

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	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. List of Technical Staff. List of all Soil Testing equipment required. 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. List of Technical Staff. Inspection should be carried by officers of Licensing section in respect of equipments (New / old), expertise with forms etc.	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. SCOPE OF WORK Preparation of Geo-Technical Investigation reports including recommendation for shallow & deep foundations / pile foundation all relevant activities / tests. 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. SCOPE OF WORK Testing of construction material. 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.

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 1297 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 1297 1433"> <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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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 (51.20-250m 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%	1:3		5 ft (1.5m) on one side only	10% of building height above 30 ft. (9m)	7 ft (2.1m)	10% of building height above 30ft. (9m) with a minimum of 10ft (3m)
		400-599 (335-501m ²)	Upper Floor 75%	1:5		5 ft (1.5m) on one side only	10% of building height above 30 ft. (9m) with a minimum of 5 ft (1.5m)	8 ft (2.5m)	10% of building height above 30 ft. (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	10% of building height above 30 ft. (9m) with a minimum of 5 ft (1.5m)	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)	75% Ground floor and 65% upper floor	1:5.5		7ft	10% of building height above 30 ft. (9m) with a minimum of 10ft (3m)	10ft (3m)	10% of building height above 30 ft. (9m) with a minimum of 10ft (3m)
		Over 2000 (1836-1672m ²)	70% Ground floor and 65% upper floor			10ft (3m)	10% of building height above 30 ft. (9m) with a minimum of 10ft (3m)	10ft (3m)	10% of building height above 30 ft. (9m) with a minimum of 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 (101.68-251.20m 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.	<p>Other Conditions</p> <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>Other Conditions</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>
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32.	25-4.	Existing						
		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						
		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)
		2.	More than 1/2 Acres	40% Max	1:4.0	20ft.(6m)	20ft.(6m)	20ft.(6m)

33.	25-5.1	Existing						
		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%	1:1.5	10(3m)	10(3m)	10(3m)
		2.	1.0 Acre and above	50%	1:1.5	20(6m)	20(6m)	20(6m)
		Proposed Amendments Finalized by Committee						
		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.	<p>Note:</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 the hospitals irrespective of plot area.</p>	<p>Note:</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>
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35.	25-5.2 (New Insertion)	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.									
		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	
		<p>Note: 1) MPD shall charges Rs. 10,000/- per sq.yds for change of Trade (education/health) for specific purpose only.</p> <p>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>									
36.	25-6.4.	Change in nomenclature / type of industry is permissible upon clearance from the Concerned Authority.					Change in nomenclature / type of industry is permissible upon clearance from the Concerned Authority/ Lessor with the approval of Master Plan Department.				
37.	25-9-A. 25-9-A.1	Proposed Amendments Finalized by Committee Building Bulk Standards (RESIDENTIAL) All Residential plots in clause 25-9 shall observe the following standards:									

(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					
	1. 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%.					
	2. 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)	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:				
	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.
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.
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.

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																								
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		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	Under Section 19(1-C) of SBCO 1979	Under Section 19(1-C) of SBCO 1979																								
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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	
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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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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**