

3-1.4. Engagement of Professional

- 3-1.4.1. Every person who intends to carry out building/ land development works or to demolish a building or to carry out addition/alteration or repairs in a building, shall engage respective Professional as per tables below to prepare Architectural /Town Planning/Engineering Design and Drawings including specifications, and to supervise their respective works at site.
- 3-1.4.2. The requirement for engagement of Professionals and their authorisation as per Clause 3-1.4.1 shall be as given in Tables 3.2 and 3.3.

¹Table 3.1 - Categories of Development Works

² [CATEGORY - I	³ [(a) Bungalow on plot up to 399 Sq. yds. (333.6 Sq. m.) having *upto G + 2 floors.] (b) Any other building on plot up to 120 Sq. yds. (100.33 Sq. m.) with height up to 33 ft. (10 m.).
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¹Table 3.1 substituted by the Karachi Building and Town Planning Regulation (Amendments) 2007, Karachi the 14th November, 2007, the Sindh Govt. Gaz., Extr., Pt. IA, P. No. 21, dt. November 26, 2010.

²Category-I substituted by the Karachi Building and Town Planning Regulation (Amendments) 2017, Noti. No. Chief Executive/SBCA 2018/05, dt. 2nd February, 2018, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 274, dt. Feb. 8, 2018.

³In Category-I, clause (a) substituted by the Karachi Building and Town Planning Regulations (Amendment) 2019, Noti. No. Chief Executive/SBCA 2019/06, dt. 13th June, 2019.

*Subject to payment of additional floor charges.

	(c) Any non-obnoxious warehouse having height upto 35 ft. and/or having area of plot upto ¹ [1111 Sq. yds. (929 Sq. m.)].]
CATEGORY - II	(a) All bungalows. (b) Any other building with total floor area up to 20,000 Sq. ft. (1858.74 Sq. m.) and/or height up to 50 ft. (15.2 m.), other than Category I & IV.
CATEGORY - III	All buildings with total floor area greater than 20,000 Sq. ft. (1858.74 Sq. m.) and/or height greater than 50 ft. (15.2 m.), other than Category IV.
² [CATEGORY - IV	Public use buildings or Industrial Buildings above three floors (including ground floor) having total floor area more than 14,000 Sq. ft. (1300.64 Sq. m.), or with span more than 40 ft. or ground floor height more than 15 ft., buildings for essential facilities and public sale buildings.]
CATEGORY - V	Town Planning works and Land Development for area 2.5 acres (1 hectare) and greater.

¹In Category-I, in clause (c), substituted by the Karachi Building and Town Planning Regulation (Amendment) 2019, Noti. No. SBCA/PS-CE/2018/05, dt. 4th February, 2019, for "1100 Sq. yds. (919 Sq.m)".

²Category-IV substituted by the Karachi Building and Town Planning Regulation (Amendments) 2017, Notification No. Chief Executive/SBCA 2018/05, dt. 2nd February, 2018, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 274, dt. February 8, 2018.