Admissibility of Drawings Scrutiny & Affiliated Charges for Residential and Commercial Projects

1. Residential Projects in the form of construction of house/ villas is in progress, whereas construction of commercial projects including standard and mega commercial also commenced. Although with a sole concern to motivate the respective plot owners to commence construction of their residential units, variety of incentive initiated in Sector A, B , C, D, F & N infested with six incentive. Similarly, the kick-off of mega commercial projects in the form of Pelican Mall and Takmeel Square and standard commercial projects in the form of sector/ sub sector shops and sector plazas have already been commenced. Thereby a need has been felt to finalize the drawing scrutiny and affiliated charges for their subsequent admissibility.
2. **Consequence to above said charges have been finalized and enforced with immediate effect.** The gist of same is appended below separately for Residential and Standard Commercial Projects:-

Admissible Drawings Scrutiny and Affiliated Charges for Residential & Standard Commercial Projects

S. No.	Category of Charges	Residential Plots	Standard Commercial Plots
		Admissible Rate (Rs)	
Routine Charges			
1.	Possession Fee (Transfer & Record Branch)	@ Rs 750 / Marla	@ Rs 2500 / Marla
2.	Site Plan Fee	Rs 2,000/-	Rs 2,000/-
3.	Proposed Drawing Scrutiny Fee	Rs 6/Sft of Covered Area	Rs 16/Sft of covered area (for 5-8 Marla). Rs 12/Sft of covered area (for 4 Marla & below). Rs 30/Sft of covered area (for 2 Marla Sector Shop).
4.	Fire Safety Drawing	Rs 2/Sft of Covered Area	Rs 8/Sft of covered area
5.	Scrutiny Fee of Structure Drawings	Rs 1/Sft of Covered Area	Rs 3/Sft of covered area
6.	Scrutiny Fee of MEP Drawings	Rs 1/Sft of Covered Area	Rs 3/Sft of covered area
7.	Water Connection/Opening Fee (Maintenance Section)	Rs 10,000/-	Rs 10,000/-
8.	Sewer Connection/Opening Fee (Maintenance Section)	Rs 5,000/-	Rs 5,000/-
9.	Debris Removal/Shifting Charges (Maintenance Section)	2 Kanal @ Rs 60,000, 1 Kanal @40,000 & 10 Marla & below@20,000.	Rs 10,000/ Marla
10.	House Completion Fee	Rs 7,000/-	@ Rs15,000 / Marla
11.	Revised Drawing Charges	Rs 3/ Sft of covered area + Addl Area @Rs 8/Sft	Rs 10/ Sft of covered area + Addl Area @Rs 14/Sft
Excess Area Charges			
1.	Excess Area	Based on land cost and development charges prevailing at that time	
2.	Park Facing Plot	@ 10% of Dev Charges (prevailing at that time)	@ 10% of Dev Charges (prevailing at that time)
3.	Corner Plot	@ 10% of Dev Charges (prevailing at that time)	@ 10% of Dev Charges (prevailing at that time)
4.	Corner and Park Facing Plot	@ 15% of Dev Charges (prevailing at that time)	@ 15% of Dev Charges (prevailing at that time)
5.	Excess Covered Area Fee at FF	2 Kanal Plot @Rs 5,000/Sft Upto 300 Sft	Case to case basis
		1 Kanal Plot @Rs 4,250/Sft Upto 200 Sft	
		10 Marla Plot @Rs 3,500/Sft Upto 100 Sft	
Miscellaneous Charges			
1.	Duplicate Site Plan/ Completion	@ Rs 2,000/- each	@ Rs 2,000 each
2.	Late/ Non Completion Fee	@ Rs 5,000 pm/house/bldg	@ Rs 5,000 pm/house/bldg
3.	Water Charges for Construction	@ Rs 15/Sft of covered area	@ Rs15/ sft of covered area
4.	Fee for SPA Special power of Attorney (SPA)	Rs 10,000/-	Rs 10,000/-
5.	Fee Charges for Duplicate Demarcation	Rs 5,000/-	Rs 5,000/-

Violation Charges Breakdown Augmented with Admissibility of Fine

S. No.	Type	Amount (Rs)
1.	Damage to DHA services	Rs 25,000/-
2.	Drawing Alteration	Rs. 50,000 (2 Kanal) Rs 25,000 (1 Kanal and below)
3.	Excess area covered at First Floor	2 Kanal @ Rs. 5,000/Sft Upto 300 sft 1 Kanal @ Rs. 4,250/Sft Upto 200 sft 10 Marla @ Rs. 3,500/Sft Upto 100 sft
4.	Material dumped/ stacked on Road	Rs 22,500/-
5.	Mortar Mixing on Road	Rs 15,000/-
6.	One Time Backfilling	Rs 25,000/-
7.	Quality Related Violation	Rs 20,000/-
8.	Steel Cutting on Road	Rs 15,000/-
9.	Removal of Temporary Store	Rs 20,000/-
10.	Excavation without permission	Rs 50,000/-

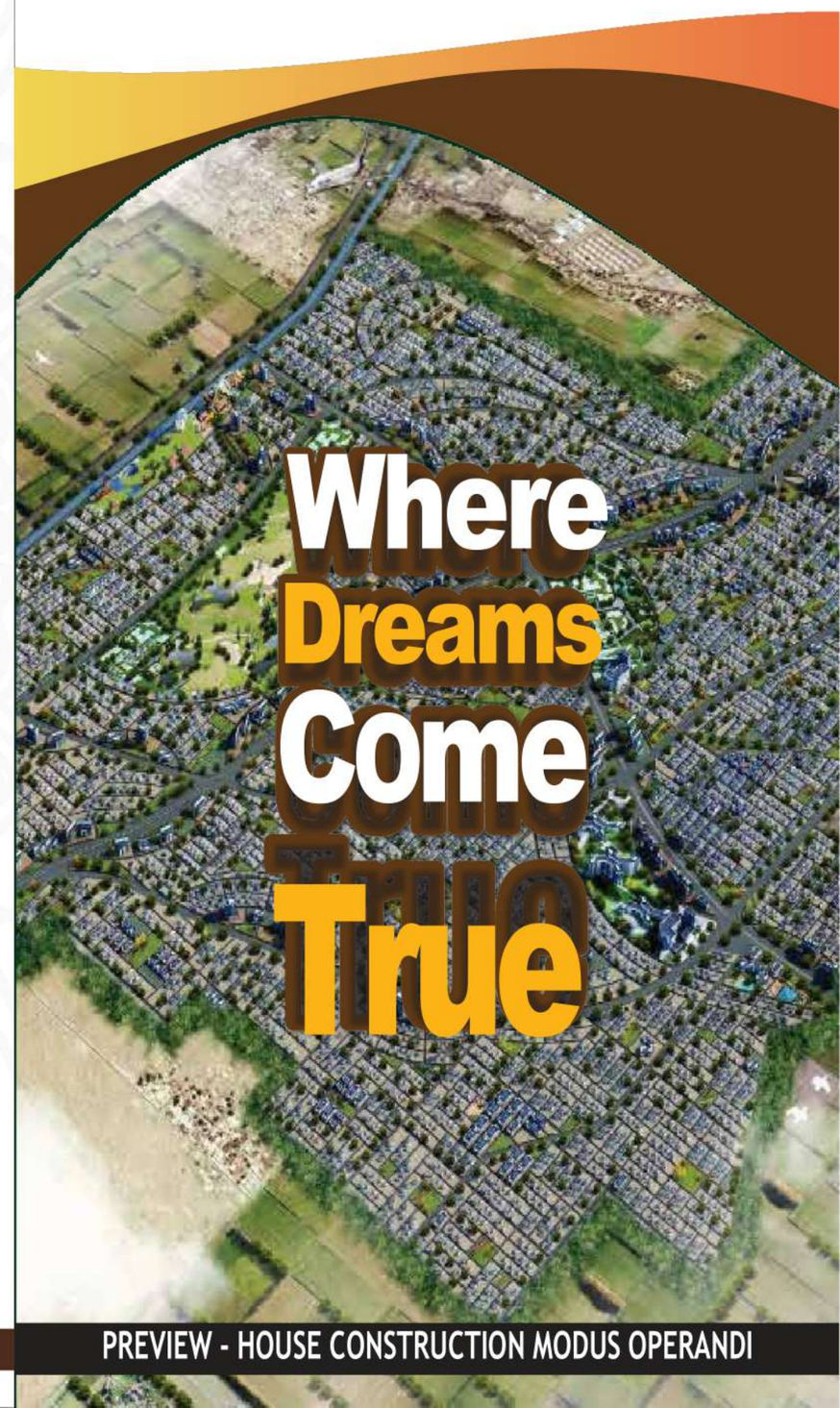
Important Contact Numbers - DHA

Appointment	Name	Contract number
Building Control Section		
1. Additional Director	Lt Col Muhammad Tariq Malik (R)	0336-4796352
2. SDO	Muhammad Zahid	0300-6850630
3. SDO	Muhammad Naveed Shahzad	0345-6901743
4. SDO	Bashir	0302-3339156
Electrical Section		
1. Assistant Project Engr	Muhammad Nadir	0333-6398062
2. SDO (Electric)	Kanwar Imran Ali	0344-6829922
2. SDO (GAS)	Muhammad Ramzan	0345-6903226
Maintenances Sectio		
1. Deputy Director	Adnan Aslam	0344-9899982
2. Deputy Director	Ali Hassnain	0345-6900750
3. SDO (Civil)	Abu Bakkar	0341-1968640
3. SDO (Electrical)	Sana Ullah	0341-1968643

DHA Office - 062- 111-111-518

DHA BAHAWALPUR

Where Dreams Come True



PREVIEW - HOUSE CONSTRUCTION MODUS OPERANDI

1. Possession of Plot

a. Handing over of copy of possession form to respective owner.
b. Handing over of plot site plan to respective owner.
c. Respective plot site visit.
d. Excess soil dumping site visit.
e. DHAB material testing laboratory visit.
f. Handing over of document, "Salient - DHAB Construction and Development Byelaws/ Regulations".
g. Excess area undertaking (if applicable - Document Reference **4812047**).
h. Corner plot undertaking (if applicable).
i. Park facing plot undertaking (if applicable).
j. Main Boulevard facing plot undertaking (if applicable).

2. Drawings Submission

(Document Reference **4812001**)

a. Architecture stability certificate by respective Architect (Document Reference **4812002**).
b. Structure stability certificate by respective Structure Engineer (Document Reference **4812003**).
c. 3x Ammonia print + 1x Soft copy in AutoCAD (After checking, 1x copy will be return to owner for rectification of specified observations).
d. Photocopy of allotment/ transfer letter.
e. Photocopy of site plan.
f. Photocopy of CNIC of the owner.
g. General undertaking (Document Reference **4812004**).
h. Undertaking for temporary lavatory (Document Reference **4812005**).
i. Undertaking in case of basement (Document Reference **4812006** & **4812007**).
j. Undertaking for swimming pool (Document Reference **4812010**).
k. Undertaking for structure drawing (Document Reference **4812038**).
l. Bearing capacity report.

3. Demarcation

(Document Reference **4812041**)

a. Demarcation and inspection sheet (Document Reference **4812045**).
b. Pass Performa (Document Reference **4812046**).
c. Undertaking own water supply arrangement (Document Reference **4812014**).
d. Undertaking for stacking of material and temporary hut (Document Reference **4812011**).
e. Photocopy of drawing approval letter from DHAB BC Sec.
f. Undertaking for use of excavator (Document Reference **4812015**).
g. Application for provision of temporary water connection. (Document Reference **4812051**).
h. Application for provision of temporary electric connection. (Document Reference **4812051**).
i. Application for provision of temporary sewer connection. (Document Reference **4812051**).

4. Provisional/ Final Approval of Drawings

a. In person/ on line meeting with respective Architect and Structure Engineer.
b. Undertaking by respective Architect and Struc ture Engineer that all the specified observations initiated with regards to submission drawings have been added/ incorporated in totality in the latest drawing submitted for approval.
c. 2x Sets of detailed structure drawings.
d. 2X Sets of structural calculations.
e. 2x Sets of MEP drawings.
f. Construction schedule (only for record purpose).
g. 3x Ammonia print + 1x Soft copy in AutoCAD (After scrutiny, 1x copy will be return to the owner for rectification of specified observations).
h. Laboratory clearance from Material Lab.

Notes: (1) In case of minor changes, the owner will be required to deposit 1x Tracing cloth + 5x Ammonia print + 1x Soft copy in the form of CD (AutoCAD format).
(2) In case of major changes, the owner will be required to deposit 1x Tracing cloth + 7x Ammonia print + 1x Soft copy in the form of CD (AutoCAD format).

5. Miscellaneous Related Aspects

a. Special Power of Attorney (SPA - Document Reference **4812040** & **4812042**).
b. NDC.
c. Loan request.
d. Plots amalgamation (Document Reference **4812022**).

Note: All the specified forms are already uploaded on DHAB website.

6. Procedure For Obtaining Completion Certificate

1. The Members are requested to apply and obtain the completion certificate of their houses/ buildings from Building Control Section of DHA Bahawalpur. Application should be on a plain paper addressed to the Additional Director Building Control duly supported with following documents:-
   a. 2 x identical colored photographs of front elevation of house/ building on photo paper (6" x 4" Size) showing complete elevation including berm area/ driveway and paved area etc. In case of corner plot, 2 x additional photographs (6" x 4" Size) of side elevation are also required.)
   b. 2 x Set (Ammonia prints) of approved Final drawings.
   c. Original paid challan on account of Completion Certificate Fee.
   d. Photocopy of DHA Bahawalpur Maintenance Branch Letter regarding Sewerage and Water Supply Opening.
   e. Photocopy of CNIC of the Owner / DHA Special Power of Attorney Holder.
2. It is also advised that the members who have made changes / deviations from approved drawing should submit revised drawing to regularize the construction before applying for Completion Certificate.
3. On receipt of application for Completion Certificate, DHA field staff will inspect the house/ building to ascertain the factual position. If the House/ Building is as per approved drawing and contains no construction violations, the Completion Certificate will be issued immediately otherwise observations will be communicated to the respective Member.
4. If Completion Certificate is not obtained within prescribed period, member shall have to pay fine as decided by the Authority.
5. Transfer of House/ Building not be processed without Completion Certificate.

Sewerage & Water Supply Connection

1. Application for sewerage & water supply connection shall be made on the prescribed form to the Building Control Section.
2. BC Section will do scrutiny of the pre requisite of sewerage & water supply connection and forward the same to Maintenance Section.
3. Applicant be asked to pay sewerage & water connection fee.
4. After payment of all dues, plot owner will coordinate with Maintenance Section for connection of water supply.
5. House Owner will arrange the material (List of Material attached) after joint visit and will connect the sewerage & water supply connection to applicant's water supply line outside boundary wall.
6. In case of disruption of services due to any reason, the person shall also be liable to pay the usage charges of water supply during disconnection period.
7. For any violation of DHAB sewerage & water supply system, penalty will be imposed as per admissible violation charges.
8. Any work related to sewerage & water supply system within residence premise will be sole responsibility of the plot owner.