



Sindh Building Control Authority

DIRECTOR GENERAL SECRETARIAT

No: SBCA/Secy to DG/2021/18
Dated: 28.01-2021

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
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www.kbca.gov.pk

NOTIFICATION

No: SBCA/CE-PS/2021/18 : In supersession of earlier orders in this behalf and in exercise of powers conferred under Section 21-A, Sub-section 2(b) of SBCO, 1979, and to grant construction permits on faster track for the Projects of ABAD falling in Category-IV buildings, and improve the Standard Operating Procedures with the Checklist for the operations of One Window Cell, established to grant "NOCs / Construction Permits" for the Public Sale Projects, the following is notified:

Sr. No.	Responsibility	ACTIVITY	Days
ARCHITECTURAL PLAN APPROVAL			
	IT Section	Submission of proposal shall be made through Licensed Professional Portal. Scrutiny Invoice shall be issued after Prescreening as per checklist. Acknowledgement shall be issued after e-Payment and handing over of hard copy of Proposal.	
1(a)	IT Section	Issuance of request to concerned land owning agency / MPD (where ever required) shall be through e-Construct Portal, online for Verification of Land Title and Land Development Permit Layout Plan.	7
(b)	Town (Concerned)	There shall be a checking of site status, court, NAB, ACE cases, water reservation, R.O.W., encroachment, etc (on prescribed pro forma).	=
(c)	Town Planning Section	There shall be a checking of submitted drawings to verify conformity of outline, podium height level, heritage status, and evacuee status of such plot in accordance with KB&TPR, 2002 (on prescribed pro forma).	=
(d)	Design Section	The status of previous NOC, etc. (if any) shall be checked (on prescribed proforma).	=

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(e)	Town Planning Section	Scrutiny of the case in accordance with checklist and provisions of KB&TPR and issuance of objections (if any) shall be performed.	=
Pre-scrutiny activities listed above from 1(a) to 1(f) are all parallel activities and shall be completed within 7 days.			
2	OWC members	(a) After compliance of objections issued by Town Planning Section and clearance from concerned Town and Design Section, the matter shall be placed before DG, SBCA, by the Director, Town Planning, for its disposal through Additional Director General (Technical), SBCA Headquarter. Note: Title verification from the lessor shall be responsibility of the owner which must be complied with before issuance of construction permit.	3
3	DG SBCA/CE	Architectural Plan, so placed before the Authority shall be disposed within 48 hours.	2
4	Town Planning Section	Architectural approval letter shall be issued with copy to Director (Structure), Director (Design), SMPA and respective Town.	1
5	IT Section	(a) Uploading of Architectural letter / plan at e-Construct Portal along with corresponding file shall be completed. (b) The Original Architecture NOC / Plan shall be couriered at the designated address of the applicant along with SMS and email notification. (Delivery charges shall be borne by the applicant upon receipt of document).	2
STRUCTURAL NOC AND CONSTRUCTION PERMIT APPROVAL			
6	IT Section	Pre-vetted or Post-vetted structural design and drawings shall be submitted through Licensed Structure Engineer before issuance of scrutiny invoice. Acknowledgment of receipt shall be issued after e-payment and handing over of hard copy. Thereafter the case to Structure Section shall be forwarded to the Structure Section.	1
7	Structure Section	(a) The Structure Section shall process the case for vetting as per prescribed procedure laid down in KB&TPR, 2002. In case of Pre-vetted structural drawings by licensed vetting / proof engineers, further vetting shall not be required. (b) After receipt of complete vetted documents / drawings, etc. (as per prescribed list) submitted by the Proof Engineer in accordance with KB&TPR and ACI Code, the case shall be placed before the Authority for its approval through Additional Director General (Technical), SBCA Headquarter. (c) On the basis of earlier approval of Architectural plan duly approved	6

Handwritten signature and date: 28/1/21

		by the Competent Authority and after compliance of objections (if any), Director (Structure) will issue the NOC from structure point of view after obtaining approval from the Authority.	
8	IT Section	Structure NOC and Drawings along with Original Final Construction Permit shall be couriered at the designated address of the applicant. Charges shall be borne by the applicant upon delivery.	1
9	Town Planning Section	On receiving Structural NOC, Final Construction Permit shall be issued by Town Planning Section (OWC) after ensuring that the required NOCs and title verification are submitted and that the observations so recorded are complied with. Further provided that clearance of the title of land shall be the responsibility of the applicant, builder, owner and professional. In case, any litigation / dispute arises and in case of defective title of the land, all Permits / NOCs shall be cancelled as withdrawn at the risk and cost of the applicant / builder / owner.	3
10	IT Section	Final Construction Permit shall be uploaded through <i>e-Construct</i> portal to applicant along with SMS / Email notification.	1
DESIGN/SALE NOC APPROVAL PROCESS			
For Multistorey / High Rise Buildings and Bungalows Schemes			
11	IT Section	(a) After Architectural Approval, case of Sale NOC with complete documents as per checklist will be submitted at IT Section through portal of Licensed Builder. Then, the Scrutiny Fee Challan will be generated by the IT Section. (b) After payment of Scrutiny Fee through e-payment, acknowledgement will be issued and case forwarded to Design Section.	
12	Design Section	(a) Scrutiny of Sale NOC shall be made by the Assistant Director and Deputy Director of Design Section for conveying objections (if any). (b) After compliance of objections and receipt of final Construction Permit, case will be placed before the Authority for its disposal.	
13	IT Section	After approval, challan for Advertisement charges and Demand Note for Security Deposit will be generated by IT Section.	
14	Design Section	After payment of Advertisement Challan and submission of Security Deposit, Dy. Director (Design Section) will issue the NOC for Sale and Advertisement through IT Section after insertion of QR code.	
15	IT Section	Public notice of NOC will be uploaded at SBCA's Website, with couriering hard copy to owner (charges to be borne by owner / recipient) along with SMS and email notification.	

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16	Information Section	Public notice of NOC will be published in Newspapers.	
17	Concerned Town	Approved Information Board with QR Code will be installed at Site at the cost of builder.	
For Open Plots Housing Schemes			
18	IT Section	(a) Submission of Application for Sale NOC after issuance of Land Development Permit / Layout Plan by concerned Authority shall be made through portal of Licensed Developer. Scrutiny Fee invoice shall be generated, and after e-payment, the acknowledgement shall be issued on submission of hard copy of documents. (b) The case shall be forwarded to Design Section.	
19	IT Section	Issuance of request to concerned land owning agency / SMPA / Development Authority for verification of land title and validity of Land Development Permit / Layout Plan and letters to Utility Agencies for NOCs shall be done.	
20	Town Concerned	Site status, Court Cases, NAB, ACE Cases, Encroachment, etc., shall be checked.	
21	Design Section	After receiving the title verification, validity of Layout Plan and site report from concerned Town and Utility NOCs and SEPA NOC as per KB&TPR, 2002, scrutiny of the case in accordance with the notified checklist, provisions of Section-5 of SBCO, 1979 and Chapter 4 and 5-2 of KB&TPR, 2002 and issuance of objections shall be carried out.	
22	Design Section	After compliance of all the objections, Director (Design) will put up the case of Sale NOC for the approval by the Authority – Director General / CE, SBCA.	
23	IT Section	After approval of Director General / CE, SBCA, Invoice for Advertisement charges will be generated and acknowledgment will be issued after e- payment.	
24	Design Section	Letter for Mortgage Deed of 15% plots as Security Deposit shall be issued.	
25	Design Section	Mortgage Deed will be executed before concerned Property Registrar.	
26	IT Section	NOC letter will be printed with QR Code and sent back to Design Section.	
27	Design Section	NOC letter will be signed and issued by Dy. Director (Design) Section.	

 28/1/21

28	IT Section	Public notice of NOC will be uploaded at SBCA's Website.	
29	Information Section	Public notice of NOC will be published in Newspapers.	
30	Concerned Town	Information Board with QR Code will be got installed at Site	

Checklist/List of Documents/Requirements

- i. Documentary Proof of abandonment of previous project on the said plot (if any).
- ii. Demolition Permission in case of old structure existing at site.
- iii. ZP-I Form duly signed by owner and builder & professionals.
- iv. ZP-II Form (Undertaking).
- v. Valid Builder License.
- vi. Valid ABAD membership certificate.
- vii. Firm Registration Certificate / Form 29 / Partnership Deed wherever applicable.
- viii. NTN Certificate.
- ix. CNIC Copy (Owner or Attorney and Builder).
- x. Two Passport Size Pictures (Owner or Attorney and Partners).
- xi. Current Pictures of Site.
- xii. Allotment Order where applicable.
- xiii. Possession Order where applicable.
- xiv. Acknowledgement of Possession where applicable.
- xv. Site Plan.
- xvi. Change of Land Use Plan, if applicable.
- xvii. Sub-Division / Amalgamation, if applicable.
- xviii. Lease Deed, if applicable.
- xix. Mutation/ Transfer Order / Extract / Form-II.
- xx. Registered General Power of Attorney (if any).
- xxi. Six Sets of Drawing.
- xxii. Agreement with Contractor (For G+20 PEC Registered Contractor).
- xxiii. Agreement with Architect, Structure Engineer and Resident.
- xxiv. NOC from CAA where applicable before issuance of final Construction Permit.
- xxv. NOC from PAF where applicable before issuance of final Construction Permits.
- xxvi. NOC from SEPA where applicable before issuance of NOC for sale and advertisement.

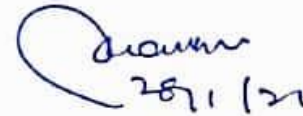
Further requirements and conditions:

- 1- Owner and Builder shall submit complete set of above required documents through the Licensed Professional. Original documents will also be produced for verification of photocopies whenever required.



- 2- For public sale projects, applicant should be owner of plot in the capacity of Proprietor / Director / Partner of a builder firm having builder license from SBCA or applicant should be Registered General Power of Attorney of owner having valid Builder License from SBCA.
- 3- For private projects, not meant for Public Sale, exemption from Section 12 of SBCO 1979 (Sale & Advertisement NOC) will be obtained as per the notified policy.
- 4- Registered General Power of Attorney (Not for Sale/Transfer) will not be acceptable for issuance of Sale NOC from SBCA.
- 5- Sale Deed / Conveyance Deed will not be accepted as title document.

Note: To grant speedy approvals, the Town Planning NOC and Structural NOC shall be issued conditionally on submission of an undertaking on Stamp Paper by the builder or attorney or partner. The clearance of the title of plot and required NOC (if any) shall be the responsibility of the builder / owner / applicant / professional. The final construction permit shall be issued only after ensuring that all the codal formalities, NOCs and drawings are submitted and ownership verification has been obtained.



(SHAMSUDDIN SOOMRO, PAS)
Director General / Chief Executive, SBCA
(The Authority under the SBCO)

Copy to:

1. PS to Chief Minister, Sindh.
2. PS to Chief Secretary, Sindh.
3. PS to Minister, LG&HTP Deptt:
4. PS to Secretary, LG&HTP Deptt:
5. All Directors, SBCA
6. All Regional Directors, SBCA
7. All Deputy Directors, SBCA
8. ABAD.
9. Superintendent, Sindh Govt. Printing Press, Karachi (with request to publish the above in the official gazette of notifications).



Assistant Director (Admn-P-I), SBCA



SINDH BUILDINGS CONTROL AUTHORITY

Karachi dated the 27th January, 2020

NOTIFICATION

No:SBCA/PS-CE/2017/18 : In continuation of notification even number dated:06.07.2018, to improve efficiency & timely issuance of Construction Permits / Completion Plans and to facilitate licensed professionals and general public under *Ease of Doing Business* reforms, the Competent Authority i.e. Chief Executive SBCA has been pleased to notify the following **06 Procedures** for approval of building plans falling under Category-I buildings;

Table 3-4
(New Insertion)

Procedures & timeline for grant of Approval for Category-I buildings		
Procedure No.	Detail	No: of Days
1.	Obtain Letter from the relevant Land-Owning Agency. Obtain Letter from the relevant Land-Owning Agency confirming the Title, Land Use and Dimensions of plot. <i>Agency : Relevant Land Owning Agency.</i>	0.5 days
2.	Obtain Building Permit from Single Window Facility. Proposal shall be submitted through online submission or at Automated SWF. Acknowledgement Receipt shall be issued after prescreening of documents as per clause (a) of 3-2.2.2(a)(i) of KB&TPR (First and last ownership documents only) and payment of Scrutiny fee as per Fee Schedule 3-A and in case of additional floor charges, subject to payment of as per Schedule 9-A of KB&TPR. After fulfilment of requirement as provided under KB&TPR, Construction Permit shall be issued	15 days as per clause I of 3.2.2.2(a)(i) of KB&TPR



SINDH BUILDINGS CONTROL AUTHORITY

Karachi dated the 27th January, 2020

	<p>within the stipulated time as per clause (e) of 3-2.2.2(a)(i), provided that the plot in question is consistent with the approved layout plan.</p> <p>In case of SBCA-Pre-Approved Designs as per clause (c) of 3-2.2.2(a)(i)</p> <p><i>Agency</i> : Automated Single Widow Facility / Sindh Building Control Authority.</p>	5 days
3.	<p>Receive Initial Site Inspection.</p> <p><i>Agency</i> : Respective Zone / Sindh Building Control Authority.</p>	1 day
4.	<p>Apply for Completion Certificate.</p> <p>After a building is completed a "Notice for Completion and Permission for Occupation" shall be submitted by the owner through Licensed Professionals (Third Party) Certificate.</p> <p><i>Agency</i> : Automated Single Widow Facility / Sindh Building Control Authority.</p>	1 day
5.	<p>Receive Final Inspection.</p> <p>After receipt of "Notice for Completion and Permission for Occupation", SBCA shall inspect the building to verify that it has been built according to approved plan or otherwise.</p> <p><i>Agency</i> : Respective Zone / Sindh Building Control Authority.</p>	1 day



SINDH BUILDINGS CONTROL AUTHORITY

Karachi dated the 27th January, 2020

6.	Receive Completion Certificate. After fulfilment of requirement as provided under KB&TPR, Completion Certificate shall be issued within the stipulated time as per clause (d) of 3-2.15.1. <i>Agency : Respective Zone / Sindh Building Control Authority.</i>	15 days
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Zafar
27/01/2020
(Engr. ZAFAR AHSAN)
AUTHORITY (Under SBCO 1979)
Director General / Chief Executive
SBCA

Karachi, dated: 27/01/2020

Copy to:

1. PS to Chief Minister, Sindh, Government of Sindh.
2. PS to Chief Secretary Sindh, Government of Sindh.
3. PS to Minister, Local Government, Government of Sindh.
4. PS to Secretary, Investment, GoS.
5. PS to Secretary, Local Government, GoS.
6. PS to Executive Director, Board of Investment, Govt of Pakistan, Islamabad.
7. PS to Director, Board of Investment, Govt of Pakistan, Islamabad.
8. Mr. Amjad Basheer, Economist, World Bank Group.
9. Addl. Director General, SBCA.
10. All Directors (Technical), SBCA.
11. All Dy. Directors (Technical), SBCA.
12. All Regional Directors, SBCA.
13. PS to Chairman P&D Board, GoS.
14. Secretary to Director General SBCA.
15. PS to GM, SSGC Karachi.
16. PS to MD, K-Electric, Karachi.
17. PS to MD, KW&SB, Karachi.
18. ABAD, Karachi.
19. Dy. Director (Information), SBCA for necessary action.
20. Superintendent, Sindh Govt. Printing Press, Karachi
(with request to publish the above in the official gazette of notifications).



SINDH BUILDINGS CONTROL AUTHORITY

Karachi dated the 24th January, 2020

NOTIFICATION

No:SBCA/PS-CE/2020/ 01 : To improve efficiency & timely issuance of Construction Permits and to facilitate licensed professionals and general public under *Ease of Doing Business* reforms, the Competent Authority i.e. Chief Executive SBCA has been pleased to make and promulgate the following Amendments in the existing Karachi Building and Town Planning Regulations – 2002 in Chapter 3 “Permits and Procedures” with immediate effect.

Amendment shall be called KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMMENDMENT) 2020.

3-2.15.1(d) Approval of Completion Plan of Category-I buildings

(After 3-2.2.2.

new insertion

shall be made)

After fulfilment of requirement as provided under KB&TPR, Completion Certificate for Category-I buildings shall be issued within 15 days.

All documents shall be duly signed and stamped by the Licensed Professional and the following documents shall be submitted for approval of Completion Plans;


- a. Notice for Completion and Permission for Occupation.
- b. Approved Construction Permit with plan.
- c. CNIC / NICOP of Applicant / Applicants (Owner / Owners / Registered Attorney)



SINDH BUILDINGS CONTROL AUTHORITY

Karachi dated the 24th January, 2020

- d. Recent Passport size picture of Applicant / Applicants (Owner / Owners / Attorney).
- e. Forwarding from respective Land Agency (In case of change of ownership).
- f. Last ownership document (In case of change of ownership).
- g. Six sets of building plan showing elevation, sections, site plan.


(Engr. ZAFAR AHSAN)
AUTHORITY (Under SBCO 1979)
Director General / Chief Executive
SBCA

Karachi, dated: 24/01/2020

Copy to:

1. PS to Chief Minister, Sindh, Government of Sindh.
2. PS to Chief Secretary Sindh, Government of Sindh.
3. PS to Minister, Local Government, Government of Sindh.
4. PS to Secretary, Investment, GoS.
5. PS to Secretary, Local Government, GoS.
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18. ABAD, Karachi.
19. Dy. Director (Information), SBCA for necessary action.
20. Superintendent, Sindh Govt. Printing Press, Karachi
(with request to publish the above in the official gazette of notifications).

No. Chief Executive/SBCA 2019/03
Karachi the 13th June, 2019

In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance, 1979 the Authority is pleased to make and promulgate the following Amendments in the existing Karachi Building & Town Planning Regulations - 2002 pertaining to "Building Regulations" in Chapter-2 "Definitions", Chapter-3 "Permits & Procedures", Chapter-4 "Licensing / Enlistment of Professionals", "Chapter-5 "Public Sale Projects", Chapter-9 "Space Requirements in And About Buildings", Chapter-24 "Parking Requirements" and Chapter-25, "Zoning Regulations/Area Standards" with immediate effect.

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

These amendments shall be called KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2019 and shall be applicable on the cases to be submitted after this notification.

Sr. No.	Regulation No.	Existing	Proposed Amendments Finalized by Committee
1.	2-18.	"Balcony" means a projection from a wall of a building on an open space or a public street.	"Balcony" means a projection in a building towards an open space or a public street.
2.	2-112.	"Scrutiny Fee" means a fee to be determined and levied as per the provision of the Ordinance, as amended from time to time.	"Scrutiny Fee" means a fee to be determined and levied as per the provision of the Ordinance, as amended from time to time while submission of Proposed / Completion / Regularization / Revision / Addition / Alteration Plan.
3.	3-2.2.1.	Two sets of all documents relating to the plot together with a letter from the Concerned Authority confirming the title/land use physically fresh demarcated/dimensions of the plot alongwith the existence of any road widening/cut line reservation.	Two sets of all documents relating to the plot together including allotment order / transfer order / mutation order / lease / extract as the case may be with a letter from the Concerned Authority confirming the title/land use physically fresh demarcated/dimensions of the plot along with the existence of any road widening/cut line reservation. In case of company or firm, the registered power of attorney in the name of builder shall be required in case of public sale project.
4.	4-1.3 Geo Technical Laboratory Material Testing Laboratory	<p>Proprietor of the firm should be Soil Consultant registered with PEC as Geo Technical Consultant possessing B.E (Civil) degree having 15 years of experience or M.Sc. with 10 years experience in relevant field.</p> <p>List of Technical Staff.</p> <p>List of all Soil Testing equipment required.</p> <p>Proprietor of the firm should be Material Engineer / Soil Engineer (B.E. Civil) registered with PEC having minimum five years experience in field and technical paper / article on material / soil testing.</p> <p>List of Technical Staff.</p> <p>Inspection should be carried by officers of Licensing section in respect of equipments (New / old), expertise with forms etc.</p>	<p>The applicant may be the (Proprietor / Partner / Director of Engineering firm duly registered with PEC as Consultant in Soil Mechanics / Foundation Engineering having fully equipped laboratory and possessing Master Degree in Soil Engineering with 08 year of experience in relevant field or Bachelor Degree in Civil Engineering with 10 year experience in relevant field.</p> <p>SCOPE OF WORK Preparation of Geo-Technical Investigation reports including recommendation for shallow & deep foundations / pile foundation all relevant activities / tests.</p> <p>The applicant may be the (Proprietor / Partner / Director of Engineering firm duly registered with PEC as Professional Engineer having fully equipped laboratory and possessing Bachelor Degree in Civil Engineering with five years experience in Matrical testing field.</p> <p>SCOPE OF WORK Testing of construction material.</p> <p>Note: (i) The signatory authority will be individual, not the firm and the responsibility shall remain on such signatory. (ii) The material testing lab can be obtained separately or by same firm having soil testing lab subject to fulfilment of above referred criteria.</p>

5.	4-18. 4-18.1.	Contractor-Qualification & Responsibilities: Every contractor hired by the builder must be registered with PEC for undertaking the particular category of work for G+20 and above and 100 acre and above for development schemes/works. For building & development schemes other than mentioned above Contractors not registered with PEC but having experience of Construction / Development work may also be hired upto December 2018.	Contractor-Qualification & Responsibilities: Every contractor hired by the builder must be registered with PEC for undertaking the particular category of work for G+20 and above and 100 acre and above for development schemes/works. For building & development schemes other than mentioned above Contractors not registered with PEC but having experience of Construction / Development work may also be hired upto 31 st December 2021.																																				
6.	5-1.1	Application for NOC Owner/Co-Owner of the plot or his registered attorney having valid builder licence in his name and having an agreement of construction with a contractor as defined in Clause 4-17.1 shall furnish the requisite documents and particulars in form (DNP-1) as appended to these regulation duly signed by all concerned.	Application for NOC Owner/Co-Owner of the plot or his registered attorney having valid builder licence in his name and having an agreement of construction with a contractor as defined in Clause 4-18.1 shall furnish the requisite documents and particulars in form (DNP-1) as appended to these regulation duly signed by all concerned.																																				
7.	9-5.3.	<p style="text-align: center;">Existing</p> <p>Open balconies projecting on to public streets from buildings abutting such streets shall be permitted by the authority only for residences/apartments. Such projection shall not be used as a room as per conditions stated here under.</p> <table border="1" data-bbox="614 761 1299 996"> <thead> <tr> <th>Width of Street</th> <th>Max. length of Balconies</th> <th>Max. Projection of Balconies</th> <th>Min. height above street level from centre of street Balconies and sunshades.</th> </tr> </thead> <tbody> <tr> <td>30ft. (9.13m) & less than 40ft. (12.18m)</td> <td>23ft. (7m)</td> <td>2ft. (60cm)</td> <td>17ft. (5.17m)</td> </tr> <tr> <td>40ft. (12.18m) & less than 50ft. (15.2m)</td> <td>23ft. (7m)</td> <td>3ft. (90cm)</td> <td>17ft. (5.17m)</td> </tr> <tr> <td>50ft. (15.2m) & above</td> <td>23ft. (7m)</td> <td>4ft. (120cm)</td> <td>17ft. (5.17m)</td> </tr> </tbody> </table> <p style="text-align: center;">Proposed Amendments Finalized by Committee</p> <p>Open balconies projecting on to public streets from buildings abutting such streets as given below shall be permitted by the authority only for residences/apartments upto plot size 720Sq.yds. The area of such allowable balconies shall be exempted from FAR, however beyond permitted length or projection shall be calculated in FAR. It is further clarified that such projections on plots above 720 Sq.yds. shall also be excluded from FAR provided such projections are provided within the plot lines. Such projection shall not be used as a room as per conditions stated here under:</p> <table border="1" data-bbox="614 1198 1299 1435"> <thead> <tr> <th>Width of Street</th> <th>Max. length of Balconies</th> <th>Max. Projection of Balconies</th> <th>Min. Distance between two Balconies</th> <th>Min. height above street level from centre of street Balconies and sunshades.</th> </tr> </thead> <tbody> <tr> <td>30ft. (9.13m) & less than 40ft. (12.18m)</td> <td>12ft. (3.65m)</td> <td>2ft. (60cm)</td> <td>6ft. (1.82m)</td> <td>17ft. (5.17m)</td> </tr> <tr> <td>40ft. (12.18m) & less than 50ft. (15.2m)</td> <td>12ft. (3.65m)</td> <td>3ft. (90cm)</td> <td>6ft. (1.82m)</td> <td>17ft. (5.17m)</td> </tr> <tr> <td>50ft. (15.2m) & above</td> <td>12ft. (3.65m)</td> <td>4ft. (120cm)</td> <td>6ft. (1.82m)</td> <td>17ft. (5.17m)</td> </tr> </tbody> </table>		Width of Street	Max. length of Balconies	Max. Projection of Balconies	Min. height above street level from centre of street Balconies and sunshades.	30ft. (9.13m) & less than 40ft. (12.18m)	23ft. (7m)	2ft. (60cm)	17ft. (5.17m)	40ft. (12.18m) & less than 50ft. (15.2m)	23ft. (7m)	3ft. (90cm)	17ft. (5.17m)	50ft. (15.2m) & above	23ft. (7m)	4ft. (120cm)	17ft. (5.17m)	Width of Street	Max. length of Balconies	Max. Projection of Balconies	Min. Distance between two Balconies	Min. height above street level from centre of street Balconies and sunshades.	30ft. (9.13m) & less than 40ft. (12.18m)	12ft. (3.65m)	2ft. (60cm)	6ft. (1.82m)	17ft. (5.17m)	40ft. (12.18m) & less than 50ft. (15.2m)	12ft. (3.65m)	3ft. (90cm)	6ft. (1.82m)	17ft. (5.17m)	50ft. (15.2m) & above	12ft. (3.65m)	4ft. (120cm)	6ft. (1.82m)	17ft. (5.17m)
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50ft. (15.2m) & above	12ft. (3.65m)	4ft. (120cm)	6ft. (1.82m)	17ft. (5.17m)																																			
8.	9-8.7.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> New Insertion </div>	All public sale projects beyond G+4 upper floors and public use buildings as defined in 2-10.3 beyond G+2 upper floors, an emergency stair either RCC or fire resistance steel having minimum width of 8ft. shall be provided such emergency stair shall also be allowed in COS as per standard mentioned in International Fire Fighting Code.																																				
9.	24-4.1.1.	Every 6 bedrooms for a hotel of three star category and above. In addition to a per room requirement, parking space shall be provided for all other facilities e.g. restaurants, conference room etc.	Every 6 bedrooms for a hotel of three star category and above. In addition to a per room requirement, parking space shall be provided for all other facilities e.g. restaurants, conference room etc. @ 200 Sq.ft for																																				

			restaurant and 300 Sq.ft. for conference room per car.
10.	24-4.1.2.	Every 10 beds and or per consulting room of a clinical/medical service building;	Every 3 beds for general ward and for 2 semi-private / private rooms and or 1 per consulting room / OPD of a clinical/medical service building. Additional parking @ 50% of above parking for management / Doctors parking.
11.	24-4.1.5.	Every 2000Sq.ft.(185.87Sq.m) of floor area of office space in an industrial building unit;	Every 1000 Sq.ft.(92.93Sq.m) of floor area of office space in an industrial building unit;
12.	24-4.1.6.	Every 800 Sqft of floor area of retail shopping in categories of properties I, IA & II.	Every 800 Sqft (74.34Sq.m) of floor area of retail shopping in categories of properties I, IA, IX & X
13.	24-4.1.6.1.	Every 1000 Sqft of floor area of retail shopping in categories of properties III, IV, V & VI;	Every 1000 Sqft(92.93Sq.m) of floor area of retail shopping in categories of properties II, III, IV, V & VI.
14.	24-4.1.6.2.	Deleted.	Every 1200 Sqft (111.52Sq.m) of floor area of retail shopping in categories of properties VII & VIII
15.	24-4.1.8.	Every 800 Sqft of floor area of business office in categories of properties I, IA & II;	Every 800 Sqft (74.34Sq.m) of floor area of business office in categories of properties I, IA, IX & X.
16.	24-4.1.8.1.	Every 1000 Sqft of floor area of business office in categories of properties III, IV, V & VI.	Every 1000 Sqft (92.93Sq.m) of floor area of business office in categories of properties II, III, IV, V & VI.
17.	24-4.1.8.2.	New Insertion	Every 1200 Sqft. (111.52Sq.m) of floor area of business office in categories of properties VII & VIII.
18.	24-4.1.9.	Every 4000Sq.ft. (371.7Sq.m) floor area of all educational institutions situated on a plot measuring 2000 Sq.yds and above;	Every 2000Sq.ft. (185.87Sq.m) floor area of all educational institutions situated on a plot measuring 1000 Sq.yds and above;
19.	24-4.1.11.	Apartment building or residential-cum-commercial building for every 1000 Sqft (93 Sq.m) categories I & IA.	Apartment building or residential-cum-commercial building for every 1000 Sqft (93 Sq.m) categories I, IA, IX & X.
20.	24-4.1.11.1.	For every 1200 Sqft (111.5 Sq.m) categories II & III.	For every 1200 Sqft (111.52Sq.m) categories II, III & Scheme-33.
21.	24-4.1.11.2.	For every 1400 Sqft (130.11 Sq.m) categories IV, V, & VI. for floor areas of only residential use.	For every 1400 Sqft (130.11 Sq.m) categories IV, V, VI, VII & VIII (excluding Scheme-33) for floor areas of only residential use.
22.	24-9.	In case of minimum 3 additional public parking floors are proposed in addition to the required parking as per these regulations. An enhanced FAR upto a maximum of 50% of the additional proposed parking area shall be added to the allowable FAR having minimum plot area of 1000 Sq. Yds. and above. The additional Public parking may also be allowed on the surrounding residential plot declared to be only parking plaza to the main project provided;	The owner / builder shall avail only one provision defined below while proposing building plan: (i) In case of One Min. floor and Four Max. floors additional visitor parking floor is proposed in addition to the required parking as per these regulation, an enhanced FAR upto a maximum of 50% of the additional proposed visitor parking area shall be added to the allowable FAR having minimum plot area of 950 Sq. Yds. and above provided that the plot is a public sale project abutting on Min. 40 ft. wide road. (ii) In case of minimum 3 additional public parking floors are proposed in addition to the required parking as per these regulations only on Commercial/ Public use buildings having minimum 40ft. wide facing road, an enhanced FAR upto a maximum of 50% of the additional proposed visitor parking area shall
			be added to the allowable FAR having minimum plot area of 950 Sq. Yds. and above. The additional Public parking may also be allowed on the surrounding residential plot facing 40ft. Side road declared to be only parking plaza to the main project provided;
23.	25-1.6.2.	For all public sale/public use/industrial and commercial plots exceeding 600Sq.yds.(502Sq.m) a minimum of 2% of the permissible floor area ratio/ proposed covered area shall be provided for recreation facilities/children play area/prayer area. This area shall not be included in the total floor area up to a maximum of 2% of total floor area.	For all public sale/public use/industrial and commercial plots exceeding 600Sq.yds (502Sq.m) a minimum of 2% and maximum of 5% of the permissible floor area ratio/ proposed covered area shall be provided for recreation facilities/children play area/prayer area. This area shall not be included in the total FAR up to a minimum of 2% and maximum of 5% .

24.	25-1.7. 25-1.7.1.	<p>Exemptions from FAR. In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from FAR:</p> <ul style="list-style-type: none"> a) Car parking including ramps and driveways. b) Lift shaft, Garbage chute and Garbage collector (75Sqft), KE Sub station and Emergency stair case & its tower. c) Passages and stair area upto maximum limit of 10% of FAR. d) Arcades, if provided. e) Deleted 	<p>Exemptions from FAR. In all commercial, public sale, public use, amenity and industrial buildings the following areas upto maximum 30% of total FAR shall be excluded from FAR except activities defined in (a), (d) & (e):</p> <ul style="list-style-type: none"> a) Car parking including ramps and driveways. b) Lift shaft, Garbage chute and Garbage collector, KE Sub station and Emergency stair case & its tower. Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc. c) Passages and stair case area. d) Arcades. e) Staircase tower over the stair shaft shall be allowed with maximum clear height of 8ft.(2.43m).
25.	25-1.7.2.1.	<p>In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from Foot Print:-</p> <ul style="list-style-type: none"> a) Car parking including ramps and driveways. b) Lift shaft, Garbage chute and Garbage collector (75sqft), KE Sub station and Emergency stair case & its tower. c) Passages and stair area upto maximum limit of 10% of FAR. d) Arcades, if provided. e) Staircase tower over the stair shaft shall be allowed with maximum clear height of 7ft.(2.13m). This area shall not be included in FAR. 	<p>In all commercial, public sale, public use, Amenity and industrial buildings the following areas upto maximum 30% of total FAR shall be excluded from Foot Print except activities defined in (a), (d) & (e):</p> <ul style="list-style-type: none"> a) Car parking including ramps and driveways. b) Lift shaft, Garbage chute and Garbage collector, KE Sub station and Emergency stair case & its tower. Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc. c) Passages and stair case area. d) Arcades, if provided. e) Staircase tower over the stair shaft shall be allowed with maximum clear height of 8ft.(2.43m).
26.	25-1.12.1.	<p>Areas included in FAR In all commercial, public sale, public use, Amenity and industrial buildings, the following areas shall also be included in FAR:</p> <ul style="list-style-type: none"> a) Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom (other than car parking floor), guard room with bathroom, etc. b) Passages and stair area beyond 10% of FAR. c) Staircase tower over the stair shaft with maximum clear height of 7ft.(2.13m). 	Deleted
27.	25-1.12.2.	<p>Areas included in Foot Print In all commercial, public sale, public use, Amenity and industrial buildings, the following areas shall also be included in Foot Print</p> <ul style="list-style-type: none"> a) Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area (200 Sq. ft. max.), driver sitting area with bathroom (other than car parking floor), guard room with bathroom etc. b) Passages and stair area beyond 10% of FAR. c) Staircase tower over the stair shaft with maximum clear height of 7ft.(2.13m). 	Deleted

28.	25-2.1.	Building Bulk Standards All Residential houses/ bungalows/ buildings shall observe the following standards, except where any of these standards are in conflict with Clause 25-9, in which case Clause 25-9 shall prevail. However the approval in respect of plots upto 399 Sq.Yds beyond G+1 storeyed shall be allowed after realizing Additional Floor Charges as provided in Schedule 9-A of KB&TPR-2002.	Building Bulk Standards All Residential houses/ bungalows/ buildings shall observe the following standards except plots falling in Clause 25-9. However the approval of 2 nd floors in respect of plots upto 399 Sq.Yds shall be allowed after realizing Additional Floor Charges as provided in Schedule 9-A of KB&TPR-2002 except Clause 25-9 of KB&TPR-2002.
29.	25-3.1.	Building Bulk Standards All Commercial plots shall observe the following standards, except where any of these standards are in conflict with Clause 25-9, in which case Clause 25-9 shall prevail.	Building Bulk Standards All Commercial plots shall observe the following standards except Clause 25-9 of KB&TPR-2002.

30.	25-3.1.	Existing							
		Plot Size (Sq.Yds)	FOOT PRINT	FAR	MINIMUM ARCADE	MINIMUM COS SIDES UPTO 30 FT. (9M) HEIGHT	MINIMUM COS SIDES ABOVE 30 FT. (9M) HEIGHT	MINIMUM COS REAR UPTO 30 FT. (9M) HEIGHT	MINIMUM COS REAR ABOVE 30 FT. (9M) HEIGHT
		Up to 60 (50.42m ²)	60%	1:2				5 ft (1.5m) x 5 ft (1.5m)	5 ft (1.5) x 5 ft (1.5m)
		61-299 (51.26-250m ²)	85%	1:2.5		None	None	5 ft (1.5m) x 5 ft (1.5m)	5 ft (1.5) x 5 ft (1.5m)
		300-399 (251-344m ²)	Gr. Floor 85%	1:4		5 ft (1.5m) on one side only	10% of building height above 30 ft.	7 ft (2.1m)	7 ft (2.1m)
		400-599 (335-501m ²)	Upper Floor 75%	1:5		5 ft (1.5m) on one side only	(9m) with a minimum of 5 ft (1.5m)	8 ft (2.5m)	10% of building height above 30ft. (9m) with a minimum of 10ft (3m)
		600-799 (502-668m ²)	Ground floor 80%	1:5	8 ft (2.5m)	8 ft (2.5m) one side	10ft (3m)	10ft (3m)	10% of building height above 30 ft. (9m) with a minimum of 10ft (3m)
		800-999 (669-835m ²)	Upper floor 70%						
		1000-2000 (836-1672m ²)	Ground floor and upper floor 65%	1:5.5		7ft	10% of building height above 30 ft. (9m); minimum of 10ft (3m)	10ft (3m)	10% of building height above 30 ft. (9m) with a minimum of 10ft (3m)
		Over 2000 (1672m ²)	Ground floor and upper floor 65%			10ft (3m)			

25-3.1. Proposed Amendments Finalized by Committee					
Plot Size (Sq.Yds)	FOOT PRINT (Min-Max)	FAR / Max No. of Floors	MINIMUM ARCADE	SIDES COS	REAR COS
Up to 120 (100.84 m ²)		G+2	5 ft (1.52m)		3 ft (0.914m)
121-299 (101.68-251.26m ²)		G+3	8 ft. (2.43m)	5 ft (0.914m) (one side)	5 ft (1.52m)
300-425 (252.10-357.14m ²)		B+G+4	8 ft. (2.43m)	5 ft (1.52m) one side	7 ft (2.13m)
426-720 (357.98-605.04m ²)		B+G+6	8 ft. (2.43m)	7ft (2.13m) One side	8ft (2.43m)
721-999 (605.85-839.49m ²)	Ground Floor 75% (Max) Upper Floor 65% (Max)	1:5 / B+G+9	8 ft. (2.43m)	8ft (2.43m) one side	10ft (3.04m)
1000-1500 (840.33-1260.56m ²)	Ground Floor 65% (Max) Upper Floor 55% (Max)	1:5.5 / B+G+12	8 ft. (2.43m)	10ft (3.04m) Both sides	10ft (3.04m)

1501 -1999 (1261.34m ² - 1679.83m ²)	Ground Floor 60% (Max) Upper Floor 45% (Max)	1:5.5 / B+G+15	8 ft. (2.43m)	10ft (3.04m) Both sides	10ft (3.04m)
2000 -2999 (1680.67m ² - 2520.16m ²)	Ground Floor 50%-65% Upper Floor 45%-60%	1:5.5	8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)
3000 & Above (2521.00m ²)	Ground Floor 50%-65% Upper Floor 45%-60%	1:5.5	20 ft.(6.09m) set back & 8 ft. (2.43m)	12ft (3.65m) Both sides	10ft (3.04m)

Note: (1) The.No. of parking floors are in addition to the No. of Max floors mentioned above against different plots sizes.
(2) In case any plot exist in height restricted area / flying gap funnel area than no setback shall be applicable on plot size 3000 Sq.yds.(2521 Sq.m) and above.

31.	25-3.2.	Other Conditions	Other Conditions
		<p>1). For plots abutting public street at the rear, rear COS above 30ft.(9.14m) shall be exempted in case width of road is 40ft. and above whereas less than 40ft. COS shall be minimum as specified.</p> <p>3). In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned and arcade will be provided, otherwise COS shall be provided as specified.</p> <p>5). Whenever minimum COS on sides and rear is specified in relation to height of building, the COS shall be equal to 10% of building height above 30 ft. (9m) but subject to maximum of 15% of the plot width/depth on each side/rear respectively, but with minimum as prescribed.</p> <p>6) In the event that floors immediately above 30 ft. (9m) height is designated for parking, the allowable foot print and COS shall be the same as ground floor.</p>	<p>1). For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40ft. and above whereas less than 40ft. COS shall be provided as specified.</p> <p>3). In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned otherwise COS shall be provided as specified. No opening of shops shall be allowed on side 40ft wide road, however the entry and exist into the building/parking shall be allowed from 40ft wide road and above.</p> <p>5). Deleted.</p> <p>6). Deleted.</p>

32.	25-4.	Existing																					
<table border="1"> <thead> <tr> <th>S.NO.</th> <th>FOOT PRINT</th> <th>F.A.R.</th> <th>MINIMUM COS FRONT</th> <th>MINIMUM COS SIDES</th> <th>MINIMUM COS REAR</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>40%</td> <td>1:2.75</td> <td>20ft.(6m)</td> <td>20ft.(6m)</td> <td>20ft.(6m)</td> </tr> </tbody> </table>			S.NO.	FOOT PRINT	F.A.R.	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR	1.	40%	1:2.75	20ft.(6m)	20ft.(6m)	20ft.(6m)									
S.NO.	FOOT PRINT	F.A.R.	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR																		
1.	40%	1:2.75	20ft.(6m)	20ft.(6m)	20ft.(6m)																		
Proposed Amendments Finalized by Committee																							
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S.No.	PL.O.T SIZE	FOOT PRINT	F.A.R.	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR																	
1.	Less than 1/2 Acres	50% Max	1:2.75	15ft.(4.57m)	15ft.(4.57m)	15ft.(4.57m)																	
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33.	25-5.1	Existing																					
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S.No	Plot Size	Foot Print	F.A.R.	Minimum COS front (Ft.)	Minimum COS Sides (Ft.)	Minimum COS rear (Ft.)																	
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S.No	Plot Size	Foot Print	F.A.R.	Minimum COS front (Ft)	Minimum COS Sides (Ft)	Minimum COS rear (Ft.)																	
1.	Less than 1.0 Acres	50%	1:3.5	10(3m)	10(3m)	10(3m)																	
2.	1.0 Acre and above	40%	1:4.5	20(6m)	20(6m)	20(6m)																	

34.	25-5.	Note:	Note:
		<p>1) For high education institute/university duly chartered by Govt. of Sindh and recognized by Higher Education Commission (HEC). Govt. of Pakistan the FAR shall be 1:6 and same FAR shall be applicable for the hospitals irrespective of plot area.</p>	<p>1) For high education institute/university duly chartered by Govt. of Sindh and recognized by Higher Education Commission (HEC). Govt. of Pakistan the FAR shall be 1:6 and same FAR shall be applicable for Educational Institutes / Universities and Hospitals only on plot size 2000 Sq.yds.(1680.67m²) meant for education / health / commercial purpose only.</p>

35.	25-5.2 (New Insertion)	<p>Proposed Amendments Finalized by Committee On residential plots for allowing education and health activity as per 18-4.2.2 following ratio shall be applicable.</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Level of activity</th> <th>Min Road width</th> <th>Plot Size (Sq.Yds)</th> <th>F.A.R</th> <th>No. of Floors</th> <th>Min. COS Front</th> <th>Min. COS Sides</th> <th>Min. COS Rear</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Primary School/Clinic</td> <td>60 ft.</td> <td>Up to 240</td> <td>1:2.0</td> <td>G+2</td> <td>3 Ft</td> <td></td> <td>3 Ft</td> </tr> <tr> <td>2</td> <td>Secondary School /Clinic</td> <td>80 ft.</td> <td>241-400</td> <td>1:2.0</td> <td>G+2</td> <td>6 Ft</td> <td>5 Ft</td> <td>6 Ft</td> </tr> <tr> <td>3</td> <td>College/Hospital</td> <td>100 ft.</td> <td>401-1500</td> <td>1:2.5</td> <td>G+3</td> <td>8 Ft</td> <td>5 Ft</td> <td>8 Ft</td> </tr> <tr> <td>4</td> <td>College/University</td> <td>100 ft.</td> <td>1501-1999</td> <td>1:4.5</td> <td></td> <td>10 Ft</td> <td>7 Ft</td> <td>10 Ft</td> </tr> <tr> <td>5</td> <td>College/University Chartered by HEC for University/ Hospital</td> <td>150 ft.</td> <td>2000 & Above</td> <td>1:5.5</td> <td></td> <td>15 Ft</td> <td>10 Ft</td> <td>15 Ft</td> </tr> </tbody> </table> <p>Note: 1) MPD shall charges Rs. 10,000/- per sq.yds for change of Trade (education/health) for specific purpose only. 2) If 3 additional public / visitors parking floors are proposed in addition to the required parking as per these regulations for Plot mentioned in Sr.No:4 & 5 only, an enhanced FAR upto a maximum of 50% of the additional proposed public / visitors parking area shall be added to the allowable FAR mentioned above.</p>	S. No.	Level of activity	Min Road width	Plot Size (Sq.Yds)	F.A.R	No. of Floors	Min. COS Front	Min. COS Sides	Min. COS Rear	1	Primary School/Clinic	60 ft.	Up to 240	1:2.0	G+2	3 Ft		3 Ft	2	Secondary School /Clinic	80 ft.	241-400	1:2.0	G+2	6 Ft	5 Ft	6 Ft	3	College/Hospital	100 ft.	401-1500	1:2.5	G+3	8 Ft	5 Ft	8 Ft	4	College/University	100 ft.	1501-1999	1:4.5		10 Ft	7 Ft	10 Ft	5	College/University Chartered by HEC for University/ Hospital	150 ft.	2000 & Above	1:5.5		15 Ft	10 Ft	15 Ft
S. No.	Level of activity	Min Road width	Plot Size (Sq.Yds)	F.A.R	No. of Floors	Min. COS Front	Min. COS Sides	Min. COS Rear																																																
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4	College/University	100 ft.	1501-1999	1:4.5		10 Ft	7 Ft	10 Ft																																																
5	College/University Chartered by HEC for University/ Hospital	150 ft.	2000 & Above	1:5.5		15 Ft	10 Ft	15 Ft																																																
36.	25-6.4.	<p>Change in nomenclature / type of industry is permissible upon clearance from the Concerned Authority.</p> <p>Change in nomenclature / type of industry is permissible upon clearance from the Authority/ Lessor with the approval of Master Plan Department.</p>																																																						
37.	25-9-A. 25-9-A.1	<p>Proposed Amendments Finalized by Committee Building Bulk Standards (RESIDENTIAL) All Residential plots in clause 25-9 shall observe the following standards:</p>																																																						

(New Insertion)	PLOT SIZE (SQ. Yds.)	FOOT PRINT (Min- Max)	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
	Up TO 59 (49.5m ²)	55-65%	Applicability of FAR shall be as per area defined in clause 25-9.1 to 25-9.5. of KB&TPR-2002 and amendment up to date.			
	60-119 (50.4-100 m ²)	55-65%				
	120-199 (100.8-167m ²)	55-65%		3 ft (0.91m)		3 ft (0.91m)
	200-299 (168-251.3m ²)	55-65%		5 ft. (1.52m)	5 ft. (1.52m) one side	7 ft. (2.13m)
	300-399 (252-335.2m ²)	55-65%		5 ft. (1.52m)	5 ft. (1.52m) one side	7 ft. (2.13m)
	400-499 (336-419.3m ²)	55-65%		7ft (2.13m)	5 ft (1.52m) both side	7ft. (2.13m)
	500-999 (420-839.5m ²)	45-55%		10 ft. (3.04m)	7 ft. (2.1m) both side	7.5 ft.(2.28m)
	1000-1500 (840.33-1260.50m ²)	40-50%		15 ft. (4.57m)	10 ft. (3.04m) both side	10 ft.(3.04m)
	1501 -1999 (1261.34m ² - 1679.83m ²)	35-45%		20ft.(6.09m)	10 ft (3.04m) both side	12ft (3.65m)
	2000 -2999 (1680.67m ² - 2520.16m ²)	30-40%		20 ft.(6.09m)	10 ft (3.04m) both side	12ft (3.65m)
	3000 & Above (2521.00m ²)	25-35%		20 ft.(6.09m)	12ft (3.65m) both side	12ft (3.65m)

Other Conditions

- Plots abutting a public street, lane and permanent open space on the rear shall be exempted from the provision of rear COS up to Plot size of 119Sq.yds. (100Sq.m). For plots greater than 119Sq.yds.(100Sq.m), the rear COS shall be 50%.
- If with respect to any land development the provisions of any applicable Area Standards/ Zoning Regulations are inconsistent with the provisions of any General Standards prescribed in Chapters 19 to 22 of these Regulations, the provisions of Area Standards/Zoning Regulations shall prevail.

38.	25-9-B. 25-9-B.1 (New Insertion)	<p>Proposed Amendments Finalized by Committee Building Bulk Standards (RESIDENTIAL CUM COMMERCIAL) All Residential cum Commercial plots in clause 25-9 shall observe the following standards:</p> <table border="1"> <thead> <tr> <th>Plot Size (Sq.Yds)</th> <th>FOOT PRINT (Min-Max)</th> <th>FAR</th> <th>MINIMUM ARCADE</th> <th>SIDES COS</th> <th>REAR COS</th> </tr> </thead> <tbody> <tr> <td>Up to 120 (100.84 m²)</td> <td>(70% - 85%)</td> <td rowspan="6">Applicability of FAR shall be as per area defined in clause 25-9.1 to 25-9.5. of KB&TPR-2002 and amendment up to date.</td> <td>6 ft (1.82m)</td> <td></td> <td>3 ft (0.914m)</td> </tr> <tr> <td>121-299 (101.68-251.26m²)</td> <td>(70% - 85%)</td> <td>8 ft. (2.43m)</td> <td>3 ft (0.914m) (one side)</td> <td>5 ft (1.52m)</td> </tr> <tr> <td>300-425 (252.10-357.14m²)</td> <td>(70% - 80%)</td> <td>8 ft. (2.43m)</td> <td>5 ft (1.52m) one side</td> <td>7 ft (2.13m)</td> </tr> <tr> <td>426-720 (357.98-605.04m²)</td> <td>GF Max 75% UF (55%-65%)</td> <td>8 ft. (2.43m)</td> <td>7ft (2.13m) One side</td> <td>8ft (2.43m)</td> </tr> <tr> <td>721-999 (605.88-839.49m²)</td> <td>GF Max 65% UF (50%-60%)</td> <td>8 ft. (2.43m)</td> <td>8ft (2.43m) one side</td> <td>10ft (3.04m)</td> </tr> </tbody> </table>	Plot Size (Sq.Yds)	FOOT PRINT (Min-Max)	FAR	MINIMUM ARCADE	SIDES COS	REAR COS	Up to 120 (100.84 m ²)	(70% - 85%)	Applicability of FAR shall be as per area defined in clause 25-9.1 to 25-9.5. of KB&TPR-2002 and amendment up to date.	6 ft (1.82m)		3 ft (0.914m)	121-299 (101.68-251.26m ²)	(70% - 85%)	8 ft. (2.43m)	3 ft (0.914m) (one side)	5 ft (1.52m)	300-425 (252.10-357.14m ²)	(70% - 80%)	8 ft. (2.43m)	5 ft (1.52m) one side	7 ft (2.13m)	426-720 (357.98-605.04m ²)	GF Max 75% UF (55%-65%)	8 ft. (2.43m)	7ft (2.13m) One side	8ft (2.43m)	721-999 (605.88-839.49m ²)	GF Max 65% UF (50%-60%)	8 ft. (2.43m)	8ft (2.43m) one side	10ft (3.04m)
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1000-1500 (840.33- 1260.50m ²)	GF Max 65% UF (40%-50%)	8 ft. (2.43m)	10ft (3.04m) Both sides	12ft (3.65m)
1501 -1999 (1261.34m ² - 1679.83m ²)	GF Max 60% UF (35%-50%)	8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)
2000 -2999 (1680.67m ² - 2520.16m ²)	GF Max 60% UF (35%-50%)	8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)
3000 & Above (2521.00m ²)	GF Max 60% UF (30%-50%)	20 ft.(6.09m) set back & 8 ft. (2.43m)	12ft (3.65m) Both sides	10ft (3.04m)

Note: In case any plot falls in height restricted area / flying gap funnel area than no setback shall be applicable on plot size 3000 Sq.yds.(2521 Sq.m) and above.

Other Conditions

1. For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40ft. and above whereas less than 40ft. COS shall be provided as specified.
2. Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above chart, the allotment conditions or previous regulations which provide for higher FAR shall be adopted.
3. In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned otherwise COS shall be provided as specified. No opening of shops shall be allowed on side 40ft wide road, however the entry and exist into the building/parking shall be allowed from 40ft wide road and above.
4. Arcade on front/sides not required if building line set back 8ft(2.5m) or more from the property line.
5. Number of story/s in the area of Katchi Abadi for plot area ½ Acres (2420 Sq.yds.) or more shall be Ground + three floors or four storeys whereas less than ½ Acres (2420 Sq.yds.) the number of storeys shall be Ground + two floors or three storeys.

39.

25-9-C.
25-9-C.1

Proposed Amendments Finalized by Committee.

Building Bulk Standards (COMMERCIAL)

All Commercial plots in clause 25-9 shall observe the following standards:

(New
Insertion)

Plot Size (Sq.Yds)	FOOT PRINT (Min-Max)	FAR	MINIMUM ARCADE	SIDES COS	REAR COS
Up to 120 (100.84 m ²)	(70% - 85%)	Applicability of FAR shall be as per area defined in clause 25-9.1. to 25-9.5. of KB&TPR- 2002 and amendment up to date.	6 ft (1.82m)		3 ft (0.914m)
121-299 (101.68- 251.26m ²)	(70% - 85%)		8 ft. (2.43m)	3 ft (0.914m) (one side)	5 ft (1.52m)
300-425 (252.10- 357.14m ²)	(70% - 80%)		8 ft. (2.43m)	5 ft (1.52m) one side	7 ft (2.13m)
426-720 (357.98- 605.04m ²)	GF Max 75% UF (55%-65%)		8 ft. (2.43m)	7ft (2.13m) One side	8ft (2.43m)
721-999 (605.88- 839.49m ²)	GF Max 65% UF (50%-60%)		8 ft. (2.43m)	8ft (2.43m) one side	10ft (3.04m)
1000-1500 (840.33- 1260.50m ²)	GF Max 65% UF (40%-50%)		8 ft. (2.43m)	10ft (3.04m) Both sides	12ft (3.65m)
1501 -1999 (1261.34m ² - 1679.83m ²)	GF Max 60% UF (35%-50%)		8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)

2000 -2999 (1680.67m ² - 2520.16m ²)	GF Max 60% UF (35%-50%)	8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)
3000 & Above (2521.00m ²)	GF Max 60% UF (30%-50%)	20 ft.(6.09m) set back & 8 ft. (2.43m)	12ft (3.65m) Both sides	10ft (3.04m)

Note: In case any plot falls in height restricted area / flying gap funnel area than no setback shall be applicable on plot size 3000 Sq.yds.(2521 Sq.m) and above.

Other Conditions

1. For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40ft. and above whereas less than 40ft. COS shall be provided as specified.
2. Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above chart, the allotment conditions or previous regulations which provide for higher FAR shall be adopted.
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5. Number of story/s in the area of Katchi Abadi for plot area ½ Acres (2420 Sq.yds.) or more shall be Ground + three floors or four storeys whereas less than ½ Acres (2420 Sq.yds.) the number of storeys shall be Ground + two floors or three storeys.

No. Chief Executive/SBCA 2019/04
Karachi the 13th June, 2019

In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance, 1979 the Authority is pleased to make and promulgate the following Amendments in the existing Karachi Building & Town Planning Regulations - 2002 pertaining to "Fee" in Chapter-3 "Permits & Procedures" and Chapter-5 "Public Sale Projects" with immediate effect.

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

These amendments shall be called KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2019 and shall be applicable on the cases to be submitted after this notification.

Sr. No.	Regulation No.	Proposed Amendments Finalized by Committee		
I.	Schedule-3A 8. Scrutiny fee for approval of proposed building plans or completion regularization plans.	Category	Area falling under various categories of Property Valuation Table of FBR.	Rates (P.s.f)
		Residential	I, A-I, II, III, IX & X. IV, V, VI, VII & VIII	Rs.15.00 Rs.11.00
		Commercial / Public Sale Projects.	I, IA, II, III, IX & X. IV, V, VI, VII & VIII	Rs.20.00 Rs.16.00
		Industrial	All categories	Rs.18.00
		Scrutiny fee for industrial plot, which is situated beyond 50km from Municipal Limit.		Rs.1.0/-
		Amenity	All categories	Rs.11.00
<p>Note:- Addition/Aleration in any building shall be charged at the rate of 50% of scrutiny fee mentioned against each category of plot on the area where addition/alteration is proposed. However for face lifting, coloring, plastering No such fee shall be charged provided there is no change in approved FAR.</p>				

Sr.#	Regulation No.	Existing			Proposed Amendments Finalized by Committee																						
2.	9-A Scrutiny Fee Additional Floor Charges.	Sr. No.	B.O.R. Category	Rate (Rupees)	Sr. No.	F.O.R. Category	Rate (Rupees)																				
		1	A-I	5000/-	1	A-1, I, IX & X	8000/-																				
		2	I	5000/-	2	II & III	7000/-																				
		3	II	2500/-	3	IV	4000/-																				
		4	III	2500/-	4	V & VI	2000/-																				
		5	IV	1500/-	5	VII & VIII	1000/-																				
		6	V	700/-																							
		7	VI	700/-																							
3.	TABLE-1 COMPOSITION FEE SCHEDULE	Under Section 19(1-C) of SBCO 1979 RESIDENTIAL			Under Section 19(1-C) of SBCO 1979 RESIDENTIAL/AMENITY																						
		<p>If the violations / deviations in building works do not exceed beyond 20% of permissible Floor Area Ratio (FAR), Foot Print (F.P) & Compulsory Open Space (C.O.S).</p> <table border="1"> <thead> <tr> <th>Description</th> <th>C/Fee Rates</th> </tr> </thead> <tbody> <tr> <td>Violation of Built-up area.</td> <td>Rs.30/= P.sq.ft. To be enhanced by 400%</td> </tr> <tr> <td>Violation of Built-up area in Compulsory Open Space.</td> <td>Rs.40/= P.sq.ft. To be enhanced by 400%</td> </tr> <tr> <td>Occupying the premises prior to obtaining Occupancy Certificate.</td> <td>Rs.2/= P.sq.ft. for the entire built-up area. To be enhanced by 400%</td> </tr> <tr> <td>Regularization of floors permissible under these regulations but constructed without obtaining approval.</td> <td>Rs.2/= P.sq.ft. for the entire built-up area. To be enhanced by 400%</td> </tr> <tr> <td>Not following approved building plan.</td> <td>Rs.2/= P.sq.ft. for the entire built-up area. To be enhanced by 400%</td> </tr> </tbody> </table>			Description	C/Fee Rates	Violation of Built-up area.	Rs.30/= P.sq.ft. To be enhanced by 400%	Violation of Built-up area in Compulsory Open Space.	Rs.40/= P.sq.ft. To be enhanced by 400%	Occupying the premises prior to obtaining Occupancy Certificate.	Rs.2/= P.sq.ft. for the entire built-up area. To be enhanced by 400%	Regularization of floors permissible under these regulations but constructed without obtaining approval.	Rs.2/= P.sq.ft. for the entire built-up area. To be enhanced by 400%	Not following approved building plan.	Rs.2/= P.sq.ft. for the entire built-up area. To be enhanced by 400%	<p>If the violations / deviations in building works do not exceed 20% of permissible Floor Area Ratio (FAR), Foot Print (F.P) & Compulsory Open Space (C.O.S).</p> <p>CATEGORY -I, IA, IX & X</p> <table border="1"> <thead> <tr> <th>Description</th> <th>C/Fee Rates</th> </tr> </thead> <tbody> <tr> <td>Excess covered area against allowable covered area (FAR).</td> <td>Rs.45/= P.sq.ft. After enhancement of 400% i.e Rs 225/sq.ft</td> </tr> <tr> <td>Violation of Built-up area in Compulsory Open Space.</td> <td>Rs.60/= P.sq.ft. After enhancement of 400% i.e Rs.300/sq.ft</td> </tr> <tr> <td>Regularization charges against approved building plan / Not following approved building plan (Net covered area=allowable FAR+20% violation compoundable under law).</td> <td>Rs.2/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.10/sq.ft</td> </tr> <tr> <td>Occupancy charges for the projects occupied prior to submission of completion plan.</td> <td>Rs.4/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.20/sq.ft</td> </tr> </tbody> </table>			Description	C/Fee Rates	Excess covered area against allowable covered area (FAR).	Rs.45/= P.sq.ft. After enhancement of 400% i.e Rs 225/sq.ft	Violation of Built-up area in Compulsory Open Space.	Rs.60/= P.sq.ft. After enhancement of 400% i.e Rs.300/sq.ft	Regularization charges against approved building plan / Not following approved building plan (Net covered area=allowable FAR+20% violation compoundable under law).	Rs.2/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.10/sq.ft
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CATEGORY -II & III

Description	C/Fee Rates
Excess covered area against allowable covered area (FAR).	Rs.35/= P.sq.ft. After enhancement of 400% i.e Rs.175/sq.ft
Violation of Built-up area in Compulsory Open Space.	Rs.45/= P.sq.ft. After enhancement of 400% i.e Rs.225/sq.ft
Regularization charges against approved building plan / Not following approved building	Rs.1.5/= P.sq.ft. on the net covered area.. After enhancement of

plan (Net covered area=allowable FAR+20% violation compoundable under law).	400% i.e Rs.7.5/sq.ft
Occupancy charges for the projects occupied prior to submission of completion plan.	Rs.3/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.15/sq.ft

CATEGORY -IV, V & VI

Description	C/Fee Rates
Excess covered area against allowable covered area (FAR).	Rs.25/= P.sq.ft. After enhancement of 400% i.e Rs.125/sq.ft
Violation of Built-up area in Compulsory Open Space.	Rs.35/= P.sq.ft. After enhancement of 400% i.e Rs.175/sq.ft
Regularization charges against approved building plan / Not following approved building plan (Net covered area=allowable FAR+20% violation compoundable under law).	Rs.1/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.5/sq.ft
Occupancy charges for the projects occupied prior to submission of completion plan.	Rs.2/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.10/sq.ft

CATEGORY -VII & VIII

Description	C/Fee Rates
Excess covered area against allowable covered area (FAR).	Rs.15/= P.sq.ft. After enhancement of 400% i.e Rs.75/sq.ft
Violation of Built-up area in Compulsory Open Space.	Rs.20/= P.sq.ft. After enhancement of 400% i.e Rs.100/sq.ft
Regularization charges against approved building plan / Not following approved building plan (Net covered area=allowable FAR+20% violation	Rs.0.75/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.3.75/sq.ft

		compoundable under law.																									
		Occupancy charges for the projects occupied prior to submission of completion plan.	Rs.1.5/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.7.5/sq.ft																								
NOTE:-																											
		For the purpose of calculation, the 20% violation compoundable under section 19(1-C) of SBCO shall be included in FAR for which the fee applicable shall be charged, however parking area and exempted area from FAR shall not be included in Net covered area.																									
4.	TABLE-2 COMPOSITION FEE SCHEDULE	Under Section 19(1-C) of SBCO 1979 COMMERCIAL/PUBLIC SALE PROJECT	Under Section 19(1-C) of SBCO 1979 COMMERCIAL/PUBLIC SALE PROJECT																								
		If the violations / deviations in building works do not exceed beyond 20% of permissible Floor Area Ratio (FAR), Foot Print (F.P) & Compulsory Open Space (C.O.S).	If the violations / deviations in building works do not exceed 20% of permissible Floor Area Ratio (FAR), Foot Print (F.P) & Compulsory Open Space (C.O.S).																								
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Description	C/Fee Rates																										
Violation of Built-up area.	Rs.120/= P.sq.ft. To be enhanced by 400%																										
Violation of Built-up area in Compulsory Open Space.	Rs.180/= P.sq.ft. To be enhanced by 400%																										
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.6/= P.sq.ft. for the entire built-up area. To be enhanced by 400%																										
Regularization of floors permissible under these regulations but constructed without obtaining approval.	Rs.6/= P.sq.ft. for the entire built-up area. To be enhanced by 400%																										
Not following approved building plan.	Rs.6/= P.sq.ft. for the entire built-up area. To be enhanced by 400%																										
Description	C/Fee Rates																										
Excess covered area against allowable covered area (FAR).	Rs.1000/= P.sq.ft. After enhancement of 400% i.e Rs.5000/sq.ft																										
Violation of Built-up area in Compulsory Open Space.	Rs.2000/= P.sq.ft. After enhancement of 400% i.e Rs.10,000/sq.ft																										
Regularization charges against approved building plan / Not following approved building plan (Net covered area=allowable FAR+20% violation compoundable under law).	Rs.4/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.20/sq.ft																										
Occupancy charges for the projects occupied prior to submission of completion plan.	Rs.10/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.50/sq.ft																										
Betterment charges on area exceeding FAR but within 20% compoundable violation under law if applicable.	Rs.50/- P.sq.ft. and amended by Authority from time to time																										
		* Violation / deviation beyond 20% of permissible FAR, F.P. & C.O.S. shall not be compoundable under any circumstances.																									

	Room / balcony projections over street	Rs.2000/= P.sq.ft. After enhancement of 400% i.e Rs.10,000/sq.ft						
CATEGORY -II & III								
	<table border="1"> <thead> <tr> <th>Description</th> <th>C/Fee Rates</th> </tr> </thead> <tbody> <tr> <td>Excess covered area against allowable covered area (FAR).</td> <td>Rs.800/= P.sq.ft. After enhancement of 400% i.e Rs.4000/sq.ft</td> </tr> <tr> <td>Violation of Built-up area in Compulsory Open Space.</td> <td>Rs.1500/= P.sq.ft. After enhancement of 400% i.e Rs.7500/sq.ft</td> </tr> </tbody> </table>	Description	C/Fee Rates	Excess covered area against allowable covered area (FAR).	Rs.800/= P.sq.ft. After enhancement of 400% i.e Rs.4000/sq.ft	Violation of Built-up area in Compulsory Open Space.	Rs.1500/= P.sq.ft. After enhancement of 400% i.e Rs.7500/sq.ft	
Description	C/Fee Rates							
Excess covered area against allowable covered area (FAR).	Rs.800/= P.sq.ft. After enhancement of 400% i.e Rs.4000/sq.ft							
Violation of Built-up area in Compulsory Open Space.	Rs.1500/= P.sq.ft. After enhancement of 400% i.e Rs.7500/sq.ft							

Regularization charges against approved building plan / Not following approved building plan (Net covered area=allowable FAR+20% violation compoundable under law).	Rs.3/= P.sq.ft. on net covered area. After enhancement of 400% i.e Rs.15/sq.ft
Occupancy charges for the projects occupied prior to submission of completion plan.	Rs.8/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.40/sq.ft
Betterment charges on area exceeding FAR but within 20% compoundable violation under law if applicable.	Rs.50/- P.sq.ft. and amended by Authority from time to time
Room / balcony projections over street	Rs.1500/= P.sq.ft. After enhancement of 400% i.e Rs.7500/sq.ft

CATEGORY -IV, V & VI

Description	C/Fee Rates
Excess covered area against allowable covered area (FAR).	Rs.400/= P.sq.ft. After enhancement of 400% i.e Rs.2000/sq.ft
Violation of Built-up area in Compulsory Open Space.	Rs.800/= P.sq.ft. After enhancement

	of 400% i.e Rs.4000/sq.ft
Regularization charges against approved building plan / Not following approved building plan (Net covered area=allowable FAR+20% violation compoundable under law).	Rs.2/= P.sq.ft. on net covered area. After enhancement of 400% i.e Rs.10/sq.ft
Occupancy charges for the projects occupied prior to submission of completion plan.	Rs.6/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.30/sq.ft
Betterment charges on area exceeding FAR but within 20% compoundable violation under law if applicable.	Rs.50/- P.sq.ft. and amended by Authority from time to time
Room / balcony projections over street	Rs.800/= P.sq.ft. After enhancement of 400% i.e Rs.4000/sq.ft

CATEGORY -VII & VIII	
Description	C/Fee Rates
Excess covered area against allowable covered area (FAR).	Rs.200/= P.sq.ft. After enhancement of 400% i.e Rs.1000/sq.ft
Violation of Built-up area in Compulsory Open Space.	Rs.400/= P.sq.ft. After enhancement of 400% i.e Rs.2000/sq.ft
Regularization charges against approved building plan / Not following approved building plan (Net covered area=allowable FAR+20% violation compoundable under law).	Rs.1/= P.sq.ft. on net covered area. After enhancement of 400% i.e Rs.5/sq.ft
Occupancy charges for the projects occupied prior to submission of completion plan.	Rs.4/= P.sq.ft. on the net covered area. After enhancement of 400% i.e Rs.20/sq.ft
Betterment charges on area exceeding FAR but within 20% compoundable	Rs.50/- P.sq.ft. and amended by Authority from time to time

violation under law if applicable.	
Room / balcony projections over street	Rs.400/= P.sq.ft. After enhancement of 400% i.e Rs.2000/sq.ft

NOTE:-
For the purpose of calculation, the 20% violation compoundable under section 19(1-C) of SBCO shall be included in FAR for which the fee applicable shall be charged, however parking area and exempted area from FAR shall not be included in Net covered area.

Sr. #	Regulation No.	Proposed Amendments Finalized by Committee																						
5.	Schedule SA Scrutiny Fee for Issuance of Sale NOC	<table border="1"> <thead> <tr> <th colspan="2">Fee for issuance of Sale NOC</th> <th>Existing Rate</th> <th>Proposed Rate</th> </tr> </thead> <tbody> <tr> <td>f</td> <td>S/fee for Sale NOC Townships Schemes:</td> <td></td> <td></td> </tr> <tr> <td></td> <td>i) Township Scheme upto 5 Acres.</td> <td>Rs.1,50,000/=</td> <td></td> </tr> <tr> <td></td> <td>ii) Township Scheme 5 Acres to 10 Acres</td> <td>Rs.3,00,000/=</td> <td></td> </tr> <tr> <td></td> <td>iii) Township Scheme beyond 10 Acres.</td> <td>Rs.37,500/=per Acre</td> <td></td> </tr> </tbody> </table>			Fee for issuance of Sale NOC		Existing Rate	Proposed Rate	f	S/fee for Sale NOC Townships Schemes:				i) Township Scheme upto 5 Acres.	Rs.1,50,000/=			ii) Township Scheme 5 Acres to 10 Acres	Rs.3,00,000/=			iii) Township Scheme beyond 10 Acres.	Rs.37,500/=per Acre	
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	ii) Township Scheme 5 Acres to 10 Acres	Rs.3,00,000/=																						
	iii) Township Scheme beyond 10 Acres.	Rs.37,500/=per Acre																						

No. Chief Executive/SBCA 2019/05
Karachi the 13th June 2019

In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance, 1979 the Authority is pleased to make and promulgate the following Amendments in the existing Karachi Building & Town Planning Regulations - 2002 pertaining to "Building Regulations" in Chapter-3 "Permits & Procedures" with immediate effect.

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

These amendments shall be called KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2019 and shall be applicable to all pending and completion cases to be submitted after issuance of this notification.

Sr. No.	Regulation No.	Existing	Proposed Amendments Finalized by Committee
1.	13-2.20.2(c)(ix)	Where approved recreation - arcade has not been provided or is misused for other purposes, until such space is restored to its original purpose.	<p>(a) Where approved arcade has not been provided or is misused for other purposes, until such space is restored to its original purpose.</p> <p>(b) However recreation already approved may be allowed to be shifted / relocated to any other suitable space, but it shall not be in basement and over parking space. Such shifting / relocation shall only be allowed provided that activity on approved non-saleable / exempted area is maintained within such building.</p>

No:Chief Executive/SBCA 2019/06

Karachi the 13th June, 2019

In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance, 1979 the Authority is pleased to make and promulgate the following Amendments in the existing Karachi Building & Town Planning Regulations - 2002 Pertaining to "Category-I Buildings" in Chapter-3 "Permits and Procedures" with immediate effect.

The following Amendments / new insertion made by the Authority under *Ease of Doing Business Reforms* to save time and cost of the applicant are hereby published for general information:-

These amendments shall be called KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2019 and shall be applicable on the cases to be submitted after this notification.

Sr.#	Regulations#	Existing	Proposed Amendments
1.	Table 3.1	<p>Category - I a) Bungalow on plot up to 399 Sq.yds (333.6 Sq.m) having habitable two floors i.e. G+1 floor.</p>	<p>Category - I a) Bungalow on plot up to 399 Sq.yds (333.6 Sq.m) having *upto G+2 floors</p> <p>* subject to payment of additional floor charges.</p>

3-2.2.2(a). Submission of Automated Construction Permit / Approval of Building Plan of Category-I buildings through Single Window Facility (SWF) & Online Submission.
(After 3-2.2.2. new insertion shall be made)

- (i) The applicant / owner / attorney / sub attorney through licensed architect / engineer may either apply for approval of construction permit / building plan through automated Single Window Facility (SWF) of SBCA or online submission by submitting soft copies on PDF format of following:
- (a) Scanned set of plans showing elevation, sections, site plan duly signed and stamped by the professional, proof of present ownership in his name or registered attorney / sub-attorney or special registered Power of Attorney as the case may be, allotment order, possession order, acknowledgement of possession, lease / sub-lease, extract, sale deed, transfer order / mutation order, sub-division / amalgamation / change of land use, photographs & CNIC / NICOP of applicant, along with latest photographs of the site showing both sides of neighboring plots / buildings verifying the status of plot as to whether it is vacant or otherwise. Same shall be verified by SWF through Google application, in case of misrepresentation a penalty equivalent to 4 times of the scrutiny fee may be charged. Provided further that such case shall be processed further in accordance with the procedure and SOP of authority including site inspection, levy of composition / demolition fees etc as the case may be. Such cases shall be excluded from the notified timeline. For any court proceedings or dispute, further supporting documents may be required for clarification.
- (b) The application for the plots / site declared as protected Heritage or where road reservation is involved or requires clearance of record from Town Planning Section shall not be processed further and observations to the licensed professional shall be communicated for submission of clearance. Till clearance of objection such cases shall remain excluded from the notified timeline. The Town Planning Section shall decide the case within 4 days.
- (c) To save the cost & time of applicant and for the ease of doing business, pre-approved Designs having planning, elevation, sections and working details for various types of plots 60, 80, 120 and 240 Sq.yds shall also be available. The applicant may opt such Design for relevant type of plot either from Single Window Facility of SBCA or may download from the website of SBCA. The fees to be charged by the registered professional shall only be for certification of the plans & inspections excluding designing charges, however for other than pre-approved Designs the professional may charge the agreed fees from the applicant against planning & designing in addition to certification & inspections.

- (d) The relevant plot shall be verified from the approved layout plan of scheme / society by the officers of Single Window Facility.
- (e) After complying the objections and observations if any, the approval shall be issued within 15 days.
- (f) The Standard Operating Procedure shall be notified separately.

(IFTIKHAR ALI KAIMKHANI)
Director General/Chief Executive, SBCA
(Authority under SBCO, 1979)

**Karachi: Printed at the Sindh Government Press
20-06-2019**

**KARACHI BUILDING & TOWN PLANNING
REGULATIONS (AMENDMENT) 2017**

Published by Authority.

Karachi

October 2017

PART - I

SINDH BUILDING CONTROL AUTHORITY

NOTIFICATION

No. Chief Executive/SBCA 2017/

Karachi the October, 2017

In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance 1979, the Authority is pleased to make and promulgate the following amendments in the existing Karachi Building & Town Planning Regulations - 2002 in Chapter-4 "Licensing / Enlistment of Professional(s)" (Schedule-4A Registration / Licensing Fees) with immediate effect.

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

These amendments shall be called KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2017.

The existing Schedule-4A with Table-1, Table-2 and Table-3 is deleted and substituted as under;

Schedule 4A
Registration / Licensing Fees

PROFESSIONALS	EXISTING	PROPOSED
Fee for Fresh Architect License (Category A)	Rs.5,000/-	Rs.20,000/-
Fee for Fresh Architect License (Category B)	Rs.5,000/-	Rs.6,000/-
Fee for Fresh Building Supervisor License (Category I,II,III)	Rs.2,000/-	Rs.6,000/-
Fee for Fresh Professional Engineer License	Rs.5,000/-	Rs.6,000/-
Fee for Fresh Structural Engineer License	Rs.5,000/-	Rs.20,000/-
Fee for Fresh Proof Engineer License (Category A)	Rs.50,000/-	No change
(Category B)	Rs.35,000/-	No change
(Category C)	Rs.25,000/-	No change
Fee for Fresh Town Planner License	Rs.2,000/-	Rs.10,000/-
Fee for Renewal of Architect License (Category A)	Rs.2,000/-	Rs.5,000/-
Fee for Renewal of Architect License (Category B)	Rs.2,000/-	Rs.4,000/-
Fee for Renewal of Building Supervisor License (Category I&II)	Rs.2,000/-	Rs.3,000/-
Fee for Renewal of Building Supervisor License (Category III)	Rs.2,000/-	Rs.5,000/-
Fee for Renewal of Professional Engineer License	Rs.2,000/-	Rs.5,000/-
Fee for Renewal of Structural Engineer License	Rs.2,000/-	Rs.5,000/-
Fee for Renewal of Proof Engineer License (Category A, B & C) (with rupees 500/- per month as late payment surcharge for all categories)	Rs.15,000/-	No change
Fee for Renewal of Town Planner License	Rs.2,000/-	Rs.3,000/-
Fee for Renewal of Building Designer License	Rs.2,000/-	Rs.3,000/-
BUILDERS		
Fee for Fresh Builder License	Rs.1,00,000/-	Rs.3,00,000/-
Fee for Renewal of Builder License	Rs.20,000/-	Rs.50,000/-
DEVELOPERS		
Fee for Fresh Developer License	Rs.1,00,000/-	Rs.3,00,000/-
Fee for Renewal of Developer License	Rs.20,000/-	Rs.50,000/-
SOIL / MATERIAL TESTING LABORATORIES		
Fee for Fresh Soil / Material Testing Laboratories License	Rs.15,000/-	Rs.1,00,000/-
Fee for Renewal of Soil / Material Testing Laboratories License	Rs.6,000/-	Rs.30,000/-

Agha M. Abbas
(AGHA MAQSOOD ABBAS)
Director General/
Chief Executive, SBCA
(Authority under SBCO, 1979)

Karachi, dated: /10/2017

A copy is forwarded for information please:-

1. PS to Minister, Local Government, Govt. of Sindh.
2. PS to Chief Secretary, Sindh.
3. PS to Secretary to Local Government.
4. All Director, Head Quarter/ Regional Director, SBCA.
5. Copy to Superintendent Govt. Press Govt. of Sindh with the request to please publish the above in the gazette of notification.

Dy. Director, DG Secretariat

**KARACHI BUILDING & TOWN PLANNING
REGULATIONS (AMENDMENT) 2016**

Published by Authority

Karachi ~~12th~~ August, 2016

PART - I

SINDH BUILDING CONTROL AUTHORITY

NOTIFICATION

No. Chief Executive/SBCA 2016/205

Karachi the ~~12th~~ August, 2016

In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance, 1979 the Authority is pleased to make and promulgate the following Amendments in the existing Karachi Building & Town Planning Regulations - 2002 in Chapter-3, "Permits and Procedures (Schedule-3A—Infrastructure Betterment Charges)" with immediate effect.

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

EXISTING REGULATION SCHEDULE 3A-9 (INFRASTRUCTURE BETTERMENT CHARGES) :-

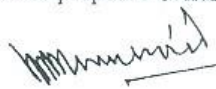
- i. Rs.50/= P.s.f. on the entire Floor Area Ratio (FAR) permissible under the regulations in respect of Industrial / Commercial / Public Sale Projects / Apartment Buildings falling in the areas of Karachi other than KDA (defunct) Schemes and D.P. Township.
- ii) The rate of betterment charges for High Density Zone in Block-1 to 4, Clifton, KDA Scheme-5, Karachi shall only be applied and levied on enhanced ratio i.e. 1:5.5 to 1:9 at the rate of Rs.50/- per Sq.ft.

**PROPOSED AMENDMENT IN REGULATION SCHEDULE 3A-9
(INFRASTRUCTURE BETTERMENT CHARGES):-**

BOARD OF REVENUE CATEGORY	All houses / bungalows upto 399 Sq.yds. (G+2) upper floors may be allowed with one kitchen on each floor (for personal use / rent purpose and not saleable to general public) ** (Per sq.ft. on entire FAR covered) except areas mentioned in Clause 25-9 of KB&TPR-2002	Betterment Charges on Residential cum Commercial Buildings including (Public Sale Project) up to G+4 upper floors (Per sq.ft. on entire FAR covered) ***	Betterment Charges on Residential cum Commercial Buildings including (Public Sale Project) beyond G+4 upper floors (Per sq.ft. on entire FAR covered) ***	Betterment Charges on Flats Site (Public Sale Project) (Per sq.ft. on entire FAR covered) ***	Betterment Charges on Residential cum Commercial Buildings (Public Sale Project) High Density Zone (Per sq.ft. on entire FAR covered) ***	Betterment Charges on Industrial Buildings (Per sq.ft. on entire FAR covered) ***	Other Buildings meant for Health & Welfare uses, Education uses, Assembly uses etc. as provided in Chapter-19 of KB&TPR-2002 as Amended up to date excluding Religious Buildings (Per sq.ft. on entire FAR covered) ***
	1	2	3	4	5	6	7
A-I	Rs.700/-	Rs.100/-	Rs.200/-	Rs.150/-	Rs.300/-	N/A	Rs.200/-
I	Rs.700/-	Rs.100/-	Rs.200/-	Rs.150/-	Rs.300/-	Rs.200/-	Rs.200/-
II	Rs.400/-	Rs.100/-	Rs.150/-	Rs.100/-	N/A	Rs.200/-	Rs.100/-
III	Rs.400/-	Rs.75/-	Rs.150/-	Rs.100/-	N/A	N/A	Rs.100/-
IV	Rs.100/-	Rs.50/-	Rs.100/-	Rs.75/-	N/A	N/A	Rs.50/-
V	Rs.100/-	Rs.50/-	Rs.100/-	Rs.75/-	N/A	N/A	Rs.50/-
VI	Rs.100/-	Rs.50/-	Rs.75/-	Rs.50/-	N/A	N/A	Rs.50/-

**** Note:** NO betterment charges shall be applicable for one unit bungalow upto G+1 floors.
******* Applicable on all areas within the revenue jurisdiction of Karachi Division included and mentioned in Clause 25-9 of KB&TPR-2002

The above charges as per above shall be levied on all the proposed building plans approved in Karachi Division w.e.f. the date of its notification.


 11.8.16.
NOOR MUHAMMAD LAGHARI
 Director General/
 Chief Executive, SBCA
 (Authority under SBCO, 1979)

Karachi, dated 12-08/2016

A copy is forwarded for information please:-

1. PS to Minister, Local Government, Govt. of Sindh.
2. PS to Chief Secretary, Sindh.
3. PS to Secretary to Local Government.
4. PS to Administrator, KMC, Karachi.
5. All Directors, SBCA

Copy to Superintendent Govt. Press Govt. of Sindh with the request to please publish the above in the gazette of notification.

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2013

Published by Authority

Karachi 0-4 December, 2013

PART - I

SINDH BUILDING CONTROL AUTHORITY

NOTIFICATION

No. Chief Executive/SBCA 2013/ 278
Karachi the 04 December, 2013

In exercise of the power conferred by Section 21-A of Sindh Building Control Ordinance, 1979 the Authority is pleased to make and promulgate the following Amendments in the existing Karachi Building & Town Planning Regulations - 2002 in Schedule 3A, Chapter No.3 & Schedule 5A, Chapter No.5 (Scrutiny Fees).

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

These amendments shall be called KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2013.

NOTIFICATION

8. Scrutiny fee for approval of building plans.

Category	Area falling under various categories of Property Valuation Table of BOR, Sindh.	Existing rates (P.s.f.)	Proposed rates (P.s.f)
Residential	I, II, III & IV	Rs.8.00	Rs.12.00
	V & VI	Rs.6.00	Rs.9.00
Commercial / Public Sale Projects.	I, II, III & IV	Rs.10.00	Rs.15.00
	V & VI	Rs.8.00	Rs.12.00
Industrial	All categories	Rs.10.00	Rs.15.00
Scrutiny fee for industrial plot which is situated beyond 50km from any Municipal Limit.		Ps.10	Ps.15/-
Amenity	All categories	Rs.6.00	Rs.9.00

The following Amendments made by the Authority under SBCO 1979 are hereby published for general information.

		<u>Existing Rate</u>	<u>Proposed Rate</u>
15.	Scrutiny fee in respect of cases to be specifically scrutinized departmentally.	Rs.10/-p.s.f.	Rs.15/-p.s.f
16.	Vetting Charges. 66.66% for SBCA & 33.33% to be paid to Proof Engineers.	Rs.10/- .p.s.f.	Rs.11.25/-p.s.f

Schedule 5A Scrutiny Fee for Issuance of Sale NOC

	Fee for issuance of Sale NOC	Existing Rate	Proposed Rate
a	Price of DNP-1/DNP-2/DNP-5 Application Form.	Rs.500/=	Rs.500/=
b	S/fee for Sale NOC Multistory Res-cum-Com. Project	Rs.3/= Psf. of covered area.	Rs.4.50/= Psf. of covered area.
c	S/fee for Sale NOC Multistory commercial project.	Rs.5/= Psf.	Rs.7.50/= Psf.
d	S/fee for Sale NOC Multistory Residential project.	Rs.2/= Psf.	Rs.3/= Psf.
e	S/fee for Sale NOC Residential Bungalows / Town Houses.	Rs.2/= Psf.	Rs.3/= Psf.
f	S/fee for Sale NOC Townships Schemes; i) Township Scheme upto 5 Acres. ii) Township Scheme 5 Acres to 10 Acres & beyond.	Rs.1,00,000/= Rs.2,00,000/= Rs.25,000/= per Acre	Rs.1,50,000/= Rs.3,00,000/= Rs.37,500/=per Acre

These rates will be in respect of NOC for sale & advertisement on MP-1 Form irrespective of other scrutiny fee etc., which might be payable as per existing rules.

60,367/- for SBCA & 33,33% to be paid to Proof Engineers

Schedule 5A Scrutiny Fee for Issuance of Sale NOC

(ARCH. MANZOOR QADIR)

AUTHORITY

(Under SBCO 1979)

Chief Executive, SBCA.

Karachi, dated 04-12/2013

A copy is forwarded for immediate necessary action to:-

1. Chief Secretary, Sindh.
2. Secretary to Local Government.
3. Secretary to Chief Secretary.
4. Administrator, KMC, Karachi
5. Director General, SBCA
6. All Regional Director, SBCA

Copy to Superintendent Govt. Press Govt. of Sindh with the request to please publish the above in the gazette of notification.

**KARACHI BUILDING & TOWN PLANNING
REGULATIONS (AMENDMENT) 2009**

Published by Authority

Karachi

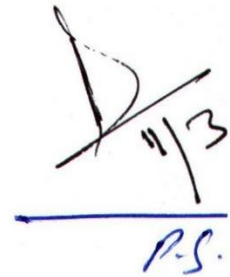
PART-I

KARACHI BUILDING CONTROL AUTHORITY

NOTIFICATION

No./Chief Executive/KBCA 2009/ 52

Karachi the 4-3-2009



In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance, 1979 the Authority is pleased to make and promulgate the following Amendments in the existing Karachi Building & Town Planning Regulations – 2002

The following Amendments made by the Authority under SBCO 1979 are hereby published for general information.

These amendments shall be called KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENTS) 2009

**PROPOSED AMENDMENTS IN
KARACHI BUILDING & TOWN PLANNING REGULATIONS 2002.**

S. NO.	REGULATION NO.	PROPOSED AMENDMENTS
1.	2-76 Loft	Deleted
2.	3-2.20.2 (d)	The building which has already been considered / approved for Regularization / Revision / Addition Alteration under the KB & TP Regulations 1979 shall not be further considered for regularization / addition / alteration / revision / extra floors on the existing building as per KB&TPRegulations-2002, except residential bungalow upto 399 Sq. Yds. subject to stability certificate duly signed by Licensed Structural Engineer and for amenity plots subject to stability certificate by a Licensed Structural Engineer duly endorsed by a "A" category Proof Engineer. However, other than above categories, the plan approved under regulations 1979 shall only be considered under the same regulations viz.1979.
3.	4-12	Committee for Enlistment of Proof Engineers
	4-12.1	Chief Controller of Buildings - Chairman
	4-12.2	One nominee each from :
	4-12.2.1	Pakistan Council of Architects and Town Planners (PCATP) who has at least 15 years of practical experience in the professional field. - Member
	4-12.2.2	Pakistan Engineering Council (PEC) who has at least 15 years of practical experience in Structural design of building works. - Member
	4-12.2.3	Institution of Engineers (IEP) who has at least 15 years of practical experience in structural design of building works. - Member
	4-12.2.4	A nominee (not less then the rank of a professor of relevant field) from Civil Engineering Department, N.E.D University Engineering & Technology. - Member
	4-12.2.5 (Proposed)	Association of Consulting Engineers Pakistan (ACEP) who has at least 15 years of practical experience in structural design of building works. - Member

	4-12.2.6	Controller of Buildings (Licensing)	- Member
	4-12.2.7	Controller of Buildings (Structure)	- Secretary
		Quorum of this Committee shall be three out of which two must be representatives of Professional Bodies.	
4.	9-7.2	Deleted	
5.	9-7.5	The minimum clear height of shop will be 10ft.(3m). whereas the maximum clear height will be 16ft.(4.87m)	
6.	11-1	<p>Engineering Design of Building</p> <p>Structure analysis, design, and detailing (for both vertical & horizontal load) shall be in accordance with the requirements of the provisions of the Building Code of Pakistan (Seismic Provisions-2007) and its future updates.</p>	
7.	11-2	Deleted	
8.	24-2.8	<p>All building shall be required to provide off street parking in accordance with the standard provided in these regulations. However for plot upto 720 Sq. Yds. following are the requirements.</p> <p>a). 50% parking as per the requirements shall be provided for plot area more than 400 Sq. Yds. (334.45m²) and upto 720 sq. Yds. (602.0m²) however the number of storeys will be allowed on the quantum of the permissible FAR. In case buildings proposed upto G+4 floors, off street parking is exempted.</p> <p>b). For plots upto 400 Sq. Yds. (334.45m²) height of the building is restricted upto Ground + four floors where off street parking is exempted.</p> <p>c). Old City Areas as defined under provision no. 25-9 of these regulations:-</p> <p>For plots upto 400 Sq. Yds. (334.45m²) the number of storeys will be allowed on the quantum of the permissible FAR., where off street parking is exempted.</p>	
9.	25-1.7.3	Deleted	

10.	25-1.7 25-1.7.1 25-1.7.2 (Proposed)	<p>Exemptions</p> <p>In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from FAR:</p> <p>a). Car parking including ramps and driveways.</p> <p>b). Building services areas, such as sub-station, plant rooms, lift shafts, lift machine rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, meter rooms, emergency stair, driver sitting area with bathroom, guard room with bathroom, etc.</p> <p>c). Arcades, if provided.</p> <p>In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from Foot Print:</p> <p>a). Car parking including ramps and driveways.</p> <p>b). Building services areas, such as sub-station, plant rooms, lift shafts, lift machine rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, meter rooms, emergency stair, driver sitting area with bathroom, guard room with bathroom, etc.</p>												
11.	<p>Residential 25-2.1 Building Bulk Standards</p>	<table border="1"> <thead> <tr> <th data-bbox="516 1077 678 1150">PLOT SIZE (sq.yds.)</th> <th data-bbox="678 1077 792 1150">FOOT PRINT</th> <th data-bbox="792 1077 914 1150">FAR</th> <th data-bbox="914 1077 1076 1150">MINIMUM COS FRONT</th> <th data-bbox="1076 1077 1239 1150">MINIMUM COS SIDES</th> <th data-bbox="1239 1077 1399 1150">MINIMUM COS REAR</th> </tr> </thead> <tbody> <tr> <td data-bbox="516 1150 678 1304">"G" Category 3347.55 to 4064.89 Sq. Yds. (2800- 3400m²)</td> <td data-bbox="678 1150 792 1304">50%</td> <td data-bbox="792 1150 914 1304">1:2</td> <td data-bbox="914 1150 1076 1304">15ft (4.56 m)</td> <td data-bbox="1076 1150 1239 1304">7ft. (2.1m)</td> <td data-bbox="1239 1150 1399 1304">10ft. (3m)</td> </tr> </tbody> </table>	PLOT SIZE (sq.yds.)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR	"G" Category 3347.55 to 4064.89 Sq. Yds. (2800- 3400m ²)	50%	1:2	15ft (4.56 m)	7ft. (2.1m)	10ft. (3m)
PLOT SIZE (sq.yds.)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR									
"G" Category 3347.55 to 4064.89 Sq. Yds. (2800- 3400m ²)	50%	1:2	15ft (4.56 m)	7ft. (2.1m)	10ft. (3m)									
12.	FOOT PRINT 25-14.5.3	70% Ground floor (in the case floor/s above ground floor proposed for shopping mall upto 3-floors and parking, the allowable foot print shall be the same) upper floor 30% (Minimum) to 40% (Maximum)												
13.	Schedule 'A' Sr.No.14 Fee for grant of Demolition permission a) Category I & II b)Category III & IV c) Category V & VI	<p>i). Residential/Amenity</p> <p>Rs. 5,000/-</p>												

11.	Schedule 'A' Sr. No.16 Vetting Charges	Rs.5.00 P.s.f. or minimum Rs.25,000/=(Rs.2.5/-P.s.f. of total covered area shall be charged by KBCA. Rs.2.5/-P.s.f. of the total covered area of the building shall be paid to Proof Engineer).
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4/3/2009

**AGHA SIRAJ KHAN DURRANI
AUTHORITY
(Under SBCO 1979)**

**Minister Local Government
Chief Executive, KBCA.**

Karachi, dated *4-3/2009*

A copy is forwarded for immediate necessary action to:-

1. Chief Secretary, Sindh.
2. Secretary to Local Government.
3. Secretary to Chief Secretary.
4. District Coordination Officer, Karachi
5. Chief Controller of Buildings, KBCA

Copy to Superintendent Govt., Press Govt. of Sindh with the request to please publish the above in the gazette notification.

KARACHI BUILDING CONTROL AUTHORITY

NO.KBCA/DC(Admin-P-I)/COB(T.P)/2009/01

Dated: 06/03/2009.

A copy of the amendments made in KB&TPR, 2009 notified under Notification No.Chief Executive/KBCA/2009/52 dated 04.03.2009 with the approval of Chief Executive, KBCA is hereby forwarded to all COBs / TBCOs for information and necessary action please.

4/3/09

4/3/09

(SYED MUHAMMAD ALI NAQVI)
ADMINISTRATIVE OFFICER(P)
KBCA.

Copy to:-

1. All COBs, KBCA.
2. All TBCOs, KBCA.
3. All Sectional Heads, KBCA.
- ✓ 4. P.S to Chief COB, KBCA.

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2005

Published by Authority

Annexure I

Karachi 4th August, 2005

PART – I

KARACHI BUILDING CONTROL AUTHORITY

CITY DISTRICT GOVERNMENT KARACHI

NOTIFICATION

No. Caretaker/DCO/CDGK/ /2005

Karachi the 4th August, 2005

In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance 1979, the Authority is pleased to make and promulgate the following Amendments in the existing Karachi Building & Town Planning Regulations-2002.

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

These amendments shall be called “**KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2005**”.

<u>S NO.</u>	<u>REGULATION NO.</u>	<u>AMENDMENTS</u>
1.	1-5	<p><u>These Regulations shall supercede the Karachi Building and Town Planning Regulations-1979.</u></p> <p>Notwithstanding the replacement of the Karachi Building & Town Planning Regulations-1979 by these Regulations as noted in Clause-(1-1.1) above hereinafter referred to as the said Regulations and Rules, any instruction issued, action taken, funds created or established, departmental inquires and proceedings initiated under the said Regulations and rules and in force immediately before commencement of these Regulations (Karachi Building & Town Planning Regulations-2002) shall be deemed to have been passed issued, established, initiated or made in these Regulations (Karachi Building &Town Planning Regulations-2002), as if these regulations were in force at the time of which such orders were passed, instructions issued, and made and shall continue to have effect accordingly.</p>
2.	<u>Schedule 1A</u> <u>Concerned</u> <u>Authorities</u>	Subject to the provisions of Chapter 1 of the Regulations, the following public agencies are designated as Concerned Authorities for the respective areas and purposes here indicated.

The Concerned Authorities shall exercise powers assigned by these Regulations framed under the Ordinance and as amended from time to time.

**Schedule 1A-
CONCERNED AUTHORITIES**

<u>S NO.</u>	<u>CONCERNED AUTHORITIES</u>	<u>JURISDICTION</u>
1.	City District Government	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.
2.	Cantonment Boards of the Ministry of Defence	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi Division which are leased to the Concerned Authority or developed by others.
3.	Karachi Port Trust	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.
4.	Pakistan Railways	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.
5.	Ministry of Works Government of Pakistan	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.
6.	Sind Industrial Trading Estates Karachi	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.
7.	Sindh Katchi Abadies Authority	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.
8.	Board of Revenue	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.

3.	2-12.a	<p>“Architect” Means a person currently registered/enlisted as such with PCATP.</p>
4.	2.31	<p>“CDGK” Means City District Government Karachi</p>
5.	2-37	<p>“Concerned Authority”</p>

		Means the public agency designated to perform the functions of the Concerned Authority for the purpose of these Regulations (Schedule 1A) or any Concerned Authority notified by the Government from time to time.
6.	2-39	<p>“COS –Compulsory Open Space”</p> <p>Means that part of a plot which is to be left completely open to sky, over which no structure or any integral part of the building shall be permitted except ramp upward, permissible projections, basement including ramp, steps, septic underground tanks, soakpits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc., or those structures required by civic agencies such as electric sub-station permitted elsewhere in these Regulations.</p>
7.	2-42	<p>“Covered Area”</p> <p>Same as Floor Area Regulation 2-55.</p>
8.	2-57	<p>“Footprint”</p> <p>Means the portion of a plot of land covered, at any level, by a building or part thereof other than basement and ramp upward / downward for parking.</p>
9.	2-66.a	<p>“Karachi Division”</p> <p>Means and includes the areas currently designated as such in the administrative control of City District Government Karachi and areas under the jurisdiction of concerned authorities (as designated in schedule 1A)</p>
10.	2-76	<p>“Loft”</p> <p>Means a horizontal slab used only for storage purposes, which shall be allowed in kitchens, baths and store rooms/shops with access from inside only upto 5'-0" clear height between the loft floor and ceiling above.</p>
11.	2-86.a	<p>“PCATP”</p> <p>Means Pakistan Council of Architects & Town Planners.</p>
12.	2-121.a	<p>“Town Planner”</p> <p>Means a person currently registered / enlisted as such with PCATP.</p>
13.	2-122	<p>“Transport Department”</p> <p>Means the Transport Department of the City District Government Karachi.</p>

14.	Table 3.1 Categories of Development Works	CATEGORY-I	a) Bungalow on plot up to 120Sq.yds (100.33Sq.m) b) Any other building on plot up to 120Sq yds. (100.33Sq.m) with height up to 33ft.(10m)		
		CATEGORY-II	a) All bungalows b) Any other building with total floor area up to 20,000Sq.ft.(1858.74Sq.m) and/or height up to 50ft.(15.2m), other than Category I & IV.		
		CATEGORY-III	• All buildings with total floor area greater than 20,000Sq.ft.(1858.74Sq.m) and/or height greater than 50ft.(15.2m), other than Category IV.		
		CATEGORY-IV	• Public use buildings with total floor area more than 10,000Sq.ft. (929.36 Sq.m), buildings for essential facilities, public sale buildings.		
		CATEGORY-V	• Town Planning works and Land development for area 2.5 acres (1 hectare) and greater.		
15.	Table 3.2 Procedure for Approval	S NO.	CATEGORY	PLAN SIGNED BY PROFESSIONAL	APPROVAL GRANTED
		1.	I	Building Designer Or Architect Or Professional Engineer (Civil) or Structural Engineer.	(One Stage) Final Approval
		2.	II	Architect and/or Structural Engineer *	(One Stage) Final Approval
		3.	III	Architect and Structural Engineer**	(Two Stages) Architecture Approval Submission of structural design/drawing for record (and vetting)**.
		4.	IV	Architect and Structural Engineer**	(Two Stages) Architectural Approval Structural design and drawing duly vetted by Proof Engineer.
		5.	V	Town Planner	(One Stage) Final Approval.
* Architect and Structural Engineer are both required for residential bungalows on more than 400Sq.yds. (336Sq.m) plots.					
** Structural vetting by a Proof Engineer is required for any building having a height of more than ground plus four floors or 50ft.(15.2m) and/or total floor area more than 1,00,000 Sq.ft.(9,293.6Sq.m), and for structures of special nature and unusual designs, such as shells and folded plate systems, water towers and stack like structures, apart from category III and IV buildings.					

16.	3-2.2.2 in line No.5	Word “should” to be read “shall”
17.	3-2.2.3(a)	Initially three sets and finally Six sets of architectural working drawing/plans, at the time of initial submission, by the owner and duly signed and stamped by the relevant Professional. The drawings shall show Plans, Sections and Elevations of every floor, including basement, of the building intended to be erected, which shall be drawn to a scale of not less than 1:100 (1”=8’). If the building is so extensive as to make a smaller scale necessary, it may be drawn to a smaller scale but not less than 1:200(1”=16’). Such plans and sections shall show the purpose for which the building or parts thereof are intended to be used; the access to and from the several parts of the building; the position, dimensions, means of ventilation, the proposed height of the plinth and superstructure at the level of each floor, together with the dimensions and descriptions of all the walls, floors, roofs, staircases and elevator, etc. if any. After architectural approval six sets of structural working drawings and two sets of structural calculations shall be submitted for record duly signed by the owner and stamped by Architect and Structural Engineer respectively.
18.	3-2.2.3(b) in line No.6	Word “performa” to be read “proforma”
19.	3-2.3	<u>Corrections on Plan</u> No corrections or overwriting shall be permitted on plans submitted for approval or on plan finally approved by the Authority.
20.	3-2.4	<u>Alteration of Design</u> In case of category-1 category-II and category-III Buildings a) If the Owner/Professional intends to alter the design after grant of approval, such that there is no increase in floor area, change of open space/s or increase in height of buildings, no further submission or permission shall be required provided that the proposed changes do not violate any of the provisions of these Regulations. b) In the event that proposed alteration/s after grant of approval, involves increase in floor area and / or change in open space/s and / or increase in height of building, provided that the proposed changes do not violate any of the provisions of these Regulations. The Owner/Professional shall be required to submit a revised submission plan. However during the period of processing of revised plan by the authority construction may continue. c) In case of category-IV building if at any time after grant of approval the Owner/Professional intends to alter the design, the Owner/Professional shall be required to submit a revised submission plan. During the period of processing of revised plan by the authority, Construction may allow.
21.	3-2.6	<u>Period of Approval</u>

		<p>a) After the receipt of an application for approval of building plan the Authority shall examine and shall approve or reject within 30 days category I & II and 45 days for category III & IV. Appropriate action shall be taken against the concerned officer under E&D rules if the case is not finalised within the period specified above</p> <p>b) In the case of refusal / rejection explicit objection will be communicated in writing quoting provision of the regulations. If the applicant complies with the specific objections communicated earlier within a period of one year no further scrutiny fee shall be charged.</p> <p>c) Upon approval of the submission construction should be commenced within a period of one year failing which renewal of permission to construct shall be obtained from the Authority.</p>
22.	3-2.11	<p><u>Floor Certificate</u></p> <p>For Category “III” and Category “IV” buildings, the owner and Professionals shall submit to the Authority floor certificate (Form ZP-5) casting of slab of each floor, certifying that all the building line and structural members on the said floor are in conformity with the design as approved by the Authority subject to clause 3-2.4 and 3-2.5. If the owner/professional fails to submit the floor certificate the authority shall stop further construction work.</p>
23.	3-2. 13 (b)	<p>Contravene any of the provisions of the existing Regulations or any statute, it may, by written notice (ZD-6), require the person and the Professional carrying out building works within the period to be specified in such notice, with the object of bringing the works in conformity with the said plan, approved specifications, or provision of these Regulations, to get revised submission plans approved after complying with the requirements of these Regulations. In the case of Category “IV” Building, the notice will be issued after personal inspection by at least a Deputy Controller of Buildings.</p>
24.	3-2.15.2	<p>In case building work is completed in all respect but the utility services are not provided by the utility agencies despite the payment of estimate by the developer / owner in public sale buildings / projects, in such cases the completion plan / provisional occupancy certificate shall be issued on the basis of provision of services as provided in clause 5-1.20.2 of these Regulations.</p> <p>The provisional occupancy certificate will automatically be deemed final, as soon as the connection of utilities by utility agencies have been provided.</p>
25.	FORM ZP-8 Point No.9	Deleted
26.	FORM ZP-8 Point No. 11 Sub Para 3	I/We ----- undertake to observe and proper precautions as prescribed under the relevant concerned utility agencies and the KB&TP Regulation is in vogue to ensure safety of the public, of persons employed at the site and of adjacent buildings.
27.	3-2.18	<u>Permit to Demolish Buildings.</u>

		<p>No building may be demolished without written permission from the Authority on a prescribed form(ZD-10). No permit to demolish will be issued unless the Authority is assured by the applicant through an undertaking that the electricity, gas, water, sewerage or other utility services connections to the building or portion to be demolished shall be effectively cut off or relocated and such connections shall remain cut off/ relocated during the period of the work in case of any adverse eventuality the owner / contractor shall be fully responsible.</p> <p>The Authority shall reject/approve application for demolition within 15 days from the date of submission. In case of refusal by the Authority the rejection letter shall specifically cite the relevant clauses etc.</p> <p>All applications for a permit to demolish a building shall be made on appropriate form (ZP-8) and permission to demolish by the Authority shall be issued on appropriate form (ZD-10).</p>																		
28.	Schedule 3A Scrutiny Fee	<p>Scrutiny Fee to be charged shall be as prescribed and revised from time to time by the Oversee Committee.</p> <p>The Scrutiny Fee for revised/amended plan shall be charged at rate of 50% of the original fee. However full fee shall be charged for covered area in excess of the area originally approved.</p>																		
29.	SCHEDULE 3C PUBLIC NOTICE FOR CHANGE OF LAND USE	<table border="1"> <thead> <tr> <th>Condition</th> <th>Current</th> <th>Converted</th> </tr> </thead> <tbody> <tr> <td>Total Floor Area</td> <td></td> <td></td> </tr> <tr> <td>Deleted</td> <td></td> <td></td> </tr> <tr> <td>Deleted</td> <td></td> <td></td> </tr> <tr> <td>Deleted</td> <td></td> <td></td> </tr> <tr> <td>Usage of Building</td> <td></td> <td></td> </tr> </tbody> </table>	Condition	Current	Converted	Total Floor Area			Deleted			Deleted			Deleted			Usage of Building		
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30.	Chapter 4	<u>LICENSING / ENLISTMENT OF PROFESSIONALS</u>																		
31.	4-1.1 Architect	A professional recognised as such under PCATP Ordinance-ix of 1983 and Rules & Regulations framed thereunder																		
32.	Professional Engineer (Civil)	A professional recognised as such under PEC Act and Rules & Regulations framed there under.																		
33.	Proof Engineer	A professional registered with PEC as consultant and enlisted by the Authority as per clause 4-12 and with a minimum of 10 years' experience of Structural Design.																		
34.	Town Planner	A professional recognised as such by PCATP Ordinance ix of 1983 and Rules & Regulations framed thereunder.																		
35.	4-1.3	Propose Title. "Qualification/ Enlistment of Laboratories".																		
36.	4-2	Manner of Enlistment / Licence.																		
37.	4-2.1	To be read as "Authority for enlistment /licence".																		

38.	4-2.2	The qualifications and experiences required for licence in a particular category shall be as required in these Regulations.
39.	4-3.1	The application for grant of licence to non-professional or firm shall be considered by a Committee consisting of:
40.	4-3.1.2(f)	Association of Builders and Developers - member
41.	4-5	<u>Registration / Enlistment and De-Registration/ De-Enlistment.</u>
42.	4-5.2	Committee member felt that in light of promulgation of Pakistan Council of Architect & Town Planner Ordinance subsequent, SBCO and this clause it was decided that this matter be referred to Govt. of Sindh for reconciliation.
43.	CHAPTER 5 PUBLIC SALE PROJECTS	Word "Developer" to be read as "Builder"
44.	5-1	<u>No Objection Certificates For Sale Of Units In Buildings.</u> All buildings having 3 or more units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in the form of sub lease etc.) are bound to obtain NOC for sale from the authority in accordance with these regulations.
45.	5-1.4	<u>Determination of Price and Cost Estimate.</u> A developer shall submit the Selling Price of various units for registration purposes with details specification and work program for the project as specified in Form DNP-I Annexure (3) & (4) respectively. Bill of Quantities shall not be required to be submitted.
46.	5-1.6.1	The Builder shall deposit a security, in the form of a bank guarantee / cash deposit equalling 1% of the cost of construction to be held in a separate account which shall be utilized as defined in Clause 5-1.6.3. In addition, in case of delay in completion of the project, where such delay has not been condoned as per clause 5-1.18., deduction from the security deposit shall be made in proportion to the extent of the delay. This amount or lesser amount shall be refunded on the successful completion of the project and after approval of completion plan, obtaining the Occupancy Certificate and the expiry of the maintenance period as enunciated in the NOC granted by the Authority.
47.	5-1.6.2	The 1% security deposit will be paid in two (2) equal instalments as under: i) At the time of collection of the NOC for sale. ii) On the approval but before collection of plinth certificate
48.	5-2.5. Security Deposit	5-2.5.1 Developer shall mortgage 15% of the plots in favour of Approving Authority under section 5 of SBCO as security deposit. In case of delay in completion of the project where such delay has not been condoned as per clause 5-2.16. These mortgage plots or part thereof shall be refunded on successful completion of the project and after obtaining occupancy certificate and expiry maintenance period as enunciated in the NOC granted by the Authority. 5-2.5.2 Deleted

49.	8-8	<p><u>Filling of Excavated Site.</u></p> <p>A site once excavated shall not kept open and idle for a period beyond six months, failing which the Authority shall not revalidate the building plans and shall inform the Concerned Authority for further appropriate remedial measures. In case of any mishaps the owner shall be responsible for life and property of the affectees.</p>														
50.	9-5.3	<p>Open balconies projecting on to public streets from buildings abutting such streets shall be permitted by the authority only for residences/apartments. Such projection shall not be used as a room as per conditions stated here under:</p>														
51.	Table Column No.3 Row No.1	<p>To be read as "Maximum Projection of Balconies"</p>														
52.	9-6.5	<p>The minimum clear height of rooms shall be as per table below:</p> <table> <tr> <td>Habitable Rooms</td> <td>9.5 ft.(2.65m)</td> </tr> <tr> <td>Kitchens</td> <td>8 ft.(2.43m)</td> </tr> <tr> <td>Bathrooms.</td> <td></td> </tr> <tr> <td>W.C.'s, Latrine</td> <td>8 ft.(2.43m)</td> </tr> <tr> <td>Garages and Car porch</td> <td>7.5 ft.(2.28m)</td> </tr> <tr> <td>Passages.</td> <td></td> </tr> <tr> <td>galleries, corridors</td> <td>7.5 ft.(2.28m)</td> </tr> </table>	Habitable Rooms	9.5 ft.(2.65m)	Kitchens	8 ft.(2.43m)	Bathrooms.		W.C.'s, Latrine	8 ft.(2.43m)	Garages and Car porch	7.5 ft.(2.28m)	Passages.		galleries, corridors	7.5 ft.(2.28m)
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53.	9-8.1	<p><u>Staircases.</u></p> <p>The riser of all buildings shall not be more than 7 inches (18 cm) and the tread shall not be less than 10 inches (25 cm) except for houses where the maximum riser shall be 7 inches (18 cm) and the minimum tread will be 9 inches (23 cm). Stair cases to lofts and spiral stair case to non-public access areas shall be excluded from these requirements.</p>														
54.	9-9 Lifts	<p>Wherever required under these regulations, no lift will be of capacity less than 6 person, and lifts shall conform to the technical provisions of BS5655 with respect to all safety devices, procedures of examination and annual testing/certification of lifts by a professional engineer of concerned disciplines.</p>														
55.	9-12	<p><u>Compound Wall.</u></p> <p>Compound Wall wherever constructed shall be limited to max. Height of 8'-0" (2.44 M) above the crown of road.</p>														
56.	9-13 Facilities for disabled	<p>In all buildings intended for commercial use, public use and buildings meant for amenity purposes such as health & welfare uses, education uses, religious uses, recreation uses and govt. uses shall provide facilities for disabled persons as under:-</p>														

		<p>9-13.1 Provision of ramp upto ground floor with a minimum width of 4 ft. (1.20m) and maximum gradient 1:12 with a railing at least on one side.</p> <p>9-13.2 Minimum one toilet designed for person on a wheel-chair with adequate safety provisions such as grab bar, rails etc., and locking provision that can also be operated from outside.</p> <p>9-13.3 Provision for parking reserved for disabled persons as noted in clause No. 24-2.6</p>
57.	10-8.5	Deleted
58.	12-7.4	In an office with upto 20(twenty) persons (calculated at a rate of one(1) person per 120Sqft.(11.15 Sq.m), there shall be minimum of two (2) W.C.'s, two(2) washbasins. For every additional 20 (twenty) persons or part thereof there shall be one(1) W.C., one(1) wash-basin.
59.	13-2.1.3(f)	The stand pipes shall be fed by water reserved for this purpose as per clause Nos.12-2 with a minimum of 7ft.(2.1m) head above the discharge point.
60.	14-5.3	Dividing all buildings except industrial building, into smaller compartments of an area not exceeding 25,000Sq.ft. (2323 sq.m).
61.	15-3.2	In the event that there is open space at rear of the declared heritage building, additional construction in the open space may be allowed within allowable FAR and the owner of the plot shall ensure that the existing heritage building will be protected and maintained.
62.	15-3.2.1	Deleted
	15-3.2.2	Deleted
	15-3.2.3	Deleted
	15-3.2.4	Deleted
63.	<p>15-3.2.1</p> <p>in line No. 3</p> <p>in line No.4</p>	<p>For word "owing" to be read " zoning"</p> <p>For word "accept" to be read "except"</p> <p>For word "fro" to be read "for "</p>
64.	16-2.5	The required COS shall be measured from the property line, In the event of building line is required to be set back on account of road widening greater than the required COS, no further COS will be required.
65.	Schedule 17A	Deleted
66.	18-1.1	Major Sub-division means any sub-division of 5.0 or more acres (2 hectares), or any size sub-division requiring a new street or road, or the extension or addition of substantial new public facilities.

67.	18-1.2	“Minor sub-division” means any sub-division of less than 5.0 acres (2 hectares) on an existing street, not involving any new street or road or the extension of or addition of substantial new public facilities.
68.	18-3.1.3	Sub-division of residential plots will only be considered to the extent that sub-divided plot shall not be less than 400Sq.yds.(336.13 Sq.m)
69.	18-3.1.4	Sub-division of commercial plots will only be considered to the extent that sub-divided plot shall not be less than 725 sq.yds.(609.41Sq.m) having a minimum frontage of 60ft.(18.27m). The FAR of the original plot, COS and Foot Print of the revised plot shall be allowed.
70.	18-3.1.6	Deleted
71.	18-3.1.7	No sub-division of a plot shall be considered without each of the sub-divided plots having direct approach/es from a planned road / street / lane or approach provided by the plot owner from his own land upto a minimum of 16 ft. (4.87 M) width.
72.	18-3.2.1	“Amalgamation of Residential, Commercial, Industrial and Amenity plots shall be allowed subject to a maximum area not exceeding four times the area of the larger plot of the category concerned provided land grant/allotment conditions of the plots are similar and on payment of fees as may from time to time be determined by the CDGK”. Seven copies of proposed amalgamation plan shall be submitted with the signature of Architect/Town Planner and owner for approval.
73.	18-3.2.1-A	Deleted
74.	18-3.1.8	Building regulations of the original category of the plots shall be applicable to the subdivided plots. However a five feet (1.5m) minimum open space shall be provided on both sides of the sub-dividing lines.
75.	18-3.1.10 line No. 1	To be read “Old Clifton”
76.	18-3.2.2	For residential, Industrial and Amenity plots: Regulations of new i.e. respective category of plot shall be applicable. For Commercial plots, regulations of the new category of plot shall be applicable. However the increase of FAR due to increased size of plot, shall be allowed to the extent of 50% of the FAR applicable to the original plot, or 1:5.5 whichever is less. Where there is no similar category of plots, the terms and conditions shall be determined by the Master Plan Group of Offices.
77.	18-4.2.8	Residential plot within a residential neighbourhood can be allowed to be used for Education provided the plot faces minimum width of road 60 ft. and lawfully converted into an Amenity plot for education by the MPGO as per prescribed procedure after inviting public objection from neighbourhood.

78.	18-4.2.10	Any particular individual industrial plot surrounded by planned residential/flats/commercial area may be allowed to be converted into residential/ flats/ commercial plots. The fees charged will be same as those applicable to the nearest declared commercial road.
79.	18-4.3	Deleted
80.	19-2.2.3	Deleted
81.	19-2.2.6 .(e)	lodging: including hotels, motels, guest houses and clubs providing lodging;
82.	19-3.4.6	Communication: including Radio, TV, communication towers, wireless stations, boosting stations and telephone exchanges etc.
83.	20-1.1.2	Plot area of 'R' category shall be 120 sq. Yds. (100.33 sq. m).
	20-1.1.3	Plot area of 'A' category shall be 240 sq. Yds. (200.67 sq. m).
	20-1.1.4	Plot area of 'B' category shall be 400 sq. Yds. (334.45 sq. m).
	20-1.1.5	Plot area of 'C' category shall be 600 sq. Yds. (501.67 sq. M) Note: in case of corner plots, irregular plots or on account of any other physical constraint, deviation of size upto ± 20 % shall be allowed.
84.	20-4.1.3	Amenity area for other residentiary uses shall be as under:- a) Roads/Streets, right of way minimum 25% of the total area of the land. b) Parks and playground minimum 8% of the total area of the land. c) Public Uses including Religious Building and Health Centre uses etc. minimum 4% of the total area of the land. d) Educational uses minimum 3% of the total area of the land. e) Deleted
85.	20-4.2.4	On industrial plots of 5 acres and more, 8% of the total plot area in the rear shall be allowed for residential, local commercial, amenity, road etc. within the premises for labour and staff for which a separate approach shall have to be provided. The minimum distance between the factory and residential units shall be at least 40 ft. (12.18 m.)
86.	21-2.2	Minimum width of street shall be 24 ft. (7.31 m) with kerb side parking on one side only.
87.	21-4.2	The width of sidewalks (a) shall depend on the pedestrian traffic volume. However, minimum width of side walk shall be 3 feet (0.900 M)
88.	21-6.1	Street right-of-way shall be regarded as distance between plot lines on opposite side of the street.
89.	23-3.1.2	Word "roasting" to be read "roosting"

90.	23-4	Word “aras” to be read “areas”
91.	23-4.2.4	Word “pairs” to be read “piers”
92.	23-5.3.5	Word “dolphine” to be read “dolphin”
93.	24-2.6	Minimum one out of every 50 car parking stalls or less as required by these regulations shall be dedicated for the disabled persons at most convenient location.
94.	24-3.1	Car lifts shall not be allowed as means of access for car parking required as per these regulations ramp as per standard noted in clause 24-6 shall be provided.
95.	24-3.2	Deleted
96.	24-3.3	Deleted
97.	24-4.1.5	Every 2000Sq.ft. (185.87Sq.m) of floor area of office space in an industrial building unit.
98.	24-4.1.6	<p>24-4.1.6 Every 800Sq.ft(75Sq.m) of floor area of space for retail shopping in categories of properties AI & I;</p> <p>24-4.1.6.1 Every 1000Sq.ft (93Sq.m) of floor area of space for retail shopping in categories of properties II & III;</p> <p>24-4.1.6.2 Every 1200Sq.ft(111.5Sq.m)of floor area of space for retail shopping in categories of properties IV, V & VI;</p> <p>Categories of area as notified by Board of Revenue Govt. of Sindh in its collector table</p>
99.	24-4.1.10	Every 60Sq.yds. (50.4Sq.m) of marriage lawn/hall of minimum plot area of 1000 Sq. Yds. (840.33m).
100.	24-4.1.11	<p>24-4.1.11 Apartment building, or residential-cum-commercial building for every 1200Sq.ft. (111.52Sq.m) categories I & IA</p> <p>24-4.1.11.1 For every 1400Sq.ft.(130.11Sq.m) categories II & III</p> <p>24-4.1.11.2 For every 1600Sq.ft.(148.68Sq.m) categories IV, V & VI for floor areas of only residential use.</p> <p>Categories of area as notified by Board of Revenue Govt. of Sindh in its collector table.</p> <p>Whereas commercial use areas shall be governed by relevant rules;</p>
101.	24-4.1.12	Every 300Sq.ft. (27.88Sq.m) of floor area of Cinema.
102.	Table – 24.1 Column No.1 Row No.5 Line No.2	Word “Helical length” to be read “Helical ramp”

103.	24-5.1	In the case of land development, structure or facilities where uses do not fit the categories given above, the agency determining an application for a development permit may require the provision of parking spaces to the extent reasonably necessary to promote any of the purposes.							
104.	24-5.2	In addition to the foregoing requirements the authority determining an application for a development permit shall require the provision of off-street parking spaces for all motor vehicles, including trucks, fork lifter etc. and any animal-drawn vehicles essential for the operation of facilities or enterprises on the premises, and the provision of adequate loading and unloading facilities for industrial unit for supply vehicles so located as to cause the least possible obstruction to the pedestrians.							
105.	Table 24.2	Angle of Parking (degrees)	Stall width ft.	Stall length ft.	Kerb length per car ft.	Stall dept ft.	Min. one way driveway width ft.	Lot width 1row+1 driveway ft.	Lot width 2rows+1 driveway ft.
		O=along kerb	8 (2.4m)	19 (5.8m)	19 (5.8m)	---	11.5 (3.5m)	19.5 (6.0m)	27.5 (8.4m)
		30	8 (2.4m)	16 (4.9m)	18 (5.5m)	15 (4.6m)	12 (3.7m)	27 (8.2m)	42 (12.8m)
		45	8 (2.4m)	16 (4.9m)	17 (5.2m)	17 (5.2m)	13 (4m)	30 (9m)	47 (14.3m)
		60	8 (2.4m)	16 (4.9m)	15 (4.6m)	18 (5.5m)	15 (4.5m)	33 (10m)	51 (15.5m)
		90	8 (2.4m)	16 (4.9m)	8 (2.4m)	16 (4.9m)	18 (5.5m)	34 (10.4m)	50 (15.3m)
106.	24-7.4	Educational buildings of low income area/groups.							
107.	24-7.5	Orphanage house, buildings for destitutes or similar use.							
108.	24-8	Deleted							
109.	25-1.2.1(a)	From 30ft.(9.0m) to 59ft.(17.9m) width of the road, the distance should be 8ft.(2.44 m);							
110.	25-1.2.1(b)	From 60ft.(18m) to 109ft.(33.22m) width of the road, the distance should be 10ft.(3m);							
111.	25-1.2.1 (c)	From 110ft.(33.53m) and above width of the road, the distance should be 12ft.(3.65m);							
112.	25-1.2.1(e)	In case of plot area upto 120 Sq. Yds. Abutting on two roads of two different width, the required chamfered on both sides shall be governed by width of smaller road.							
113.	25-1.2.1(f)	The length of chamfered portion noted above shall be in accordance with width of the respective road and shall be measured along the length of the road.							

114.	25-1.4.2	Deleted – Refer clause No.25-1.7.2 below					
115.	25-1.4.4	Deleted - Refer clause No.25-1.7.3 below					
116.	25-1.5	<u>Space between blocks in Residential Plots.</u>					
		<p>25-1.5.1 In case where a number of Blocks are designed within the plot boundary, open space between two blocks on front and rear sides of the blocks shall be 50% of the height of the block with minimum 24ft.(7.31m) and minimum open space between the blocks on other two sides of the blocks shall be 20% with minimum 15ft.(4.56m) of the height of the block as illustrated in FIGURE-4 & FIGURE-5.</p> <p>25-1.5.2 Wherever more than one residential buildings / town houses are permitted within the plot boundary, for buildings of maximum two storeys height open space on front and rear of the building shall be minimum 15ft. (4.56m) and minimum open space between the buildings on sides of the buildings shall be minimum 7ft. (2.1m).</p>					
117.	25-1.6.2	For all public sale/public use/industrial and commercial plots exceeding 600Sq.yds.(502Sq.m) a minimum of 2% of the permissible floor area ratio/ proposed covered area shall be provided for recreation facilities/children play area/prayer area. This area shall not be included in the total floor area up to a maximum of 2% of total floor area.					
118.	25-1.7.2	Staircase tower over the stair shaft shall be allowed with maximum clear height of 10ft. (3m). This area shall not be included in FAR.					
119.	25-1.7.3	The loft area upto a maximum height of 5ft.(1.52m) on bathroom and kitchen shall not be included in FAR.					
120.	25-1.9.1	In case of plots of non-rectangular shape, COS on respective side/s shall be measured as average space between buildings and property line with minimum of 5 ft. (1.5m).					
121.	25-2.1	PLOT SIZE (SQ. Yds.)	FOOT PRINT	FAR	MINIMUM COS PRINT	MINIMUM COS SIDES	MINIMUM COS REAR
		Up TO 59 (49.5M ²)	85%	1:2	-	-	-
		60-199 (50.4-100 m ²)	70%	1:2	-	-	-
		120-199 (100.8-167M ²)	70%	1:2	3 ft (D.9m)	-	3 ft (D.9m)
		400-499 (336-419.3m ²)	65%	1:1.3	7ft (2.13m)	5 ft (1.5m)	7ft (2.13)

		1000 (840.3m ²) & larger	50%	1:1	15 ft (4.56m)	7 ft (2.1m)	10 ft (3.m)			
122.	25-2.2.2	Height of all houses/bungalows measured from Plinth level, but excluding parapet, overhead tank, lift machine room if required, staircase tower, and barsati, shall not exceed 35ft.(10.66m) or three stories whichever is less upto plot area 399 Sq. Yds. (335.2m ²) and 25ft. (7.61m) or two stories whichever is less for plot area of 400 Sq. Yds. (336 m ²) and above, (except for category `G` plot of 3347.55 Sq. Yds. to 4064.89 Sq. Yds. (2800 m ² to 3400 m ²) where the height of 50 ft. or four storeys whichever is less be allowed and for category H – plots of 4000 sq.yds and above where height of 72 ft or 6 stories whichever is less will prevail).								
123.	25-2.2.3	Plots abutting a public street, lane and permanent open space on the rear shall be exempted from the provision of rear COS up to Plot size of 119Sq.yds. (100Sq.m). For plots greater than 119Sq.yds.(100Sq.m), the rear COS shall be 50%.								
124.	25-3.1	Plot Size (Sq.Yds)	FOOT PRINT	FAR	MINIMUM ARCADE	MINIMUM COS SIDES UP TO GROUND FLOOR	MINIMUM COS SIDES ABOVE GROUND FLOOR	MINIMUM COS REAR UP TO GROUND FLOOR	MINIMUM COS REAR ABOVE GROUND FLOOR	
		Up to 60 (50.42m ²)	90%	1:2	8 ft (2.5m)	None	None	5 ft (1.5m) x 5 ft (1.5m)	5 ft (1.5) x 5ft (1.5m)	
		61-299 (51.26-250m ²)	85%	1:2.5		5 ft (1.5m) on one side only	10% of building height above Ground floor with a minimum of 5 ft (1.5m)	7 ft (2.1m)	10% of building height above Ground floor with a minimum of 10ft (3m)	
		300-399 (251-344m ²)	GF. 85% Upper Flr- 75%	1:4		5ft (1.5m) on one side only		8ft (2.5m)		
		400-599 (335-501m ²)		1:5		8ft (2.5m) one side		10ft (3m)		
		600-799 (502-668m ²)	Ground floor 80% Upper floor 70%	1:5				8ft (2.5m) one side		10% of building height above Ground floor with a minimum of 5 ft (1.5m)
		800-999 (669-835m ²)								

		1000-2000 (830-1672m ²)	75% Ground floor and 65% upper floor	1:5.5		7ft	10% of building height above Ground floor minimum of 10ft (3m)	10ft (3m)	10% of building height above Ground floor with a minimum of 10ft (3m)
		Over 2000 (836-1672m ²)	70% Ground floor and 65% upper floor			10ft (3m)			
125.	Other Conditions 25-3.2 (1)	For plots abutting public street at the rear, rear COS above Ground Floor shall be only minimum as specified for Plot size.							
126.	Other Conditions 25-3.2 (4)	Arcade on front/sides not required if building line set back 8ft (2.5m) or more from the property line.							
127.	Other Conditions 25-3.2 (5)	Wherever minimum COS on sides and rear is specified in relation to height of building, the COS shall be equal to 10% of building height above ground floor but subject to maximum of 15% of the plot width/depth on each side/rear respectively, but with minimum as prescribed.							
128.	25-5	Deleted							
129.	25-6.5	Word "section 25-6.11" to read as "Section 25-6.12".							
130.	25-9.2(e)	Deleted							
131.	25-9.6.3	For building facing road/street less than 30ft.(9.13m) in width; a minimum distance of 15ft.(4.5m) from centre of the road/street measured at right angles to the face of the building shall be maintained. In case of a plot abutting on road/street on more than one side, then this rule shall apply for all such sides of the plots. (This requirement shall not be applicable in Lines Area (Scheme No.35) on plots whose depth is less than 35 ft. (10.66 m).)							
132.	25-9.6.6	For all residential plots facing more than 30ft.(9.13m) road / street width, the minimum COS and foot print as prescribed in Section 25-2 shall be applied subject to clause No. 25-9.3 except the part of old city including following area.							
133.	25-9.6.9	The required COS shall be measured from the property line, in the event of building line is required to be set back, on account of Clause No. 25-9.6.3, greater than the required COS, no further COS will be required.							

134.	25-10.2.5	No cinema shall be planned within 700ft.(213.21m) of any mosque, religious building, hospital, public building or school. Provided that these buildings have been constructed on plots originally designated as such in the approved layout plan.
135.	25-11.4	A petrol station may not be located within 0.46mile (0.75km) of the site of an existing or approved petrol station unless the petrol station and the other such site or sites are located on the opposite side of a street having a right-of-way of not less than 100ft.(30m) and a dividing median strip.
136.	25-11.10	Petrol Station can be allowed on commercial and industrial plots after conversion into specific designated petrol pump plot provided all other requirements noted above are met and after calling of public objections through press and with the approval of MPGO on payment of prescribed fees and charges. a). For commercials plots @Rs.1000/-per Sq.yd. (Rs.1196/- per Sq.m) b). For industrial plot @Rs.3000/- per Sq.,yd. (Rs.3588/-per Sq.m).
137.	25-11.13	Deleted
138.	25-13.2	A Maximum of 5% of FAR may be utilized for commercial activity for generating income/fund for maintenance of religious building.

No. Caretaker/DCO/CDGK/ /2005
Karachi, dated: 4th August 2005

-SD/-

FAZLUR REHMAN

CARETAKER

City Dist. Govt. Karachi. Chief Executive KBCA
Authority as per SBCO (1979)

A copy is forwarded for immediate necessary action to :-

1. The Secretary Local Government.
2. The Senior Member Board of Revenue, Sindh, Karachi
3. The Chairman, Anti-corruption Establishment Wing, S&GAD, Karachi
4. The EDO (Water & Sanitation)
5. The EDO (Revenue)
6. The CCOB, KBCA, Karachi.
7. All Town Nazim, CDGK
8. The Director Information, Govt. of Sindh, Karachi.
9. Superintendent, Sindh Govt. Printing Press, Karachi with the request to please publish the above in the gazette of notification.

-SD/-

S. MUKARRAM SULTAN BUKHARI

DISTRICT OFFICER FOR DCO, CDGK.

FIGURE NO- 3.
SPLAY

DRAWN BY: ABUBU KAHBA

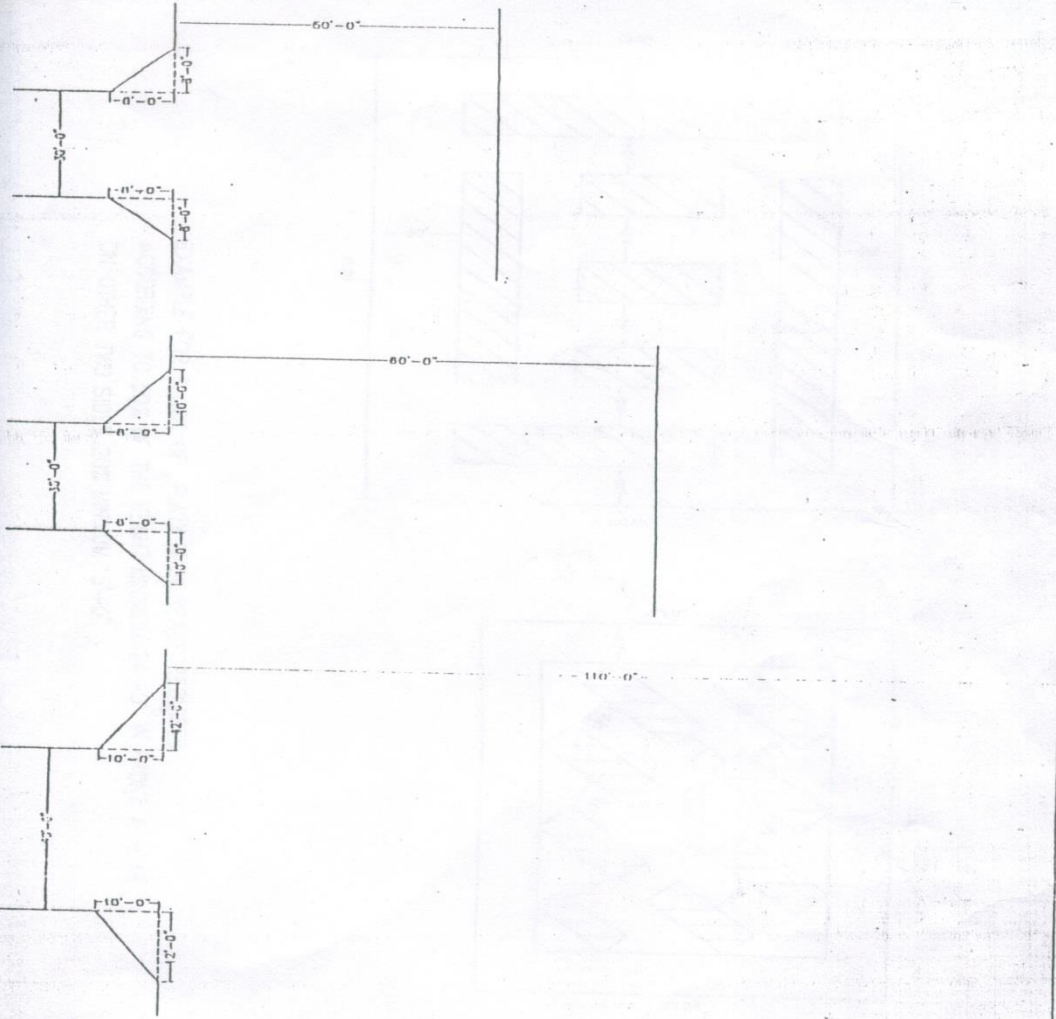
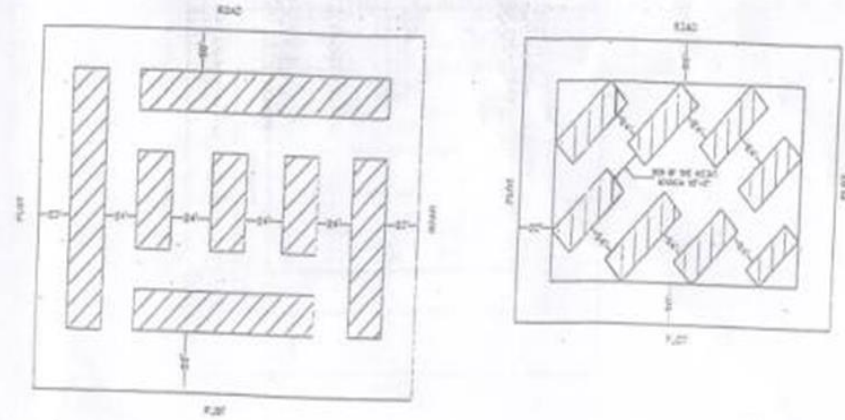
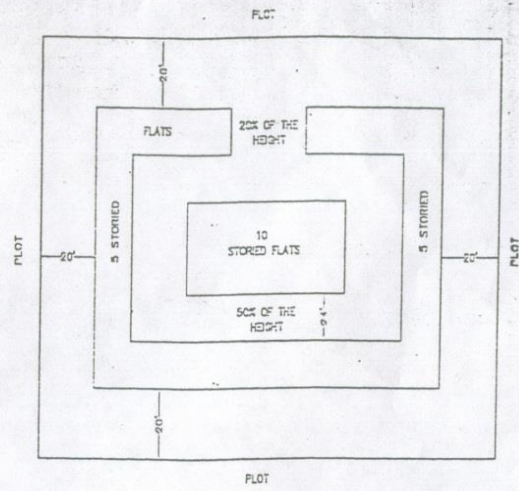


FIGURE NO-4



EXAMPLE FOR BLOCK OF FLATS OPEN SPACE REQUIRED
ACCORDING TO 50% OF THE HEIGHT MINIMUM 24'-0" IN FRONT & REAR
ON OTHER TWO SIDES 20% MINIMUM 15'-0"

FIGURE NO.-5



EXAMPLE FOR BLOCK OF HIGH-RISE AND WALK-UP FLATS
MINIMUM OPEN SPACE BETWEEN THE BLOCKS SHALL BE 50%
OF THE HEIGHT OR MINIMUM 24'-0"