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Separate Paging is given to this Part in order that it may be filed as a separate compilation.

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PART-I

NOTIFICATIONS BY THE GOVERNMENT OF SINDH

SERVICES, GENERAL ADMINISTRATION & COORDINATION DEPARTMENT

Karachi, dated the 31st May, 2023

NO:SOV(SGA&CD)3-1/2023: Consequent upon promotion to BS-18 in Ex-PCS, on regular basis, vide this Department's Notification of even number dated 26.05.2023, **Mr. Fayyaz Ahmed Mahezar**, an Officer of Ex-PCS, presently posted as Assistant Commissioner (Revenue), District East, Karachi is transferred and posted, with immediate effect and until further orders, as **Deputy Secretary, School Education & Literacy Department**, against an existing vacancy.

II

Consequent upon promotion to BS-18 in Ex-PCS, on regular basis, vide this Department's Notification of even number dated 26.05.2023, **Mr. Abdul Kareem Memon**, an Officer of Ex-PCS, presently posted as Section Officer, Finance Department is transferred and posted as **Deputy Secretary Transport & Mass Transit Department**, against an existing vacancy.

**KARACHI BUILDING & TOWN PLANNING
REGULATIONS (AMENDMENT) 2023
SINDH BUILDING CONTROL AUTHORITY
NOTIFICATION**

No. Chief Executive/SBCA/2023/47.

Karachi, 05 June, 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-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.	24-9 (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	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
		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;	minimum plot area of 850 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;
2.	25-2.1. 25-2.1.1.	RESIDENTIAL 25-2.1. 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.	

EXISTING

PLOT SIZE (SQ. Yds.)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
Up TO 59 (49.5M ²)	85%	1:2	-	-	-
60-119 (50.4-100 m ²)	70%	1:2	-	-	-
120-199 (100.8-167M ²)	70%	1:2	3 ft (0.9m)	-	3 ft (0.9m)
200-299 (168-251.3m ²)	65%	1:2	5 ft. (1.5m)	5 ft. (1.5m) on one side	7 ft. (2.13m)
300-399 (252-335.2m ²)	65%	1:1.8	5 ft. (1.5m)	5 ft. (1.5m) on one side	7 ft. (2.13m)
400-499 (336-419.3m ²)	65%	1:1.3	7ft (2.13m)	5 ft (1.5m)	7ft (2.13m)
500-999 (420-839.5m ²)	50%	1:1	10 ft. (3.0m)	7 ft. (2.1m)	7.5 ft. (2.25m)
1000 (840.3m ²) & larger	50%	1:1	15 ft (4.56m)	7 ft (2.1m)	10 ft (3.0m)
"G" Category 3347.55 to 4064.89 Sq. Yds. (2800-3400m ²)	50%	1:2	15 ft (4.56m)	7 ft (2.1m)	10 ft (3.0m)

PROPOSED

PLOT SIZE (SQ. Yds.)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
Up TO 59 (49.5M ²)	85%	1:2	-	-	-

60-119 (50.4-100 m ²)	70%	1:2	-	-	-
120-199 (100.8-167M ²)	70%	1:2	3 ft (0.9m)	-	3 ft (0.9m)
200-299 (168-251.3m ²)	65%	1:2	5 ft. (1.5m)	5 ft. (1.5m) on one side	7 ft. (2.13m)
300-399 (252-335.2m ²)	65%	1:1.95	5 ft. (1.5m)	5 ft. (1.5m) on one side	7 ft. (2.13m)
400-499 (336-419.3m ²)	65%	1:1.3	7ft (2.13m)	5 ft (1.5m)	7ft (2.13m)
500-999 (420-839.5m ²)	50%	1:1	10 ft. (3.0m)	7 ft. (2.1m)	7.5 ft. (2.25m)
1000 (840.3m ²) & larger	50%	1:1	15 ft (4.56m)	7 ft (2.1m)	10 ft (3.0m)
"G" Category 3347.55 to 4064.89 Sq. Yds. (2800-3400m ²)	50%	1:2	15 ft (4.56m)	7 ft (2.1m)	10 ft (3.0m)

3. 25-9-A.
25-9-A.1

Building Bulk Standards (RESIDENTIAL) (Old City Area)
All Residential plots in clause 25-9 shall observe the following standards:

EXISTING:

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
3000 & Above (2521.00m ²)	25-35%		20 ft.(6.09m)	12ft (3.65m) both side	12ft (3.65m)

Other Conditions

- 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%.
- 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.

PROPOSED:

PLOT SIZE (SQ. Yds.)	FOOT PRINT (Max)	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
Up TO 59 (49.5m ²)	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)	65%		-	-	-
120-199 (100.8-167m ²)	65%		3 ft (0.91m)	-	3 ft (0.91m)
200-299 (168-251.3m ²)	65%		5 ft. (1.52m)	5 ft. (1.52m) one side	7 ft. (2.13m)
300-399 (252-335.2m ²)	65%		5 ft. (1.52m)	5 ft. (1.52m) one side	7 ft. (2.13m)
400-499 (336-419.3m ²)	65%		7ft (2.13m)	5 ft (1.52m) both side	7ft. (2.13m)
500-999 (420-839.5m ²)	55%		10 ft. (3.04m)	7 ft. (2.1m) both side	7.5 ft.(2.28m)
1000-1500 (840.33-1260.50m ²)	50%		15 ft. (4.57m)	10 ft. (3.04m) both side	10 ft.(3.04m)

1501 -1999 (1261.34m ² – 1679.83m ²)	45%	20ft.(6.09m)	10 ft (3.04m) both side	12ft (3.65m)
2000 -2999 (1680.67m ² – 2520.16m ²)	40%	20 ft.(6.09m)	10 ft (3.04m) both side	12ft (3.65m)
3000 & Above (2521.00m ²)	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.

(M. YASÉEN SHAR BALOCH)
Director General/Chief Executive, SBCA
(Authority under SBCO, 1979)

**REGIONAL INTERIM BUILDING & TOWN PLANNING
REGULATIONS – 2018 (AMENDMENT) 2023**

SINDH BUILDING CONTROL AUTHORITY

NOTIFICATION

No. Chief Executive/SBCA 2023/ 46
Karachi the 05 June, 2023

In exercise of powers conferred by Section 21-A of SBCO 1979, the Authority is pleased to make and promulgate the following amendments in the existing Regional Interim Building & Town Planning Regulations, 2018 in Chapter-24 "Parking Requirements" and Chapter 25, "Building Standards & Fee Schedule" with immediate effect.

The following amendments made by the Authority under SBCO 1979 are hereby published for general information.

These Amendments shall be called RIB&TPR Amendment 2023.

<u>S. No.</u>	<u>Regulation No.</u>	<u>Existing</u>	<u>Proposed</u>
1.	24-3.1.9.	Apartment building or residential-cum-commercial or commercial building for 2000 Sq.ft (186 Sq.m).	Every 1200 Sq.ft. of floor area of business office while 1500 Sq.ft. for floor area of apartment building.
2.	24-6.1.	Commercial / Residential cum Commercial Plots of 400 sq.yds. upto Gr+5 in old city areas.	In case of G+4 upper floors on plot area upto 720 Sq.yds. off street parking is exempted.

3.	24-8. (iii)	<p>For commercial, residential cum commercial / residential apartment building Plots, in case of approval of Ground plus Three stories, requirements of parking shall be exempted. However in case proposal is more than Ground plus three floors and having plot area than 400 sq.yds and above, the car parking shall be provided at the rate of one car parking space of 300 sq fts for each 2000 sq fts and one motor cycle space of 30 sq fts. The width of two way ramp for Entrance / Exit shall not be less than 11'-0" upto plot area of 720 Sq.yds. The plot above 720 Sq.yds. shall follow the parking standards as provided in these regulations. However the plot having area above 399 Sq.yds. to 719 Sq.yds. shall be required to provide 50% of the required parking. For the plot more than 719 Sq.yds. Shall require 100% of the required parking having 11'-0 separate entrance and exit or combined 18'-0 wide ramp. The number of parking floors shall not be included in the number of allowable floors</p>	<p>For commercial, residential cum commercial / residential apartment building Plots upto 720 Sq.yds. with G+4 upper floors, the requirement of parking is exempted. For plot from 500 Sq.yds. to 720 Sq.yds. with one level basement parking, the number of floors are restricted upto B+G+6 upper floors. However plot having area more than 720 Sq.yds. the requirement of parking shall be calculated as define in these regulations.</p>
4.	25-1.7.1.	<p>In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from FAR / covered area.</p> <ul style="list-style-type: none"> a) Car parking including ramps and driveways. b) Lift shaft, Garbage chute and Garbage collector (75sqft), Electric Substation and Emergency stair case& its tower. c) Passages and stair area upto maximum limit of 10% of FAR. d) Arcades, if provided. 	<p>In all commercial, public sale, public use, amenity and industrial buildings the following areas upto maximum 25% 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
			<p>sitting area with bathroom, guard room with bathroom etc.</p> <ul style="list-style-type: none"> 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)

5.	25-1.7.1.1.	<p>In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from Foot Print:-</p> <p>a) Lift shaft, Garbage chute and Garbage collector (75sqft), KE Sub station and Emergency stair case & its tower.</p> <p>b) Passages and stair area upto maximum limit of 10% of FAR.</p> <p>c) Arcades, if provided.</p> <p>d) 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>	<p>In all commercial, public sale, public use, Amenity and industrial buildings the following areas upto maximum 25% of total FAR shall be excluded from Foot Print except activities defined in (a), (d) & (e):-</p> <p>a) Car parking including ramps and driveways.</p> <p>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.</p> <p>c) Passages and stair case area.</p> <p>d) Arcades, if provided.</p> <p>e) Staircase tower over the stair shaft shall be allowed with maximum clear height of 8ft. (2.43m).</p>
6.	25-1.12.1.	<p>Areas included in FAR / covered area.</p> <p>In all commercial, public sale, public use, Amenity and industrial buildings, the following areas shall also be included in FAR / covered area.</p> <p>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</p>	Deleted.
		<p>parking floor), guard room with bathroom, etc.</p> <p>b) Passages and stair area beyond 10% of FAR / covered area.</p> <p>c) Staircase tower over the stair shaft with maximum clear height of 7ft. (2.13m).</p>	
7.	25-1.12.2.	<p>Areas included in Foot Print</p> <p>In all commercial, public sale, public use, Amenity and industrial buildings, the following areas shall also be included in Foot Print</p> <p>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.</p>	Deleted.

	<p>b) Passages and stair area beyond 10% of FAR / covered area.</p> <p>c) Staircase tower over the stair shaft with maximum clear height of 7ft. (2.13m).</p>	
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S.# 8.

25. A.11.4 - COMMERCIAL (Hyderabad City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.60/= per sq.ft. To be enhanced by 400%	Rs.70/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.90/= per sq.ft. To be enhanced by 400%	Rs.110/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.6/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.7/= per 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.6/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.7/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.6/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.7/= per sq.ft. for the entire built-up area. To be enhanced by 400%

S.# 9.

25. A.11.5 - COMMERCIAL (District Head Quarters except Hyderabad City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.6/= per sq.ft. To be enhanced by 400%	Rs.7/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.6/= per sq.ft. To be enhanced by 400%	Rs.7/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per 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.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per sq.ft. for the entire built-up area. To be enhanced by 400%

S.# 10.

25. A.11.6 - COMMERCIAL (Other than 25-A.11.4 and 25-A.11.5 (Taluka & Town Committees*))

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.3/= per sq.ft. To be enhanced by 400%	Rs.3.5/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.3/= per sq.ft. To be enhanced by 400%	Rs.3.5/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per 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.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%

* For the areas falling in union committees shall be charged @ rate 50% of schedule-25-A.11.6

S.# 11.

25. A.12.4 - COMMERCIAL (Sukkur City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.50/= per sq.ft. To be enhanced by 400%	Rs.60/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.80/= per sq.ft. To be enhanced by 400%	Rs.95/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.3/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.3.5/= per 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.3/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.3.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.3/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.3.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%

S.# 12.

25. A.12.5 - COMMERCIAL (District Headquarters except Sukkur City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.6/= per sq.ft. To be enhanced by 400%	Rs.7/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.6/= per sq.ft. To be enhanced by 400%	Rs.7/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per 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.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per sq.ft. for the entire built-up area. To be enhanced by 400%

S.# 13.

25. A.12.6 - COMMERCIAL (Other than 25-A.12.4 and 25-A.12.5 (Taluka & Town Committees*))

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.3/= per sq.ft. To be enhanced by 400%	Rs.3.5/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.3/= per sq.ft. To be enhanced by 400%	Rs.3.5/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per 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.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%

* For the areas falling in union committees shall be charged @ rate 50% of schedule-25-A.12.6

S.# 14.

25. A.13.4 - COMMERCIAL (Mirpurkhas City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.40/= per sq.ft.. To be enhanced by 400%	Rs.50/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.60/= per sq.ft. To be enhanced by 400%	Rs.70/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.2/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.2.5/= per 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/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.2.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.2/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.2.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%

S.# 15.

25. A.13.5 - COMMERCIAL (District Headquarters except Mirpurkhas City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.4/= per sq.ft. To be enhanced by 400%	Rs.5/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.5/= per sq.ft. To be enhanced by 400%	Rs.6/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per 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.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per sq.ft. for the entire built-up area. To be enhanced by 400%

S.# 16.

25. A.13.6 - COMMERCIAL (Other than 25-A.13.4 and 25-A.13.5 (Taluka & Town Committees*))

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.3/= per sq.ft. To be enhanced by 400%	Rs.3.5/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.4/= per sq.ft. To be enhanced by 400%	Rs.5/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per 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.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%

* For the areas falling in union committees shall be charged @ rate 50% of schedule-25-A.13.6

S.# 17.

25.A.14.4 - COMMERCIAL (Shaheed Benazirabad City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.30/= per sq.ft. To be enhanced by 400%	Rs.35/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.50/= per sq.ft. To be enhanced by 400%	Rs.60/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.2/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.2.5/= per 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/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.2.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.2/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.2.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%

S.# 18.

25. A.14.5 - COMMERCIAL (District Headquarters except Shaheed Benazirabad City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.4/= per sq.ft. To be enhanced by 400%	Rs.5/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.5/= per sq.ft. To be enhanced by 400%	Rs.6/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per 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.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.1/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.1.25/= per sq.ft. for the entire built-up area. To be enhanced by 400%

S.# 19.

25. A.14.6 - COMMERCIAL (Other than 25-A.14.4 and 25-A.14.5 (Taluka & Town Committees*))

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.3/= per sq.ft. To be enhanced by 400%	Rs.3.5/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.4/= per sq.ft. To be enhanced by 400%	Rs.5/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per 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.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%

* For the areas falling in union committees shall be charged @ rate 50% of schedule-25-A.14.6

S.# 20.

25.A.15.4 - COMMERCIAL (Larkana City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.3/= per sq.ft. To be enhanced by 400%	Rs.3.5/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.3/= per sq.ft. To be enhanced by 400%	Rs.3.5/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.0.5/= per sq.ft for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per 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.0.5/= per sq.ft for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%

S.# 21.

25. A.15.5 - COMMERCIAL (District Headquarters except Larkana City)

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.2.5/= P.s.ft. To be enhanced by 400%	Rs.3/= P.s.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.2.5/= P.s.ft. To be enhanced by 400%	Rs.3/= P.s.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.0.5/= P.s.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= P.s.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.0.5/= P.s.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= P.s.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.0.5/= P.s.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= P.s.ft. for the entire built-up area. To be enhanced by 400%

S.# 22.

25. A.15.6 - COMMERCIAL (Other than 25-A.15.4 and 25-A.15.5 (Taluka & Town Committees*))

Description	C/Fee Rates (EXISTING)	C/Fee Rates (PROPOSED)
Violation of Built-up area.	Rs.2/= per sq.ft. To be enhanced by 400%	Rs.2.5/= per sq.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.2/= per sq.ft. To be enhanced by 400%	Rs.2.5/= per sq.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per 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.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Rs.0.5/= per sq.ft. for the entire built-up area. To be enhanced by 400%	Rs.0.75/= per sq.ft. for the entire built-up area. To be enhanced by 400%

* For the areas falling in union committees shall be charged @ rate 50% of schedule-25-A.15.6

S.# 23.

Existing**25-A.16 Infrastructure Betterment Charges**

Regions	Regional Head Quarter Municipal Limits	Other District Municipal Limits	Talkas, Municipal Limits	Union Council (non urban)
Hyderabad	Rs.50/-	Rs.30/-	Rs.20/-	Rs.5/-
Sukkur	Rs.40/-	Rs.25/-	Rs.15/-	Rs.5/-
Mirpurkhas	Rs.30/-	Rs.20/-	Rs.10/-	Rs.5/-
Shaheed Benazirabad	Rs.30/-	Rs.20/-	Rs.10/-	Rs.5/-
Larkana	Rs.20/-	Rs.15/-	Rs.10/-	Rs.5/-

Proposed

Regions	Regional Head Quarter Municipal Limits	Other District Municipal Limits	Talkas, Municipal Limits	Union Council (non urban)
Hyderabad	Rs.60/-	Rs.36/-	Rs.24/-	Rs.6/-
Sukkur	Rs.48/-	Rs.30/-	Rs.18/-	Rs.6/-
Mirpurkhas	Rs.36/-	Rs.24/-	Rs.12/-	Rs.6/-
Shaheed Benazirabad	Rs.36/-	Rs.24/-	Rs.12/-	Rs.6/-
Larkana	Rs.24/-	Rs.18/-	Rs.12/-	Rs.6/-

S.# 24

Existing**25-B.1. (c)****(c) COMMERCIAL (HYDERABAD CITY)**

All commercial plots other than old city area of Hyderabad city shall observe the following standards:

<u>Plot size (sq.yds)</u>	<u>Foot print (Max)</u>	<u>No. of floors (Max) Existing</u>	<u>Minimum arcade</u>	<u>Minimum COS sides</u>	<u>Minimum COS rear</u>
Up to 149	90%	G + 2		Open duct of 30 sq.ft each side	3'-0
150 - 239	80%	G + 3		3'-0 one side	3'-0
240 - 499	80%	G + 4	6'-0	5'-0 one side	3'-0
*500 - 599	65% GF 70% UF	G + 6		5'-0 both side	5'-0
*600-999	60%	G + 7	8'-0	5'-0 both side	5'-0
*1000 - 1999	65%	G + 8		7'-0 both side	7'-0

Proposed**(c) COMMERCIAL (HYDERABAD CITY)**

All commercial plots other than old city area of Hyderabad city shall observe the following standards:

<u>Plot size (sq.yds)</u>	<u>Foot print (Max)</u>	<u>No. of floors (Max) Existing</u>	<u>Minimum arcade</u>	<u>Minimum COS sides</u>	<u>Minimum COS rear</u>
Up to 149	90%	G + 2		Open duct of 30 sq.ft each side	3'-0
150 - 239	80%	G + 3		3'-0 one side	3'-0
240 - 499	80%	G + 4	6'-0	5'-0 one side	3'-0
500 - 720	65% GF 70% UF	B + G + 6		5'-0 both side	5'-0
721-999	65%	1:5	8'-0	7'-0 one side	7'-0
1000 - 1999	65%	1:5.5		8'-0 both side	10'-0
2000 & above	60%	1:6.0	8'-0	10'-0 both side	10'-0

Other Conditions

- 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.
- In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned and Arcade shall be provided otherwise COS shall be provided as specified. The entry and exit for parking into the building shall be allowed from 40ft wide road and above.
- If Shopping Mall/Departmental Store is designed than 25% additional parking for visitors shall be proposed in addition to original project parking.
- The activities allowed on all commercial / converted commercial/residential cum commercial plot shall be misused i.e. completely commercial/commercial cum residential (Flats) but within FAR defined in these regulations.

- 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 stories whereas less than ½ Acres (2420 Sq.yds.) the number of stories shall be Ground + two floors or three stories.

S.# 25

Existing
25-B.1 (d)

(d) Commercial Hyderabad Region

All commercial plots other than (b) & (c) above i.e. other Districts

<u>Plot size</u> <u>(Sq.yds)</u>	<u>Foot print</u> <u>(Max)</u>	<u>No. of</u> <u>floors</u> <u>(Max)</u>	<u>Minimum</u> <u>arcade</u>	<u>Minimum</u> <u>COS Sides</u>	<u>Minimum</u> <u>COS</u> <u>Rear</u>
Up to 149	90%	G + 2	_____	Open duct of 30 sq.ft one side	3'-0
150 – 239	80%	G + 3	_____	3'-0 one side	3'-0
240 – 499	80%	G + 4	7'-0	3'-0 one side	3'-0
*500 – 599	65% (GF) 70% (UP)	G + 6	8'-0	5'-0 one side	5'-0
*600 – 999	60%	G + 7		5'-0 both side	5'-0
*1000 & above	65%	G + 8		7'-0 both side	7'-0

Proposed

(d) Commercial Hyderabad Region

All commercial plots other than (b) & (c) above i.e. other Districts

<u>Plot size</u> <u>(Sq.yds)</u>	<u>Foot</u> <u>print</u> <u>(Max)</u>	<u>No. of floors</u> <u>(Max)/</u> <u>FAR</u>	<u>Minimum</u> <u>arcade</u>	<u>Minimum</u> <u>COS Sides</u>	<u>Minimum</u> <u>COS</u> <u>Rear</u>
Up to 149	90%	G + 2	_____	Open duct of 30 sq.ft one- side	3'-0
150 – 239	80%	G + 3	_____	3'-0 one side	3'-0
240 – 499	80%	G + 4	7'-0	3'-0 one side	3'-0
500 – 720	65% (GF) 70% (UP)	B+G + 6	8'-0	5'-0 one side	5'-0
721 – 999	65%	B + G + 8	8'-0	7'-0 one side	7'-0
1000 - 1999	65%	1:5	8'-0	8'-0 both side	10'-0
2000 & above	60%	1:5.5	8'-0	10'-0 both side	10'-0

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). In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned and Arcade shall be provided otherwise COS shall be provided as specified. The entry and exit for parking into the building shall be allowed from 40ft wide road and above.

- 3) If Shopping Mall/Departmental Store is designed than 25% additional parking for visitors shall be proposed in addition to original project parking.
- 4) The activities allowed on all commercial / converted commercial/residential cum commercial plot shall be misused i.e. completely commercial/commercial cum residential (Flats) but within FAR defined in these regulations.
- 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.

S.# 26

Existing
25-B.2 (c)

(c) Commercial Sukkur City
all commercial plots other than old city area of sukkur city shall
observe the following standards:

S. No.	Plot size (Sq.yds)	Foot print (Max)	No. of floors (Max)	Minimum arcade	Minimum COS Sides	Minimum COS Rear
15.	Up to 149	90%	G + 2		Open duct of 30 sq.ft each side	3'-0
	150 - 239	80%	G + 3		3'-0 one side	3'-0
	240 - 499	80%	G + 4	7'-0	5'-0 one side	3'-0
	*500 - 599	65% GF 70% UF	G + 6	8'-0	5'-0 both side	5'-0
	*600 - 999	60%	G + 7		5'-0 both side	5'-0
*1000 - 1999	65%	G + 8		7'-0 both side	7'-0	

Proposed

(c) Commercial Sukkur City
all commercial plots other than old city area of sukkur city shall
observe the following standards:

Plot size (Sq.yds)	Foot print (Max)	No. of floors (Max)	Minimum arcade	Minimum COS Sides	Minimum COS Rear
Up to 149	90%	G + 2		Open duct of 30 sq.ft each side	3'-0
150 - 239	80%	G + 3		3'-0 one side	3'-0
240 - 499	80%	G + 4	7'-0	5'-0 one side	3'-0
500 - 720	65% GF 70% UF	B + G + 6	8'-0	5'-0 both side	5'-0
721 - 999	65%	1:5		7'-0 one side	7'-0
1000 - 1999	65%	1:5.5		8'-0 both side	10'-0
2000 & above	60%	1:6.0	8'-0	10'-0 both side	10'-0

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). In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned and Arcade shall be provided otherwise COS shall be provided as specified. The entry and exit for parking into the building shall be allowed from 40ft wide road and above.
- 3) If Shopping Mall/Departmental Store is designed than 25% additional parking for visitors shall be proposed in addition to original project parking.
- 4) The activities allowed on all commercial / converted commercial/residential cum commercial plot shall be misused i.e. completely commercial/commercial cum residential (Flats) but within FAR defined in these regulations.
- 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.

S.# 27

Existing

25-B.2(d)

(d) Commercial Sukkur Region**All commercial plots other than (b) & (c) above i.e. other districts**

<u>Plot size</u> <u>(Sq.yds)</u>	<u>Foot print</u> <u>(Max)</u>	<u>No. of</u> <u>floors</u> <u>(Max)</u>	<u>Minimum</u> <u>arcade</u>	<u>Minimum</u> <u>COS Sides</u>	<u>Minimum</u> <u>COS Rear</u>
Up to 149	90%	G + 2		Open duct of 30 sq.ft one side	3'-0
150 - 239	80%	G + 3		3'-0 one side	3'-0
240 - 499	80%	G + 4	7'-0	3'-0 one side	3'-0
*500 - 599	65% (GF) 70% (UP)	G + 6	8'-0	5'-0 one side	5'-0
*600 - 999	60%	G + 7		5'-0 both side	5'-0
*1000 & above	65%	G + 8		7'-0 both side	7'-0

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). In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned and Arcade shall be provided otherwise COS shall be provided as specified. The entry and exit for parking into the building shall be allowed from 40ft wide road and above.
- 3) If Shopping Mall/Departmental Store is designed than 25% additional parking for visitors shall be proposed in addition to original project parking.

- 4) The activities allowed on all commercial / converted commercial/residential cum commercial plot shall be misused i.e. completely commercial/commercial cum residential (Flats) but within FAR defined in these regulations.
- 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 stories whereas less than ½ Acres (2420 Sq.yds.) the number of stories shall be Ground + two floors or three stories.

(d) Commercial Sukkur Region**PROPOSED all commercial plots other than (b) & (c) above i.e. other districts**

<u>Plot size (Sq.yds)</u>	<u>Foot print (Max)</u>	<u>No. of floors (Max)</u>	<u>Minimum arcade</u>	<u>Minimum COS Sides</u>	<u>Minimum COS Rear</u>
Up to 149	90%	G + 2	_____	Open duct of 30 sq.ft one side	3'-0
150 - 239	80%	G + 3	_____	3'-0 one side	3'-0
240 - 499	80%	G + 4	7'-0	3'-0 one side	3'-0
500 - 720	65% (GF) 70% (UP)	B + G + 6	8'-0	5'-0 one side	5'-0
721 - 999	65%	1:5		7'-0 one side	7'-0
1000 - 1999	65%	1:5.5	8'-0	8'-0 both side	10'-0
2000 & above	60%	1:6.0		8'-0	10'-0 both side

S.# 28

25-A.2**Scrutiny fee for approval of building plan / NOCs**

Category	Rate Per Sq.ft for the area falling within the District Municipal limits (District H. Qtrs)		Rate Per Sq.ft for the area falling within the Talkas, Town Committees, Municipal Limits		Rate per sq.ft except area falling Corporations, Districts Talkas, Town Committees, Municipal limits	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Residential	Rs. 12/-	Rs. 14/-	Rs. 6/-	Rs. 7/-	Rs. 3/-	Rs. 3.5/-
Commercial / Public sale projects	Rs. 15/-	Rs. 18/-	Rs. 8/-	Rs. 9/-	Rs. 4/-	Rs. 4.5/-
Industrial	Rs. 12/-	Rs. 14/-	Rs. 6/-	Rs. 7/-	Rs. 3/-	Rs. 3.5/-
Amenity	Rs. 12/-	Rs. 14/-	Rs. 6/-	Rs. 7/-	Rs. 3/-	Rs. 3.5/-

Details of fee	Rate per Sq.ft for the area falling within the District Municipal Limits		Rate Per Sq.ft for the area falling within the Talkas, Town Committees, Municipal Limits		Rate per sq.ft except area falling Corporations, Districts Talkas, Town Committees, Municipal limits	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Scrutiny fee in respect of cases to be specifically scrutinized departmentally	Rs. 15/-	Rs. 18/-	Rs. 10/-	Rs. 12/-	Rs. 8/-	Rs. 9.5/-
Vetting charges 66.66% for SBCA & 33.33% to be paid to proof engineers	Rs. 11.25/-	Rs. 13.5/-	Rs. 8/-	Rs. 9.5/-	Rs. 6/-	Rs. 7.0/-
Scrutiny fee in respect of environmental design &	Rs. 2/-	Rs. 2.5/-	Rs. 1.5/-	Rs. 1.75/-	Rs. 1/-	Rs. 1.25/-
drawing to be specifically scrutinized in house						
Examination charges for E&BS Design & drawings by consulting engineer of relevant field	Rs. 1/-	Rs. 1.25/-	Rs. 0.75/-	Rs. 1/-	Rs. 0.50/-	Rs. 0.75/-

S.# 29

25-B.7. Amenity Plots (All Regions)**Existing**

S. No	Plot Size Sq.yds.	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	10	10
2.	1.0 Acre & above	50%	1:1.5	15	15	15

Proposed

S. No	Plot Size Sq.yds.	Foot Print	F.A.R.	Minimum COS front (Ft.)	Minimum COS Sides (Ft.)	Minimum COS rear (Ft.)
1.	Less than 1.0 Acres	50%	1:2.0	10	10	10
2.	1.0 Acre & above	50%	1:2.5	15	15	15

S#	Regulation No.	Existing	Proposed
30.	25-B.8.18.1.	(ii) Basement shall be allowed for non-habitable purpose in respect of plots above 200 Sq.yds. subject to payment of Scrutiny Fee and Stability Certificate to be submitted by the Lic. Engineer, Architect and owner with safety measures maintaining 5'-0 COS all around the plot in basement	(ii) Basement shall be allowed for non-habitable purpose in respect of plots above 400 Sq.yds. and above subject to payment of Scrutiny Fee and Stability Certificate to be submitted by the Lic. Engineer, Architect and owner with safety measures maintaining 5'-0 COS all around the plot in basement.
31.	25-B.8.18.2.	(ii) It is provided further, that the approval of building	
		plan for G+4 & above shall be subject to the width of road as mentioned in these regulations.	Deleted.

S.# 32

Existing**25-B.9. (Flat Sites Category)**

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

S.NO.	FOOT PRINT	F.A.R.	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
1.	40%	1:4.0	20ft.(6m)	20ft.(6m)	20ft.(6m)

(M. YASEEN SHAR BALOCH)
 Director General/Chief Executive, SBCA
 Authority (under SBCO, 1979)