

AMENDMENT IN BYLAWS 2026

1. Steps Leading To Basement From Rear / Side COS

- a. **Recom.** Staircase leading to basement (50 % the width of side / rear COS) to be allowed in residential buildings.

2. Extra Land Revision

- a. **Recom.** Fol is approved:-
- (1) 10 % rebate on mkt price, applicable to all cases.
 - (2) Further rebate to plots against fol factors.

| Ser | Factors | Max Rebate allowed | Remarks |
|-----|---|--------------------|-----------------------------------|
| (a) | In vicinity of Boundary / water channel / grave yard | 10 % | Max rebate for misc factors – 25% |
| (b) | Reduced Frontage | 5 % | |
| (c) | Irregular / Odd / Triangular shape | 10 % | |
| (d) | Trapped Land | 10% | |
| (e) | Misc (Determined by BC Branch) HT Electric Line/ Hospital / Near litigation Area/any others | 10 % | |

3. Inter Floor Space

- a. **Recom.** It is recommended that limited mezzanine / internal floor spaces may be permitted under following conditions:-
- (1) Inter-floor space having not more than 30 % area of the parent space at ground / first floor for residential units.
 - (2) 1 x inter floor space for plot size 1 Kanal and above.
 - (3) Minimum inter floor clear height will be 7 feet in compliance with total maximum permissible height of 16 feet.
 - (4) Closure of inter-floor space with brick masonry, glass partition and any other similar material is not allowed. Maximum 4'-0" high railing (steel or glass) is allowed on upper level of inter-floor.
 - (5) No water supply or sewerage services shall be permitted in inter-floor / mezzanine space and it can not be used as bath, kitchen and store.

- (6) Max overall ht of building should not exceed 37' from FRL, detail breakdown of various heights is as under:-

| Ser | Description | Max Permissible Ht |
|-------------------------------|---|--|
| (a) | Car porch level | 1' |
| (b) | G.F (Plinth Level) from Road Level | 1' |
| (c) | Ground / First floor (with inter floor) | 16' (with min 7' inter floor & 8' parent floor) |
| (d) | Slab Thickness | 0'-6" |
| (e) | First Floor / Gr Floor (without inter floor / mezzanine) | 10'-6" |
| (f) | Slab Thickness | 0'-6" |
| (g) | Mumty Floor | 7'-0" |
| (h) | Slab Thickness | 0'-6" |
| Total Height incl slab | | 37'-0" |

- (7) Rs. 2500/- sft will be charged as inter floor fee.