building containing more than two apartments or block(s) of building consisting of number of residential units built in horizontal or vertical manner sharing common staircase, lifts or excess spaces exclusively designed for human habitation in the residential zone or residential area with all necessary requirements such as kitchen, lavatory, bathroom etc.
39. **‘Folding Shelter’** shall mean a structure made of steel tubes, fixed to pillars of the porch, having fabric covering which has the arrangement for its opening (extension) and closing using gears/handles etc. for parking of vehicles only.
40. **‘Fire Escape’** shall mean an alternate exit from a building, in the event of a fire emergency.
41. **‘Floor Area’** shall mean the horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projections allowed under these regulations.
42. **‘Floor Area Ratio (FAR)’** shall mean the total covered area of a building as permissible under these regulations divided by the area of the plot.

43. **‘Footprint’** shall mean the portion of a plot of land covered, at ground floor level, by a building or part thereof other than basement.
44. **‘Form’** shall mean Form appended to these regulations.
45. **‘Foundation’** shall mean a structure entirely below the level of the ground which carries and distributes the load from pillars, beams or walls on the ground.
46. **‘Gallery’** shall mean an open or a covered walkway or a long passage and underground passage.
47. **‘Head Room’** shall mean the clear vertical distance measured between the finished floor level and the underside of lowest obstruction such as ceiling or rafter, whichever is lower.
48. **‘Height of Building’** shall mean the vertical measurement from crown of the front road to the highest part of the roof.
49. **‘Height of a Room’** shall mean the vertical distance measured between the finished floor level and under the side of the ceiling.
50. **‘Kanal’** shall mean a size of land equal to 20 Marlas or 500 square yards/ 4500 square feet.
51. **‘License’** shall mean the permission granted under these regulations by the Management to perform the requested acts as are allowed under these and other rules and regulations of the Management.
52. **‘Licensee’** means an individual or firm who has been duly given license by the Management to perform the requested act as is allowed under these and other rules and regulations of the Management.
53. **‘Legal Attorney’** means a person who is duly authorized to act on behalf of a registered person or any other person under Power of Attorney Act.
54. **‘Management’** shall mean the competent authority for the management of Forefront Gold City, Mardan.
55. **‘Master Plan’** shall mean the detailed development plan of Forefront Gold City, Mardan for the specified area providing short term and long term policy guidelines for a systematic and controlled growth, liable to amendments as per future requirements after due approval of the Governing Body.

56. **‘Mezzanine Floor’** shall mean an intermediate floor between ground and first floor of a commercial building, forming part of ground floor and having access from within the shops.
57. **‘Marla’** shall mean a size of land in equivalence with a Marla after accounting for wastage of land.
58. **‘N.D.C.’** shall mean No Demand Certificate.
59. **‘N.O.C.’** shall mean No Objection Certificate.
60. **‘Non-Standard Plot’** shall mean a plot created due to adjustment in town planning or re-planning of an area and may bear irregular shape, dimensions and size, different from adjoining rectangular plots.
61. **‘Nuisance’** shall mean any act or omission place or thing which causes or is likely to cause physical injury, danger, annoyance or is likely to offence to the sense of sight, smell or hearing, or which is or may be dangerous to life or injurious to health, property and environment.
62. **‘Owner’** shall mean the person or entity to whom a plot has been allocated or transferred by an Allotment Letter or Transfer Letter as per these rules and regulations.
63. **‘Ordinary Repairs or Repair or Renovation’** shall mean repair work to services, painting, white-washing, plastering, flooring, paving, replacement of roof of corrugated sheets, T-iron, girders, wooden / prefabricated roof with RCC slab without change in the cubical capacity or structure approved by Management.
64. **‘Parapet’** shall mean a wall whether plain, perforated, paneled or made of steel angle irons / pipes protecting the edge of the balcony, verandah, roof of building or terrace
65. **‘Park’** shall mean a recreational area which may include all or any of the following facilities:-
- a. Jogging tracks/walkways
 - b. Water features like lakes, fountains, gushers etc.
 - c. Restaurants or cafeterias or food stalls
 - d. Aviary
 - e. Tube well
 - f. Public toilets
 - g. Any other outdoor recreational facilities

66. **‘Parking Space’** shall mean an area enclosed or unenclosed covered or open sufficient in size to park vehicles in front of the commercial as well as public buildings as specified in the master plan or as recommended by the Management thereafter.
67. **‘Pergola’** shall mean a structure with perforated roof consisting of cross bars in the form of reinforced concrete, wood or steel etc. of which at least 50% of the roof is open to the sky.
68. **‘Plot’** shall mean a parcel / piece of land enclosed by definite boundaries, classified for either commercial or residential use, and bearing a specific number.
69. **‘Plinth’** shall mean finished floor level of the building.
70. **‘Property Line’** shall mean the plot boundary which separates private property from the public property or a private property from adjacent private property.
71. **‘Public Building’** shall mean a building used or intended to be used either ordinarily or occasionally by the public, such as offices of the Government as well as Semi Government Institutions and agencies, mosque, college, school, library, theatre for cultural activities, public concert hall, club, hospital, public exhibition hall, community center, lecture room or any other place of public assembly.
72. **‘Place of Assembly’** (social / recreational activities) shall mean a building designed for use as a public hall, council /community hall, theatre, cinema, music hall, dance hall, a building for the purpose of an exhibition of trade / industry or a building designed for use in connection with any form of amusement which is intended to be open to the public on payment of charges or a building designed for use as non-residential club or a building for any other similar use.
73. **‘Re-erection’** shall mean the complete demolition and reconstruction of a building in defined premises / boundaries with prior approval of the Management which includes the relaying of the foundation of the building.
74. **‘Registered Architect’** shall mean a qualified Architect registered with Pakistan Council of Architects & Town Planners (PCATP) as well as registered with the Management.
75. **‘Regulation’** means the Forefront Gold City Mardan construction and development regulations and other regulations made by the Management.

76. **‘Reserved Area’** shall mean an area shown in the Master Plan as such, which may be developed /re-planned by the Management for any purpose at any stage.
77. **‘Residential Zone’** shall mean a zone earmarked for buildings exclusively designed for human habitation and in no case shall include its use in whole or a part thereof for any other purpose e.g commercial activities, school, institution, shop, office, clinic, beauty parlour, guest house, marriage centre, gymnasium, tuition centre, club activities, work-shop, store or godown, etc. or for the purpose of political, religious and sectarian activities. It includes parks, gardens, play grounds, sector shops and other open spaces located in the area earmarked in the residential zone.
78. **‘Right of Way (R.O.W.)’** shall mean the area of road including shoulder / berms between two opposite boundary walls of row of houses / shops or where there are no buildings astride it, it extends up to such limits as may be prescribed by the Management.
79. **‘Revised or Amended Plan’** shall mean a previously approved drawing plan re-submitted for fresh approval with amendments in accordance with the provision of these rules / regulations.
80. **‘Scrutiny Fee’** shall mean a fee to be determined and levied in pursuance of provisions of these regulations by the Management.
81. **‘Sector Shops’** means a row of shops excluding workshops, repairing shops and offices, to be constructed in residential zones for business related to grocery, vegetables, fruit, meat, poultry, fish and tandoors, without the provision of any open space in and around the building, provided that the height does not exceed the prescribed limit from the road level with provision of mezzanine floor not covering more than 3/4 of the shop area.
82. **‘Septic Tank’** shall mean a tank in which sewage is collected and decomposed before its discharge into the public / main sewer.
83. **‘Shop’** shall mean a roofed structure primarily used for the retail sale of goods.
84. **‘Shops/Offices-cum-Flats’** shall mean provision of shops on ground floor and basement with the facility of offices / flats on the first and above floors.
85. **‘Site Plan’** shall mean the layout plan of the plot approved by the Management in accordance with these regulations.

86. **‘Stores/Godowns’** shall mean a building/buildings meant for storage of material or finished goods at ground floor, provided the goods are not of inflammable or illegal or objectionable characteristics and with provision of office accommodation above but does not include any garage or residential or commercial building.
87. **‘Specified Clear Space’** shall mean the minimum area of a plot which is to be left completely and compulsorily open to the sky under the regulations, over which no structure even temporary or any integral part of the building shall be permitted.
88. **‘Special Projects’** shall mean land allotted / sold / allocated for a special purpose under an agreement duly approved by the Management and shall fall in the category of ‘Special Projects’.
89. **‘Sub-Division’** shall mean the division of a plot held under the same ownership into two Plots.
90. **‘Sub-Division Plan’** shall mean the layout plan for a proposed subdivision duly approved by the Management as provided in these regulations.
91. **‘Surcharge’** shall mean the amount levied on account of default in paying development charges or any other dues on due date.
92. **‘Structural Calculations’** shall mean detailed calculations showing sufficiency of the strength of every load bearing part of the proposed structures.
93. **‘Temporary Structure’** shall mean a structure constructed purely on temporary basis, wholly within the plot with the approval of Management for a specific period which shall be demolished on temporary completion of the project or lapse of the approved period.
94. **‘Transfer Letter’** shall mean a written letter in such form as may be prescribed by the Management from time to time transferring the allotment/ownership of a particular property / plot from an existing owner to a subsequent owner, subject to fees as determined by the Management.
95. **‘Verandah’** shall mean a roofed gallery, terrace or other portion of a building with at least one side open to a courtyard or a permanent open space.
96. **‘Warehouse’** shall mean a building used for storage of commercially saleable goods with appropriate office space for management use.

97. **‘Zone’** means the area earmarked for a particular use only, either commercial use or residential use.

PART I

TOWN PLANNING AND DEVELOPMENT

3. APPLICATION OF REGULATIONS AND EXEMPTIONS

- a. A building plan for construction upon a plot shall be approved only for the specified purpose of the plot mentioned in the lease deed, basic agreement/or allotment letter. The specified purpose shall be either commercial or residential. The number of storey and other construction limitations shall be as sanctioned by these regulations.
- b. Every person who intends to carry out addition or alteration to existing building or demolish the existing building or erects or re-erects a building, shall comply with the requirements of these regulations and shall obtain written permission from the Management before carrying out the same.

4. PLOT MEASUREMENT & ADJUSTMENT

- a. The Authority shall maintain the accuracy in the measurement of the plots allocated to the allottees/owners.
- b. Standard sizes of Residential Plots shall be as under: -
 - 1- 01 Kanal: 50 ft. X 90 ft.
 - 2- 10 Marlas: 35 ft. X 70 ft.
 - 3- 07 Marlas: 30 ft. X 60 ft.
 - 4- 05 Marlas: 25 ft. X 50 ft.
- c. There can be non-standard plots, residential or commercial, which are created due to adjustment in layout or re-planning of the area.
- d. Standard size of Commercial Plots shall be as under: -
 1. 2.5 Kanal: 100 ft. X 125 ft.
 2. 14 Marlas: 50 ft. X 70 ft.
 3. 13 Marlas: 25 ft. X 130 ft.
 4. 12 Marlas: 50 ft. X 60 ft.
 5. 08 Marlas: 40 ft. X 50 ft.
 6. 07 Marlas: 35 ft. X 50 ft.
 7. 07 Marlas: 70 ft. X 25 ft.
 8. 06 Marlas: 30 ft. X 50 ft.

- e. In case the measurement of a plot is increased or decreased due to town planning or re-planning, the owner of such plot shall pay the price of extra land / claim refund according to the rates as determined by Forefront Gold City.
- f. In case a corner plot allotted to an owner ceases to be as such because of the area adjustment or the re-planning or any other inevitable circumstances or reason, the owner shall be bound to accept the non-corner plot and refund of the additional amount deposited for the corner plot.

5. PHYSICAL DEMARCATION OF PLOT

Every owner shall make an application to the Management on prescribed format for demarcation of his plot after receipt of drawings approved by the Management.

6. SUB DIVISION

- a. It shall be the discretion of the Management to allow sub-division of commercial plots
- b. Sub-Division of residential plots is not allowed.

7. AMALGAMATION

- a. The Management may at its discretion allow the amalgamation of two residential 1 Kanal plots, subject to payment of requisite fee as prescribed by the Authority
- b. Total size of Amalgamated residential plot cannot exceed 2 kanals
- c. Constructed houses shall not be amalgamated. However, one house and one open plot can be amalgamated, in accordance to rules above.
- d. The Management may at its discretion allow the amalgamation of commercial plots, and may charge a requisite fee
- e. Amalgamation is only allowed between plots which are owned by either the same owner or blood relatives/immediate family members.

8. DE- AMALGAMATED PLOT

Only amalgamated plots can be de-amalgamated, as permitted by the Management and upon payment of requisite fee as prescribed by the Authority

9. DIGGING

Nobody shall be permitted to dig or cut the road space including shoulders / beams without prior written permission from the Management. Management shall be liable to pay fine as prescribed by the Management as well as making good any damages so caused.

10. WATER SUPPLY

- a. Application for water connection shall be made by the owner of a plot on the prescribed form to the Management. The applicant shall also be required to pay water connection fee as fixed by the Management.
- b. The applicant shall pay the charges for supply of water collectively with other Maintenance Charges.
- c. Special rates for supply of water, as decided by the Management, shall be charged at the time of new construction, addition or alteration etc.
- d. The Management bears the right to disconnect water supply on the default in payment of dues related to water supply. The water supply shall be restored only upon the clearance of all dues along with any penalties and/or fines imposed by the Management.
- e. In case of disconnection of water supply service by the Management, the person shall be liable to pay monthly charges of water supply during the disconnection period, as per routine. The person shall also pay reconnection charges as prescribed by the Management for restoration of disconnected water supply.
- f. The person shall be bound to pay any arrears with penalty or fine imposed by the Management with water supply bill.
- g. No person shall be permitted to bore well / tube well / water pump / hand pump for alternative supply of water or install motor/pump directly/ on the water supply line in any way. A person who commits any such act shall be liable to fine, penalty or both as prescribed by the Management from time to time in addition to detachment and confiscation of such motor pump etc. by the Management on detection. In a case where the violation is repeated, the penalty shall be increased with subsequent disconnection; the restoration of which will also be charged to the defaulters.
- h. The Management may allow boring of shallow pump only for construction purposes and upon completion of the construction the bore shall be filled in with concrete/destroyed.
- i. Separate charges shall be levied for the house having swimming pool or maintaining lawn on adjacent open plot as prescribed by the Management.

11. SEWERAGE

- a. On completion of construction upon a plot, the Management shall provide the facility of sewerage by connecting the building sewer with the main network of sewerage system. The Owner shall pay connection charges as well as monthly sewerage charges, levied collectively with maintenance charges as decided by the Management from time to time upon size of the plot.
- b. The person shall construct a RCC septic tank and maintain it effectively so that partially treated sewage flows into the main sewerage system.
- c. No person shall be allowed to connect his sewerage with the main sewerage network himself. The person shall apply to the Management for this connection, otherwise fine shall be levied as prescribed by the Management.
- d. The Management bears the right to disconnect the sewage line to the main sewerage on the default in payment of dues related to Sewage. The sewage line shall be restored only upon the clearance of all dues along with any penalties and/or fines imposed by the Management
- e. In case of disconnection of the sewerage service by the Management, reconnection charges shall be payable upon reconnection as prescribed by the Management.
- f. In case a building is occupied without applying for sewerage opening the date of sewerage opening shall be considered as one and a half year from the date of approval of drawing or date of occupation of building whichever is earlier. In such cases the Management may also levy fine for this violation.

12. CONSTRUCTION, ADDITION AND ALTERATION

- a. Every person intending to construct, re-construct, erect, re-erect or make additions or alterations to a building within the area of Forefront Gold City, Mardan shall comply with the requirements of these rules and regulations.
- b. Every person intending to construct, re-construct, erect, re-erect or make additions or alterations to a building within the area of Forefront Gold City, Mardan shall approve the building plan by the Tehsil Municipal Authority, Mardan and shall then provide and submit the approved building plan to the Management.
- c. No construction, addition, alteration or renovation and demolition etc. shall be permissible in violation of these rules and regulations and any other rules and regulations set in place by Forefront Gold City.
- d. Legal Heirs of any plot in Forefront Gold City, Mardan shall be considered in the same status as was the deceased member of plot.

13. CNG / PETROL FILLING STATIONS

- a. A minimum of 20 ft (6.1m) building line shall be provided.
- b. All structures shall be single storey.
- c. A clear space of 5ft (1.52m) shall be provided on both sides and at the rear.
- d. Turning angle for Entry / Exit points from the adjoining road shall be less than 45 degrees.
- e. Access shall be limited to only one exit and one entry.
- f. The minimum width, depth and area of the plot shall be in accordance with the notification of the Government.
- g. All requirements of the Ministry of Industries, Ministry of Petroleum, Civil Defense Department, Explosives Department, EPA and any other concerned agencies shall be complied with by the owner/builder.

14. INSPECTION OF BUILDING AT VARIOUS CONSTRUCTION STAGES

- a. The authorized officer of the Management may inspect the premises, at any time during execution of work or after the completion without giving prior notice, to ensure the compliance of the rules and regulations and check construction violations. If the person denies inspection, the Management may, after serving a notice, order halting of construction or disconnect water supply and sewerage services and in addition violation charges may be imposed. Water supply and sewerage services shall be restored on payment of violation charges (if any) and restoration charges.

15. DEMOLITION OF UN-APPROVED CONSTRUCTION

Any construction carried out in violation of these rules and regulations shall be demolished at the risk and cost of the owner.

16. RESIDENTIAL BUILDING STANDARDS

All residential houses shall conform to the following standards;

Area of Plot (Sqft)	Allowable Covered Area (G.F.)	Allowable Covered Area (F.F.)	C.O.S./Setback			
			Front	Rear	Side	Side
Up to 1800	85% (including car porch)	F.P. of G.F. Area	5 ft.	3 ft.	Nil	Nil
1801 – 2249	75% (including car porch)	F.P. of G.F. Area	7 ft.	3 ft.	3 ft. Garage Side	Nil
2250 – 3599	70% (including car porch)	After leaving C.O.S. 90% of G.F. including car porch area OR F.P of G.F. area less car porch	10 ft.	3 ft.	3 ft.	3 ft.
3600 – and Above	68% (including car porch)		15 ft.	5 ft.	5 ft.	5 ft.

- Shades shall not be counted in the covered area.
- In case of pergola, 25% of its area shall be counted for the purposes of calculation of covered area. However, pergola shall not be permitted within the setbacks/compulsory open spaces.
- Maximum building height shall be limited to 35feet, including water tank, sheds etc.

17. HEIGHT OF PLINTH LEVEL ABOVE ROAD LEVEL

Residential

The top plinth (finish level) of the building shall not be more than 2.5 ft above the crown of the adjoining front street.

The height of driveway shall be 1 foot max, above crest of Front Street.

18. BASEMENT

Basement is not allowed in Forefront Gold City Mardan.

19. BOUNDARY WALL

- a. Any person who first undertakes construction of the boundary walls shall not utilize the Right of Way (R.O.W.) of road/street for this purpose. The boundary walls shall be considered as common boundary walls and all neighbors shall have rights to use it on their respective sides.
- b. Before starting the main building, boundary walls shall be checked at ground level.
- c. The gate of the house of the corner plot shall not be provided in the chamfered portion of the boundary wall.
- d. Construction of rockery / hard landscaping outside the boundary wall shall be strictly prohibited, however 2 feet wide flower bed of small plants parallel to boundary wall, made of bricks or other similar material, having maximum height of 6 inches, shall be permitted.
- e. Common boundary wall shall not be used for construction of car porch columns. The columns shall be constructed adjacent to the boundary wall, however, the roof of the car porch can be extended up to plot limit.

20. DISPOSAL OF SURFACE WATER

A water channel of 3 inch x 3 inch size shall be constructed outside a house. The channel shall be connected to the internal septic tank of the house through a "P" trap.'

21. WATER TANKS

The owner shall construct underground and overhead RCC water tanks in the house/shop and make necessary arrangements for pumping water from underground water tank to overhead water tank. The Management shall be responsible to ensure that the water reaches the underground water tank.

22. STABILITY OF ADJACENT BUILDING

- a. No excavation, dewatering, earthwork or demolition of a building which is likely to affect the stability of adjacent buildings shall be allowed unless adequate steps are taken before and during the work to prevent the total or partial collapse or damage to any adjacent building. Any such activity shall be undertaken after obtaining prior permission from the Management.
- b. Demolition of house / building is not permitted without prior approval of the Management. Violators may be fined as decided by the Management.

23. FILLING OF EXCAVATED SITE / INCOMPLETE BUILDINGS

Any excavation posing threat to public safety i.e, to a person, vehicle, etc shall be appropriately marked as well as necessary protective works erected by the owner, to avert any mishap. Failure to do so shall make the person liable to be penalized by the Management, including making good any losses so caused.

24. SUPERVISION OF DEMOLITION WORK

The demolition of a building or construction work shall only be carried out under the supervision of a professional engineer with prior approval of the Management. The Management may appoint its own officer to supervise the demolition.

25. CONSTRUCTION VIOLATIONS

- a. The construction violations shall include but are not limited to the following;
 1. Sewer manholes shall not be tampered for drainage of surface water.
 2. Ramp slope must finish within 5 feet from the boundary wall and driveway shall have a slope conforming to road slope towards the house.
 3. Since the area outside the boundary wall is liable to be dug by the Management for providing connection / carrying out maintenance work without intimation, therefore costly ramps should be refrained from.
 4. No water points/taps shall be installed outside the commercial building as well as outside the boundary wall of the residential building.
 5. Permanent / temporary fence, rockery, hedge and other such structures outside the boundary wall shall not be permitted.
 6. Earth filling outside the boundary wall shall be 2 inches below the road edge and slope of the berm area towards the building.
 7. No permanent or temporary guard post including tents / cabins etc. shall be constructed/placed outside the boundary wall.
 8. Damaging the road by mixing concrete or cutting / bending steel bars on the road, placing concrete mixer on road berm.
 9. Cutting the road surface without written approval from the Management or causing damage to the road or erecting speed breakers or any other obstruction on the road.
 10. Providing permanent brick soling, pavers and concreting etc along the metal road in the berm area.
 11. Installation of Generator in violation of rules & regulations of Management.
 12. Any other violation which is declared as such by the Management as per its prevailing rules and regulations.

26. COMPLETION CERTIFICATE

- a. On completion of building, the member shall contact Management for sewer / water connections before occupation of the building.
- b. Occupation of a building without getting the sewer/ water connections opened from the Management shall be liable to violation charges.
- c. The person shall submit two ammonia copies of approved drawing, two photographs of 6 inch x 4 inch size showing front elevation of the building and 2 more for side elevation in case of corner plot, along with requisite fee for issuance of completion certificate.
- d. Completion certificate shall be issued normally within twenty (20) working days, if no violation is observed and construction is found in accordance with the approved drawing. Date of sewer opening shall be treated as the date of completion of the building.
- e. Owners are bound to obtain a completion certificate within three years of approval of drawing.
- f. Forefront Gold City shall not be held liable for faulty/defective design or faulty/defective construction of a building. In case of any damage or loss of life incurred due to any fault/defect in a building, the sole responsibility of the owner/constructors of the plot. It shall be ensured by the owner of the plot that the construction is completed in accordance with all safety standards and all requirements as enshrined in any law (Government or otherwise) are complied with. Any violation of the same shall be the sole responsibility of the owner of the plot.

27. PLOT TRANSFER FEES

If the plot owner wishes to have the plot/unit transferred in the name of another person, through sale or any mode of conveyance, it shall be done through application to the Management and the Management shall charge a prescribed transfer fee per Marla for the transfer of ownership of the plot/building. The Management reserves the sole right to modify the prescribed transfer fees.

These charges shall apply before and after the Payment Plan has been materialized and may be subjected to increase by the Management in the future.

28. NON-UTILIZATION

The plots after 3 years of Possession which are not constructed, will be liable to pay a non-utilization charge as prescribed by the Management.

29. MAINTENANCE CHARGES.

The Management shall levy maintenance charges per residential/commercial plot based upon size of the plot at rates decided by the Management from time to time.

The Management charges shall include the following services: (Security charges, water supply, sewerage etc.)

30. UTILITY CONNECTIONS

The Management may prescribe a one-time utility connection charge for Water Supply, Sewerage, Gas, Optic Fiber and Electricity Connection which will be paid by the Client before installation.

NOC from Forefront Gold City is must before any utility connection.

31. MONTHLY MAINTENANCE FEE

The Management will prescribe a monthly fee for maintenance of the Society, which will be revised from time to time. Non-payment or delays in the payment of this fee will incur a penalty as prescribed by the Society. The details of the maintenance fee are available in Annex A 'Maintenance Fee Schedule'.

32. USE OF RESIDENTIAL PLOTS

No residential plot shall be converted into any other use except with the approval of the Management. Management may either reject the request or approve it at its discretion.

PART-III

INSTALLATION / ERECTION OF SKY BOARD / ANTENNA /COMMUNICATION TOWER/ NEON SIGN BOARDS

33. INSTALLATION / ERECTION OF SKY BOARDS

- a. Subject to grant of permission by the Management and payment of prescribed fee, antennas/ communication towers for transmission of data / communication etc. can be installed / erected on the rooftop of commercial buildings by the owner of the buildings. Rooftops cannot be rented out by the owner to any other person/party for installation/ erection of antenna.
- b. The owner shall get the permission from the Management prior to installation/erection of antenna/communication tower. For the purpose of Obtaining permission the owner/tenant shall submit following documents with the application;

1. Structural drawing of the antenna.
 2. Stability certificate from a qualified structural engineer.
 3. Affidavit that owner shall compensate damages to the persons/property of others if caused due to the failure/falling of the antenna/communication tower and that the owner/tenant shall remove the antenna/communication tower without any claim/charges as and when ordered by the Management. Affidavit shall include a statement that all the formalities prescribed by different agencies of the Government for installation/erection of antennas / communication tower have been completed.
 4. Permission / Allocation of Frequency letter from Pakistan Telecommunication Authority certifying that the Firms are permitted to install such antenna / communication tower.
 5. Copies of requisite certificates obtained from different agencies of the Government including N.O.C.
- c. Permission for installation/erection of antenna/communication tower shall be granted on payment of prescribed fee for one (01) year which is extendable for another term on payment of prescribed fee subject to satisfaction of the Management. Application for renewal shall be submitted by the owner / tenant at least one (01) month before the date of expiry of permission, failing which the antenna / communication tower shall be removed by the Management at the risk and cost of the owner / tenant without serving any notice. Management reserve the right to refuse, grant or cancel such permission already granted.
- d. Red revolving / blinking light, used for warning to the aircraft etc. shall be installed on the antennas and towers and maintained around the clock. In case of failures to ensure this, the Management has the right to cancel the permission without notice and remove/ demolish the antenna / communication tower immediately.
- e. Independent Antenna Tower with base on ground can be allowed for government organizations only and that too within their own premises and after obtaining permission from the Management subject to payment of prescribed fee.
- f. Any antenna / communication tower more than 25 feet from rooftop shall be not be allowed and will be demolished / removed by the Management at the risk and cost of the owner.

PART-IV

MISCELLANEOUS

34. CONSTRUCTION NOT ALLOWED

- a. No constructions, erection, alteration and installation shall be allowed for the purposes of all businesses but especially following businesses in commercial areas without prior written permission of the Management;

1. Hotels, restaurants and takeaways.
2. Auto workshops and repair shops.
3. Industrial activities.
4. Mutton / beef chicken shops, vegetable / fruit shops (only allowed in sector shops).
5. Any other activity of public nuisance or environmental pollution.

35. PARKING STANDARDS

- a. The following is the minimum car parking space required for different units;
 1. One (01) Car Parking per Office: 250 sq. ft. per car
 2. One (01) Car Parking per Office-cum-Apartment: 250 sq. ft. per car
 3. One (01) Car Parking per Apartment: 250 sq. ft. per car
 4. One (01) Car Parking per table at Restaurants: 200 sq. ft. per car
 5. Ten (10) Car Parkings per Hospital / Clinic: 200 sq. ft. per car
 6. Twenty (20) Car Parkings per Super Market: 200 sq. ft. per car

36. GENERATOR

- a. Generator shall not be used as a prime source of electric supply. It may be used as standby or back-up with following conditions;

1. Commercial

The maximum capacity of the generator shall be 100 KVA for a commercial building on the rooftop. Generator set will be diesel driven only with sound proof canopy to avoid noise pollution. The owner shall obtain permission from the Management prior to installation of the generator. For the purpose of obtaining permission the owner/leaseholder shall submit following documents with the application;

1. Stability certificate from qualified structural engineer for placing generator on rooftop.
2. N.O.C. from the owner/leaseholder of the building.
3. An affidavit that the owner will compensate any damage to the persons / property of others if caused due to improper installation of the generator and that the owner shall remove the generator without any claim / charges as and when directed by the Management.

37. GRAVEYARD

- a. The Management shall have the exclusive powers to develop, maintain, protect, upgrade and to undertake proper maintenance and administration of the graveyards.
- b. The corpse of the owners, their spouses and dependent children living in the same house as per burial policy may be buried in the graveyards managed and maintained by the Management.

38. BURIAL POLICY

- a. Following categories of deceased are eligible for burial in Forefront Gold City, Mardan Graveyard;
 - 1. Owner of a residential building and his spouse(s). Owner of commercial buildings, if residing in Forefront Gold City, Mardan.
 - 2. Parents, mother-in-law and father-in-law of the owner of a residential building in case they are residing in the same house.
 - 3. Dependent children of the owner of the residential house as under;
 - 1. Dependent children married / unmarried along with their spouse(s) and grandchildren residing in the same house and dependents of any age, living in the same house.
 - 2. Dependent children of divorced or widowed daughters living in Forefront Gold City, Mardan with her parents.
 - 3. Dependent unmarried/ divorced or widow sisters and their dependent children living with their brother.
 - 4. Members should register their family members living in the house with Forefront Gold City, Mardan and also in the address column of CNIC / NADRA FORM 'B'.

39. INSTALLATION OF SOLAR PANELS / GEYSERS

Overall height of residential / commercial buildings will be relaxed for installation of solar panels / geysers on top roof being a temporary arrangement. However, Management reserves the right to remove the same due to change in policy.

40. CANCELLATION OF PERMISSION

- a. If at any time after permission to carry out building works has been granted and the Management is satisfied that such permission was granted in consequence of any defective title of the applicant, material misrepresentation or fraudulent statement contained in the application made or in the plan, elevations, sections or specifications of the documents submitted therewith in respect of such building, the

permission shall be cancelled and any work done there under shall be deemed to have been done without the permission of the Management.

- b. The Management may reject any plan which suggests contains or implies any modification which may appear to contravene or contravenes any rules regulations, policies or notifications issued by the Management or in the opinion of the Management appears harmful to the interest of the community / society.

41. SPECIAL POWER OF ATTORNEY

An owner may execute a special power of attorney issued by the Management, in the manner specified by the Management, authorizing a person to submit applications and receive / pay any charges / penalty / to undertake construction on his / her behalf in accordance with these rules and regulations.

42. AMENDMENTS

The Management is competent and has power to amend these rules and regulations from time to time as it may deem necessary. The term amendment covers addition, deletion, substitution and modification of these Regulations.