

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2023

Karachi 13 July, 2023

SINDH BUILDING CONTROL AUTHORITY

NOTIFICATION

No. Chief Executive/SBCA/2023/56

Karachi, 13 July, 2023

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” 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) 2023.

Sr.#	Regulation No.	Existing	Proposed Amendments
1.	3-2.2.2(a) I(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	Scanned six (06) 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 / Special Attorney allotment order / possession order, acknowledgement of possession/ lease / sub-lease/ extract/ sale deed/ transfer order / mutation order/ sub-division / amalgamation / change of land use as the
		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.	case may, photographs & valid CNIC / NICOP of applicant, along with latest photographs of the site verifying the status of plot as to whether it is vacant or otherwise by concerned professional. In case of misrepresentation a penalty equivalent to four (04) times of the scrutiny fee may be charged. For any court proceedings or dispute, further supporting documents may be required for clarification if reported by concerned District or Legal Section, SBCA. Demolition permission shall be processed and approved by concerned District after taking necessary fees as applicable under the law.

2.	3-2.2.2(a) (i)(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.	The application for the plots / site declared as protected Heritage/ Evacuee Trust Property/ Podium Level of Quaid's Mazar or where road reservation is involved then required NOC be obtained from Architecture & Planning Section by licensed professional after issuance of objections by Single Window Facility. Till clearance of objection such cases shall remain excluded from the notified timeline. The Architecture & Planning Section shall decide the cases within four (04) days.
3.	3-2.2.2(a) (i)(g)	New Insertion	On receiving proposed building plan in Single Window Facility, automated letter shall be generated for concerned District Director for submission of Town Verification Performa (site report of plot) within three (05) working days. In case concerned District Director fail to submit site report within three days than single window facility shall process the case considered that plot is lying vacant and no litigation etc is pending before any court of law otherwise necessary action may be taken by Competent Authority.
4.	3-2.2.2(a) (i)(h)	New Insertion	The Single Window Facility shall only prescreen, process and approve the case of residential proposed building plans (Category-I) uploaded through E-Forwarding by concerned department/ society otherwise case even upto 399 sq.yds plots size shall be referred to concerned District Director for further action at their end.
5.	3-2.2.2(a) (i)(i)	New Insertion	The cases of revised/amended plan shall only be processed and approved by Single Window Facility where previous approval has been granted by SWF otherwise cases shall be processed by concerned District Director.
6.	3-2.2.2(a) (i)(j)	New Insertion	The Single Window Facility shall only process and approve the cases of residential proposed building plan (Category-I) other than plots defined in Clause 25-9 of Karachi Building and Town Planning Regulation-2002 and Katchi Abadies plots.
7.	Scrutiny Fee Schedule-3A No.15.	Scrutiny fee in respect of cases to be specifically scrutinized departmentally. Rs.15/- psf.	Scrutiny fee in respect of all cases to be scrutinized departmentally. Rs.20/- psf.

8.	Scrutiny Fee Schedule-3A No.16.	Vetting Charges 66.66% for SBCA & 33.33% to be paid to Proof Engineers. Rs.11.25/- psf.	Vetting Charges (a) Pre-vetted Cases (Public Sale Project) (Structural Scrutiny Fees) for SBCA. Rs.15/-psf. (b) Other than pre-vetted cases (Structural Scrutiny Fees) for SBCA. Rs.15/-psf. (c) Vetting fees of Proof Engineers for all cases. Rs.5/-psf.
9.	25-9.1. Zone "A" 25-9.1.2.	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:1.75 b) Industrial uses 1:1.75 c) Residential-cum-commercial uses 1:2.00 d) Commercial uses 1:2.50	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:2.25 b) Industrial uses 1:2.25 c) Residential-cum-commercial uses 1:2.50 d) Commercial uses 1:3.00
10.	25-9.2. Zone "B" 25-9.2.2.	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:2.00 b) Industrial uses 1:2.00 c) Residential-cum-commercial uses 1:2.50 d) Commercial uses 1:3.00	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:2.50 b) Industrial uses 1:2.50 c) Residential-cum-commercial uses 1:3.00 d) Commercial uses 1:3.75
11.	25-9.3. Zone "C" 25-9.3.2.	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:3.00 b) Industrial uses 1:3.00 c) Residential-cum-commercial uses 1:4.00 d) Commercial uses 1:6.00	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:3.75 b) Industrial uses 1:3.75 c) Residential-cum-commercial uses 1:5.00 d) Commercial uses 1:7.00
12.	25-9.4. Zone "D" 25-9.4.2.	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:3.00 b) Industrial uses 1:3.00 c) Residential-cum-commercial uses 1:4.00 d) Commercial uses 1:4.50	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:3.75 b) Industrial uses 1:3.75 c) Residential-cum-commercial uses 1:5.00 d) Commercial uses 1:5.50

13.	25-9.5. Zone "E" 25-9.5.2.	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:3.00 b) Residential-cum-commercial uses 1:6.00 c) Commercial uses 1:6.00	Floor area ratio shall be followed according to the use as laid down hereunder: a) Residential uses 1:3.75 b) Residential-cum-commercial uses 1:7.00 c) Commercial uses 1:7.00
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14.	25-9-A. 25-9-A.1	Building Bulk Standards (RESIDENTIAL) (Old City Area) All Residential plots in clause 25-9 shall observe the following standards: EXISTING:					
		PLOT SIZE (SQ. Yds.)	FOOT PRINT (Max)	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
		Up TO 59 (49.5m ²)	65%	Applicability of FAR shall	-	-	-

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

PROPOSED:

PLOT SIZE (SQ. Yds.)	FOOT PRINT (Max)	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
Up TO 59 (49.5m ²)	65%		-	-	-
60-119 (50.4-100 m ²)	65%		-	-	-

120-199 (100.8-167m ²)	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.	3 ft (0.91m)	-	3 ft (0.91m)
200-299 (168-251.3m ²)	65%		5 ft. (1.52m)	5 ft. (1.52m) one side	7 ft. (2.13m)
300-399 (252-335.2m ²)	65%		5 ft. (1.52m)	5 ft. (1.52m) one side	7 ft. (2.13m)
400-499 (336-419.3m ²)	65%		7ft (2.13m)	5 ft (1.52m) both side	7ft. (2.13m)
500-999 (420-839.5m ²)	55%		10 ft. (3.04m)	7 ft. (2.1m) both side	7.5 ft.(2.28m)
1000-1500 (840.33- 1260.50m ²)	50%		12ft (3.65m)	10 ft. (3.04m) both side	10 ft.(3.04m)
1501 -1999 (1261.34m ² - 1679.83m ²)	45%		15 ft. (4.57m)	10 ft (3.04m) both side	12ft (3.65m)
2000 -2999 (1680.67m ² - 2520.16m ²)	40%		15 ft. (4.57m)	10 ft (3.04m) both side	12ft (3.65m)
3000 & Above (2521.00m ²)	35%		15 ft. (4.57m)	12ft (3.65m) both side	12ft (3.65m)

M. YASEEN SHAR BALOCH,
Director General/Chief Executive, SBCA
(Authority under SBCO, 1979)

**SCHOOL EDUCATION & LITERACY DEPARTMENT,
DIRECTORATE OF INSPECTION & REGISTRATION OF PRIVATE INSTITUTIONS SINDH**

Dated: 6/7/2023

No DIR/COR/ (2236)/2023, On the basis of evidence produced by the applicant **Muhammad Younus** father of **Umm-e-Habiba** relating to his own correct name, the Director General, Directorate of Inspections & Registration of Private Institution Sindh, School Education & Literacy Department, Government of Sindh, Karachi is pleased to accord his permission to make under noted correction.

The father's correct name of the student is **Muhammad Younus** (instead of **Muhammad Younus Sajid**) **Umm-e-Habiba** D/o **Muhammad Younus** was a student of Junior Cambridge Children Academy, 257/A. Street-156, Sher Shah, Karachi and passed his S.S.C. Annual Examination-2022, Science Group vide Roll No. 471552 in "A-ONE" Grade from the Board of Secondary Education, Karachi.