



# PARK CITY TOWNSHIP



## STANDARD OPERATING PROCEDURES

(For Designing, Execution, Monitoring & Operating of Buildings)

1. Park City Township has been developed to provide a dream destination to residents of Mardan. In order to ensure welfare of the community, the following by laws have been devised:

S.No	Plot size	Max Plinth level from FRL	Max limit of covered area	Minimum open space			(D) Corner edge to be left (for Corner plots)	(E)Max height of Building from FRL	Max car porch level	Min boundary wall height from FRL	Max boundary wall height from FRL
				Front	Back	One side					
1	50'x90'	2'	66% of Plot area	15'	10'	4'	8' x 8'	38'- 00''	12''	7'	9'
2	35'x70'	2'	68% of Plot area	10'	8'	3'	5' x 5'	36'- 00''	12''	7'	9'
3	30'x60'	2'	80% of Plot area	8'	4'	-	-	36'- 00''	12''	7'	9'
4	25'x50'	2'	90% of Plot area	5'	-	-	-	36'- 00''	12''	7'	9'

### 2. SERVICES

- a) Park City will provide roads, footpath, water supply, sewerage electricity and gas (through Sui Northern).
- b) Location of car porch will be specific to the plot and shall not be moved elsewhere.

3. The following rules shall apply within the township:

- a) Ten wheeler and above vehicles shall be banned in Park City. For transportation of building material Tractor/ Truck of 400 cft capacity only, shall be allowed.
- b) Unloading and stocking of construction material on metalled road, footpath & other installations are prohibited. Similarly making mortar on the road side is also prohibited.

4. Access to the Park City manhole shall not be permitted until the grinding of marble/chips etc is completed. This material , however in the rain water drain.

**5. SEPTIC TANK**

- a) An R.C.C septic tank must be provided in all residential plots. The septic tank shall be connected to the main sewer line. The sizes of the septic tanks must be as follows:

PLOT SIZES	DEPTH	LENGTH	WIDTH
Less than 500 SQY	4 ft 3 inch	8 ft	4 ft
500 SQY or more	4 ft 3 inch	9 ft	4 ft-6 inch

- b) Provision of septic tank in the basement is optional with provision of mechanical lifting to the septic tank on the ground floor which will be connected to the road sewer line.

**6. TERMITE PROOFING**

Members will ensure termite proofing treatment during construction stage. Certificate to this effect from the owner of the house shall be attached along with completion documents.

**7. UNDERGROUND/OVERHEAD WATER TANK**

Underground/overhead water tanks must be of R.C.C having the following capacities.

PLOT SIZE	UNDERGROUND	OVERHEAD
125 / 200 Sq Yds	500 gallons	400 gallons
250 Sq Yds	1000 gallons	600 gallons
500 Sq Yds	1250 gallons	700 gallons

**8. WATER SUPPLY**

Water supply will be arranged by Park City. Its salient features shall be as under:

- a) Application for water connection shall be made on the prescribed form to the Park city management.
- b) The consumer shall pay for the supply of water on flat rates as decided by the management.
- c) No one is permitted to install motor/pump on the water supply line.
- d) Only one connection shall be provided for each house.
- e) No water point/tap shall be left outside the boundary wall. No water point will be made on supply line.
- f) Construction of underground water tank is mandatory and should be located/designed so that filling from bowser is facilitated.

**9. USE OF RESIDENTIAL BUILDING/ STAIRCASE**

Only circular stairs shall be constructed at the set back. Straight stairs are prohibited.

**10. CHAMFERING OF CORNER PLOTS**

For traffic friendly environment the corner of a plot bounded by two roads shall be tapered by minimum 6 ft for 125 – 200 SQY, and 10 ft for 250 SQY plots and above from the corner.

**11. ENTRY GATE(S)**

As a general rule only one entry gate on street as per plot numbering is permitted, except the following:

- a) Corner plots having two sides open may have two entry gates.

**12. MUMTY**

Construction of mumty is allowed, keeping in view the following:

PLOT SIZE	ALLOWABLE MUMTY AREA
50'x90' (1 kanal)	350 Sft
35'x70' (10 Marlas)	300 Sft
30'x60' (8 Marlas)	300 Sft
25'x50' (5 Marlas)	300 Sft

The front part of the mumty can only cover half of the frontage of building in 5,8 and 10 Marla and 1/3<sup>rd</sup> of frontage in 1 kanal.

**13. PARAPET WALL**

Height will be as per approved drawings. However, maximum height should not be more than 3'6". Parapet shall be of reinforced cement concrete (R.C.C). However, the rear and dead wall parapets can be of brick masonry.

#### **14.PORCH**

- a) Minimum size of the car porch will be 10' x 14'. However, car porch shall not exceed 23 feet in length.

#### **15.RAMPS**

Maximum height of ramp shall be (12") from the road level to the entry gate and ramps constructed beyond the above mentioned limits shall be demolished. PVC pipes of minimum 4" will be laid under the ramps as conduits for the services.

#### **16.SIZE OF ROOMS**

The minimum area of a room meant for human habitation shall not be less than 100 Sft.

#### **17.RAMPS AND STAIR CASES**

Ramps and stairs should not be constructed within the right of way (ROW) of the roads/street otherwise the Park City Township management shall have the right to demolished these.

#### **18.CONULTING ENGINEERS REQUIREMENTS**

All drawings shall be vetted by the Park City engineer before commencement of construction.

- a) All approved drawings shall be available at the site during construction for facilitation of the inspection staff.
- b) All stages of construction shall be checked and signed by site inspectors continuously. It will be the duty of the owner of the plot/house to get the work checked from the Park City inspection staff otherwise the Park City management shall reserve the right to stop the work.

**Note:**

- 1) Before the construction of any residence/building a master plan of the building should be prepared according to these By-Laws to obtain N.O.C. Without N.O.C construction will be illegal.
- 2) No projection to street side will be allowed.
- 3) In case of any violation penalty can be imposed by the Park City management. Leading to cancelation of the allotment certificate etc will not be entertained.

DATE: \_\_\_\_\_

\_\_\_\_\_

**Applicant's signature**

\_\_\_\_\_

**Project Engineer**

\_\_\_\_\_

**Managing Director/ Chief Executive**