

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2016

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Karachi ~~12th~~ August, 2016

PART - I

SINDH BUILDING CONTROL AUTHORITY

NOTIFICATION

No. Chief Executive/SBCA 2016/205

Karachi the ~~12th~~ August, 2016

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 (Schedule-3A—Infrastructure Betterment Charges)" with immediate effect.

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

EXISTING REGULATION SCHEDULE 3A-9 (INFRASTRUCTURE BETTERMENT CHARGES) :-

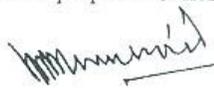
- i. Rs.50/= P.s.f. on the entire Floor Area Ratio (FAR) permissible under the regulations in respect of Industrial / Commercial / Public Sale Projects / Apartment Buildings falling in the areas of Karachi other than KDA (defunct) Schemes and D.P. Township.
- ii) The rate of betterment charges for High Density Zone in Block-1 to 4, Clifton, KDA Scheme-5, Karachi shall only be applied and levied on enhanced ratio i.e. 1:5.5 to 1:9 at the rate of Rs.50/- per Sq.ft.

**PROPOSED AMENDMENT IN REGULATION SCHEDULE 3A-9
(INFRASTRUCTURE BETTERMENT CHARGES):-**

BOARD OF REVENUE CATEGORY	All houses / bungalows upto 399 Sq.yds. (G+2) upper floors may be allowed with one kitchen on each floor (for personal use / rent purpose and not saleable to general public) ** (Per sq.ft. on entire FAR covered) except areas mentioned in Clause 25-9 of KB&TPR-2002	Betterment Charges on Residential cum Commercial Buildings including (Public Sale Project) up to G+4 upper floors (Per sq.ft. on entire FAR covered) ***	Betterment Charges on Residential cum Commercial Buildings including (Public Sale Project) beyond G+4 upper floors (Per sq.ft. on entire FAR covered) ***	Betterment Charges on Flats Site (Public Sale Project) (Per sq.ft. on entire FAR covered) ***	Betterment Charges on Residential cum Commercial Buildings (Public Sale Project) High Density Zone (Per sq.ft. on entire FAR covered) ***	Betterment Charges on Industrial Buildings (Per sq.ft. on entire FAR covered) ***	Other Buildings meant for Health & Welfare uses, Education uses, Assembly uses etc. as provided in Chapter-19 of KB&TPR-2002 as Amended up to date excluding Religious Buildings (Per sq.ft. on entire FAR covered) ***
	1	2	3	4	5	6	7
A-I	Rs.700/-	Rs.100/-	Rs.200/-	Rs.150/-	Rs.300/-	N/A	Rs.200/-
I	Rs.700/-	Rs.100/-	Rs.200/-	Rs.150/-	Rs.300/-	Rs.200/-	Rs.200/-
II	Rs.400/-	Rs.100/-	Rs.150/-	Rs.100/-	N/A	Rs.200/-	Rs.100/-
III	Rs.400/-	Rs.75/-	Rs.150/-	Rs.100/-	N/A	N/A	Rs.100/-
IV	Rs.100/-	Rs.50/-	Rs.100/-	Rs.75/-	N/A	N/A	Rs.50/-
V	Rs.100/-	Rs.50/-	Rs.100/-	Rs.75/-	N/A	N/A	Rs.50/-
VI	Rs.100/-	Rs.50/-	Rs.75/-	Rs.50/-	N/A	N/A	Rs.50/-

**** Note:** NO betterment charges shall be applicable for one unit bungalow upto G+1 floors.
******* Applicable on all areas within the revenue jurisdiction of Karachi Division included and mentioned in Clause 25-9 of KB&TPR-2002

The above charges as per above shall be levied on all the proposed building plans approved in Karachi Division w.e.f. the date of its notification.


 11.8.16.
NOOR MUHAMMAD LAGHARI
 Director General/
 Chief Executive, SBCA
 (Authority under SBCO, 1979)

Karachi, dated 12-08/2016

A copy is forwarded for information please:-

1. PS to Minister, Local Government, Govt. of Sindh.
2. PS to Chief Secretary, Sindh.
3. PS to Secretary to Local Government.
4. PS to Administrator, KMC, Karachi.
5. All Directors, SBCA

Copy to Superintendent Govt. Press Govt. of Sindh with the request to please publish the above in the gazette of notification.