

**KARACHI BUILDING & TOWN PLANNING
REGULATIONS (AMENDMENT) 2023**

Karachi ^{3rd} May, 2023

SINDH BUILDING CONTROL AUTHORITY

NOTIFICATION

No. Chief Executive/SBCA/2023/27

Karachi, ^{3rd} May 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”, Chapter-5 “Public Sale Projects”, 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) 2023.

Sr. No.	Regulation No.	Existing	Proposed Amendments
1.	3-2.15.1. (b)	A Completion Plan showing the building exactly as completed.	A Completion Plan showing the building / scheme exactly as completed.
2.	3-2.15.2.	In case building work is completed in all respect but the utility services are not	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. The provisional occupancy certificate will automatically be deemed final, as soon as the connection of utilities by utility agencies have been provided.	provided by the utility agencies despite the payment of estimate by the developer / owner in public sale buildings / projects / schemes, 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. The provisional occupancy certificate will automatically be deemed final, as soon as the connection of utilities by utility agencies have been provided.
3.	3-2.17.	Refusal to issue Occupancy Certificate The Authority may refuse an application to issue an Occupancy Certificate, if the proposed or completed building contravenes or is in any manner inconsistent with any building or zoning regulations or restrictions, and give direction, with specific reason under the relevant statute or the Regulations.	Refusal to issue Occupancy Certificate The Authority may refuse an application to issue an Occupancy Certificate, if the proposed or completed building / schemes contravenes or is in any manner inconsistent with any building or zoning regulations or restrictions, and give direction, with specific reason under the relevant statute or the Regulations.

4.	5-2.4.	<p>Fee for NOC: A Developer shall pay to the Authority Scrutiny Fee for issuance of No Objection Certificate for Sale & Advertisement as prescribed in fee schedule (5A) along with Advertisement Charges for publication of Public Notice in leading newspapers regarding salient features of each public sale project including name of project location, developer's name office address, name of Town Planner, no and size of plots offered for Sale, detail of mortgaged plots, date of completion and selling price with schedule of payment and advice for execution of Agreement between Developer and allottee on stamp paper.</p> <p>Public Notice should be published by Public Relation Department SBCA within 15 days from issuance of NOC Public Notice shall also be uploaded on SBCA website immediately for information to general public.</p>	<p>Fee for NOC: A Developer shall pay to the Authority Scrutiny Fee for issuance of No Objection Certificate for Sale & Advertisement as prescribed in fee schedule (5A) along with Advertisement Charges for publication of Public Notice in leading newspapers regarding salient features of each public sale project/Scheme including name of project location, developer's name office address, name of Town Planner, no and size of plots offered for Sale, date of completion and selling price with schedule of payment and advice for execution of Agreement between Developer and allottee on stamp paper.</p> <p>Public Notice should be published by Public Relation Department SBCA within 15 days from issuance of NOC Public Notice shall also be uploaded on SBCA website immediately for information to general public.</p>
5.	5-2.5. 5-2.5.1.	<p>Security Deposit Developer shall mortgage 15 % plots in favor of the approving Authority under section 5 of SBCO 1979 as Security Deposit. In case of delay in completion of</p>	<p>Security Deposit Developer shall deposit scrutiny in form of Bank guarantee/cash deposit/ABAD guarantee equal to 15% cost of the plots if proposed scheme/layout is upto 20 Acres,</p>
		<p>project where such delay has not been condoned as per clause 5-2.16. All mortgaged plots or part thereof may be utilized by the Authority to remedy the default.</p> <p>These mortgaged plots or part thereof shall be released on successful completion of the project and after obtaining completion certificate from concerned Development Agency and expiry of maintenance period as enunciated in the NOC for Sale & Advertisement granted by the Authority.</p>	<p>10% cost of the plots if proposed scheme/layout is more than 20 acres but upto 40 Acres & 5% cost of the plots if proposed scheme/layout is more than 40 Acres in favour of the Authority under section 5 of SBCO 1979. In case of delay in completion of project/Scheme where such delay has not been condoned as per clause 5-2.16, the security deposit or part thereof may be utilized by the Authority to remedy the default.</p> <p>These security deposit or part thereof shall be released on successful completion of the scheme and after obtaining completion certificate from Authority and expiry of maintenance period as enunciated in the NOC for Sale & Advertisement granted by the Authority.</p> <p>In case ABAD issue security deposit as guarantee in favour of developer than 15%, 10% and 5% mortgage plot files as mentioned above shall be in custody of ABAD from developer and same shall be return on issuing completion certificate in favour of developer by Authority.</p> <p>ABAD guarantee will be submitted on stamp paper as per the format duly approved by the Authority along with post-dated cheque of price of 15%, 10% and 5% as mention above of plots in the name of Authority. If the builder fails to approve completion certificate or NOC for extension in time on or before the proposed date of completion mentioned in Sale NOC, Authority will in cash the post-dated cheque submitted by builder through ABAD as security deposit.</p>

6.	5-2.5.6.	The deposit shall be released to the Builder after one year of obtaining Occupancy Certificate but after meeting all Builder's liabilities as cleared by the Committee defined in Clause 5-2.26.	The deposit shall be released to the Builder after one year of obtaining Occupancy Certificate from Authority and cleared all liabilities defined in regulations.
7.	5-2.17.	Sublet & Transfer of Allotment Before the approval of the completion certificate by the concerned Agency, the allottee can sublet, transfer or sell his unit to any one with prior written permission of the developer who shall allow such	Sublet & Transfer of Allotment Before the approval of the completion certificate by Authority, the allottee can sublet, transfer or sell his unit to any one with prior written permission of the developer who shall allow such transfer on

		transfer on receipt of all outstanding dues up to that time and a transfer fee of 2% of the total price of the unit. After obtaining completion certificate from concerned Agency and handing over possession to the allottee, sale purchase of the unit will be made through registered Sale Deed thereafter the purchaser will obtain NOC from the Authority for transfer / mutation of the unit through the concerned land controlling agencies such as Revenue Group of Office of CDGK.i.e.	receipt of all outstanding dues up to that time and a transfer fee of 2% of the total price of the unit. After obtaining completion certificate from Authority and handing over possession to the allottee, sale purchase of the unit will be made through registered Sale Deed / Conveyance Deed thereafter the purchaser will obtain NOC from the Authority for transfer / mutation of the unit through the concerned land controlling agencies such as Revenue Department, Government of Sindh.
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8.	5-2.20.	Development of Scheme The Builder shall develop the area by providing water supply system, sewage disposal system, storm water drainage system, roads and walkways, refuse collection depots, and parks and play grounds. The Builder shall initiate the process for the arrangement of bulk supply of electricity and gas for the concerned development scheme / area.	Development of Scheme The Builder shall develop the area by providing water supply system, sewage disposal system, storm water drainage system, roads and walkways, refuse collection depots, and parks and play grounds. The Builder shall initiate the process for the arrangement of bulk supply of all utility services from concerned agencies/department for the development of scheme/area before obtaining completion certificate from the Authority.
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9.	Schedule - 5A	Fee for issuance of Sale NOC			
			Existing Rate	Proposed Rate	
		a	Price of DNP-1/DNP-2/DNP-5 Application Form.	Rs.500/=	Rs.600/=
		b	S/fee for Sale NOC Multistory Rescum-Com. Project	Rs.4.50/= Psf. of covered area.	Rs.5.00/= Psf. of covered area.
		c	S/fee for Sale NOC Multistory commercial project.	Rs.7.50/= Psf.	Rs.8.50/= Psf.
		d	S/fee for Sale NOC Multistory Residential project.	Rs.3/= Psf.	Rs.3.50/= Psf.
		e	S/fee for Sale NOC Residential Bungalows / Town Houses.	Rs.3/= Psf.	Rs.3.50/= Psf.
		f	S/fee for Proposed Sale NOC Townships Schemes; i) Township Scheme upto 5 Acres. ii) Township Scheme 5 to 10 Acres. iii) More than 10 Acres & beyond.	Rs.1,50,000/= Rs.3,00,000/= Rs.37,500/=per Acre	Rs.1,65,000/= Rs.3,30,000/= Rs.41,250/=per Acre
		g	Revised NOC on MP-1 Form	-	50% of the proposed rate of scrutiny fees shall be charged.
		h	Extension in time of NOC for Sale & Advertisement.	-	50% of the proposed rate of scrutiny fees shall be charged.
		i	S/fee for Completion/Regularization of Sale NOC Townships Schemes; i) Township Scheme upto 5 Acres. ii) Township Scheme 5 to 10 Acres. iii) More than 10 Acres & beyond.	- - -	Rs.1,65,000/= Rs.3,30,000/= Rs.41,250/=per Acre

10.	24-6.2.1.	For plot upto 720 Sq.yds, 11'-0 wide ramp shall be provided for two way traffic only at one level basement parking	1) For plot from 426 Sq.yds to 720 sq.yds, 11'-0 wide ramp shall be provided for two way traffic only at one level basement parking.																																																												
11.	24-7.1.	Plots upto 720 sq.yds. (600 sq.m). upto G+4 floors.	Plots upto 425 Sq.yds. (251.26 sq.m), restricted upto B+G+4 floors / B+G+5 floors.																																																												
12.	24-2.8.(a)	For plot more than 400 Sq.yds. and up to 720 Sq.yds. With one level basement parking, the number of floors are restricted up to G+6 floors. In case building proposed up to G+4 floors, off street car parking is exempted.	For plot from 426 Sq.yds. to 720 Sq.yds with one level basement parking, the number of floors are restricted up to B+G+7 floors. In case building proposed up to G+4 floors, off street car parking is exempted.																																																												
13.	24-2.8.(b)	the quantum of the permissible FAR.	Deleted.																																																												
14.	24-2.8.(d)	For plot measuring upto 400 Sq. Yd G+4 upper floors is restricted with exemption of off street parking.	For plot measuring upto 425 Sq. Yd (B+G+4) / (B+G+5) upper floors are restricted with exemption of off street parking.																																																												
15.	25-2.2.5.	Other Conditions:- New Insertion.	Number of stories in the area of Katchi Abadis shall be restricted to (G+1) upper floors on all plot sizes and height shall not exceed 25ft.																																																												
16.	25-3.1.	<p>EXISTING:</p> <table border="1"> <thead> <tr> <th>Plot Size (Sq.Yds)</th> <th>FOOT PRINT (Max)</th> <th>FAR/ Max No. of Floors</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>Ground Floor 90% Upper Floor 90%</td> <td>G+2</td> <td>8 ft. (2.43m)</td> <td>-</td> <td>3 ft (0.914m)</td> </tr> <tr> <td>121-299 (101.68-251.26m²)</td> <td>Ground Floor 85% Upper Floor 85%</td> <td>G+3</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>Ground Floor 85% Upper Floor 75%</td> <td>B+G+4</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>Ground Floor 80% Upper Floor 70%</td> <td>B+G+6</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>Ground Floor 80% Upper Floor 70%</td> <td>1:5</td> <td>8 ft. (2.43m)</td> <td>8ft (2.43m) one side</td> <td>10ft (3.04m)</td> </tr> <tr> <td>1000-1500 (840.33-1260.50m²)</td> <td>Ground Floor 70% Upper Floor 65%</td> <td>1:5.5</td> <td>8 ft. (2.43m)</td> <td>10ft (3.04m) Both sides</td> <td>10ft (3.04m)</td> </tr> <tr> <td>1501 -1999 (1261.34m² - 1679.83m²)</td> <td>Ground Floor 70% Upper Floor 65%</td> <td>1:5.5</td> <td>8 ft. (2.43m)</td> <td>10ft (3.04m) Both sides</td> <td>12ft (3.65m)</td> </tr> <tr> <td>2000 -2999 (1680.67m² - 2520.16m²)</td> <td>Ground Floor 65% Upper Floor 60%</td> <td>1:5.5</td> <td>8 ft. (2.43m)</td> <td>12ft (3.65m) Both sides</td> <td>12ft (3.65m)</td> </tr> <tr> <td>3000 & Above (2521.00m²)</td> <td>Ground Floor 65% Upper Floor 60%</td> <td>1:5.5</td> <td>8ft (2.43m)</td> <td>12ft (3.65m) Both sides</td> <td>12ft (3.65m)</td> </tr> </tbody> </table>		Plot Size (Sq.Yds)	FOOT PRINT (Max)	FAR/ Max No. of Floors	MINIMUM ARCADE	SIDES COS	REAR COS	Up to 120 (100.84 m ²)	Ground Floor 90% Upper Floor 90%	G+2	8 ft. (2.43m)	-	3 ft (0.914m)	121-299 (101.68-251.26m ²)	Ground Floor 85% Upper Floor 85%	G+3	8 ft. (2.43m)	3 ft (0.914m) (one side)	5 ft (1.52m)	300-425 (252.10-357.14m ²)	Ground Floor 85% Upper Floor 75%	B+G+4	8 ft. (2.43m)	5 ft (1.52m) one side	7 ft (2.13m)	426-720 (357.98-605.04m ²)	Ground Floor 80% Upper Floor 70%	B+G+6	8 ft. (2.43m)	7ft (2.13m) One side	8ft (2.43m)	721-999 (605.88-839.49m ²)	Ground Floor 80% Upper Floor 70%	1:5	8 ft. (2.43m)	8ft (2.43m) one side	10ft (3.04m)	1000-1500 (840.33-1260.50m ²)	Ground Floor 70% Upper Floor 65%	1:5.5	8 ft. (2.43m)	10ft (3.04m) Both sides	10ft (3.04m)	1501 -1999 (1261.34m ² - 1679.83m ²)	Ground Floor 70% Upper Floor 65%	1:5.5	8 ft. (2.43m)	10ft (3.04m) Both sides	12ft (3.65m)	2000 -2999 (1680.67m ² - 2520.16m ²)	Ground Floor 65% Upper Floor 60%	1:5.5	8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)	3000 & Above (2521.00m ²)	Ground Floor 65% Upper Floor 60%	1:5.5	8ft (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)
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PROPOSED:

Plot Size (Sq.Yds)	FOOT PRINT (Max)	FAR / Max No. of Floors	MINIMUM ARCADE	SIDES COS	REAR COS
Up to 120 (100.84 m ²)		G+3	8 ft. (2.43m)	-	3 ft (0.914m)
121-299 (101.68-251.26m ²)		G+4	8 ft. (2.43m)	3 ft (0.914m) (one side)	5 ft (1.52m)
300-425 (252.10-357.14m ²)	Ground Floor 85% Upper Floor 75%	B+G+5	8 ft. (2.43m)	5 ft (1.52m) one side	7 ft (2.13m)
426-720 (357.98-605.04m ²)	Ground Floor 80% Upper Floor 70%	B+G+7	8 ft. (2.43m)	7ft (2.13m) One side	8ft (2.43m)
721-999 (605.88-839.49m ²)	Ground Floor 75% Upper Floor 65%	1:6	8 ft. (2.43m)	8ft (2.43m) one side	10ft (3.04m)
1000-1500 (840.33-1260.50m ²)	Ground Floor 70% Upper Floor 65%	1:6.5	8 ft. (2.43m)	10ft (3.04m) Both sides	10ft (3.04m)
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Note: i) Shopping mall upto 04 floors shall be permissible with the condition that additional 25% visitors (shopping mall parking) shall be provided in addition to original car parking required.

17. 25-4.

EXISTING FLAT SITES CATEGORY

Sr. No.	PLOT 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)
2.	More than 1/2 Acres	40% Max	1:4.0	20ft.(6m)	20ft.(6m)	20ft.(6m)

PROPOSED FLAT SITES CATEGORY

Sr. No.	PLOT SIZE	FOOT PRINT (Max)	F.A.R.	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
1.	Less than 1 Acre	50%	1:4	20ft.(6m)	20ft.(6m)	20ft.(6m)
2.	From 1 Acre upto 2 Acres	40%	1:6	20ft.(6m)	20ft.(6m)	20ft.(6m)
3.	More than 2 Acres	40%	1:8	25ft.(7.6m)	25ft.(7.6m)	25ft.(7.6m)

(MUHAMMAD ISHAQUE KHUHRO)
Director General/Chief Executive, SBICA
(Authority under SBCO, 1979)