

**ROADS DECLARED FOR COMMERCIALIZATION WITHIN THE
JURISDICTION OF RDA**

Sr. #	Name of Road	Existing RoW	Section	Detail of Segment		% age Residential Building	% age of Commercial Building	Setback	Height
				Starting Point	Ending Point				
1.	Adiala Road	115 feet	I	Start of RDA Limits (Jarahi mouza)	Gulshan-e-Abad	18.5	81.5	20	38*
		150 feet	II	Gulshan-e-Abad	Adiala Jail	27.4	72.6	20	38*
		200 feet	III	Adiala Jail	End of RDA Limit	27.1	72.9	20	38*
2.	Shahpur Saidan Road	40 feet	I	Adiala Roa	Village Shahpur Saidan	20'	-	20'	30'
3.	GT Road	220 feet	I	Soan Bridge	Toyota Motors	18.2	81.8	30	38*
		220 feet	II	PAECHS	Channel Alam Sher Bridge	31.6	68.4	30	38*
4.	Airport Road	260 feet	I	Gulzar e Quaid Morr	Flying Club (Left Side)	13.6	86.4	20	38
5.	High Court Road	80 feet	I	Soan Bridge	Car Chowk	21.7	78.3	20	38
		80 feet	II	Car chowk	Pakki Gali	11.6	88.4	20	38
6.	Chakri Road	150 feet	I	Start of RDA Limits	Shagaf ki Kassi	35.7	64.3	20	38*
		200 feet	II	Shagaf ki Kassi	End of RDA Limits	25.5	74.5	20	38*
7.	Dhamyal Road	105 feet	I	Banaras Market	Up to Jorian	50	50	20	38*
		130 feet	II	Moza Jorian	Moza Barrian	58.6	41.4	20	38*
		150 feet	III	Moza Barrian onward	upto RDA limit	63	37	20	38*
8.	Girja Road	105 feet	I	RDA limits	Dhoke Girja	65.3	34.7	20	38*
		150 feet	II	Dhoke Girja	Onward	65.4	34.6	20	38*
9.	Fateh Jang Road	220 feet	I	Near Motorway interchange	Choki Dhoke Hameedan	51.1	48.9	20	38*
10.	Chakra Road	80 feet	I	Noona Chowk	Army Fort	44.8	55.2	20	38*
11.	Chak Beli Road	200 feet	I	Bagga Morr	Bhambli Stop	17.86	82.14	20	38*
12.	Any Other Collector Roads & designed from time to time as per action plan								
13.	Saidpur Road	80 ft	I	Asghar Mall Chowk	230 Said pur Scheme towards IJP Road	54.8	45.2	20	38
14.	Asghar Mall Road	40' to 50'	I	Murree Road	Dosehra Ground	60.6	39.4	20	38
		40' to 50'	II	Dosehra	Ghazni Chowk	62.5	37.5	20	38
15.	Dhoke Khhaba Road (Millat Colony)	50 ft	I	Sain G Murgh Pulao	Mohalla Qasim Abad	6.7	93.3	20	38
16.	Mayo Road	100 ft	I	Lucky CNG Roundabout	Income Tax Office	33.3	66.7	20	38
17.	Declaration of Block of Mohanpura Scheme for Commercialization		I	Chowk Mohanpura	Same	9	91	-	30

Note: Multi-storey buildings are permitted within 300' of notified ROW subject to allowable FAR as per regulations on minimum 4 kanal plots as approved by Governing body of RDA.

Parameters for Commercialization in case of RDA

- **Permissible Land Uses:**

- a. The land use of the properties on which buildings have already been constructed shall be regularized on payment of 10% additional conversion fee at existing height.
- b. Ground +02 storey buildings permitted (i.e. 75 ft on either side from the centre of road) to cater for future development trend, car parking at 45 degree in front of plot, rest of parking demand to be catered within plot building area.
- c. Establishment of CNG station allowed within the revised ROW, linking with the building line as mentioned above.
- d. Multi-storey building permitted within 300 ft from the edge of ROW subject to adjustment from case to case as per notification No.RDA/MP&TE/F-11/756 dated 25-06-2002 as already approved by Authority.

- **Zoning**

- a. **Land Use:**

Multi-storey buildings permitted to construct after the notified right of way (ROW) on 17-02-1992 vide notification No.711/TEP/RDA/1152.

- b. **Height:**

- i. Ground floor +02 storey upto 38 ft height between notified and proposed ROW allowed.
- ii. Multi-storeys building allowed beyond the ROW notified on 17-02-1992 linking with the provisions of Model Building & Zoning Regulations 2007.

- c. **Parking:**

Parallel car parking in case of (ii) (a) above allowed in front of plot. Rest of parking demand to be catered within plot/building area linking with the notification of ROW/commercialization.

- d. Only permitted land uses as approved by the Governing Body of the Authority / Commercialization Committee would be considered for commercialization in case of RDA.