

occupy any such land or building, or use, or permit to use, any part affected by the erection or re-erection of such building, until the permission referred to in Clause 3-2.15.2. has been granted.

3-2.16. Partial Completion

The Authority may, upon completion of the structure as permitted by the approved plan, give an Occupancy/Completion Certificate for part of the building which is a complete section/unit of a project and which can be occupied without inconvenience or hazard of any kind to the occupants of the said unit, or to the visitors or users of the same and does not interfere with the construction of the rest of the building/s. Wherever such Partial Occupancy Certificate is issued to owner/Professionals shall also be required to take all safety measures for the users, occupiers and visitors. In addition, they shall be required to take such measures as the Authority may at its discretion require to ensure adequate safety of the occupiers, visitors and users of the building or part thereof. Subject to the condition that in case of public sale project the condition as enumerated in clause No. 5-1.22 shall be comply.

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.

***[3-2.18. Permit to Demolish Buildings.**

*Substituted by the Karachi Building and Town Planning Regulation (Amendment) 2005, Karachi the 4th August, 2005, the Sindh Govt. Gaz., Extr., Pt. IA, P. No. 32, dt. September 5, 2008.

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.

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.

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).]

3-2.19. Insurance

Contractor/Builder/Developers/owner will cover all the damage to life and property including third parties by Contractor's All Risk Insurance Policy.

***[3-2.20. Regularization of Works Carried out in Violation of Regulations.**

3-2.20.1. If the building works are commenced or carried out contrary to the provisions of these regulations the Authority shall,

- (a) by written notice require the person who is carrying out such building works forthwith to stop all works;
- (b) by written notice require the per-

*Regulations 3-2.20 & 3-2.21 with Tables I to V inserted by Sindh Govt. Gaz., Extr., Pt. IA, P. No. 10, dt. May 22, 2006, & substituted by the KB & TP Reg. (Amdts.) 2011, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 323, dt. Dec. 7, 2011.