

REGIONAL INTERIM BUILDING & TOWN PLANNING REGULATIONS – 2018 (AMENDMENT) 2025

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Karachi 07 August, 2025

PART – I

SINDH BUILDING CONTROL AUTHORITY

NOTIFICATION

No. Chief Executive/SBCA 2025/ 97

Karachi the 07 August, 2025

In pursuance of the decision No: 2.4 taken in the meeting of the Authority held on 24.7.2025, and to facilitate general public and strengthen the regulatory compliance framework and in exercise of powers conferred under Section 21-A of SBCO 1979, the Authority is pleased to make and promulgate the following insertion/amendment in the existing Regional Interim Building & Town Planning Regulations, 2018. The following insertion / amendment in Chapter-3 "Permits and Procedures" is notified in RIB&TPR-2018 with immediate effect and until further orders.

These Amendments shall be called RIB&TPR Amendment 2025.

<u>S. No.</u>	<u>Regulation No.</u>	<u>Existing</u>	<u>Proposed</u>
1.	3-2.2.2(a)	(New Insertion)	<p>Submission of Automated Construction Permit / Approval of Building Plan of Category-I buildings including all bungalows irrespective of size of plot (only residential bungalows) through Single Window Facility (SWF) & Online Submission.</p> <p>(a) Scanned six (06) 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 / Special Attorney allotment order / possession order, acknowledgement of possession/ lease / sub-lease/ extract/ sale deed/ transfer order / mutation order/ sub-division / amalgamation / change of land use as the case may, photographs & valid CNIC / NICOP of</p>

applicant, along with latest photographs of the site verifying the status of plot as to whether it is vacant or otherwise by concerned professional. In case of misrepresentation a penalty equivalent to four (04) times of the scrutiny fee may be charged. For any court proceedings or dispute, further supporting documents may be required for clarification if reported by Legal Section, SBCA. Demolition permission shall be processed and approved by concerned Regional Directorate after taking necessary fees as applicable under the law.

- (b) The application for the plots / site declared as protected Heritage/ Evacuee Trust Property, NOC shall be obtained from Culture, Tourism and Heritage Department/ concerned agency.
- (c) The application for the plots / site where road reservation is involved, then required NOC be obtained from concerned lessor / Municipal Corporation, Municipal Committee or Town Committee by licensed professional after issuance of objections by Single Window Facility. Till clearance of objection such cases shall remain excluded from the notified timeline.
- (d) 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.
- (e) The relevant plot shall be verified from the approved layout plan of scheme / society by relevant Development Authority or Master

			<p>Plan Authority through Single Window Facility.</p> <p>(f) After complying the objections and observations if any, the approval shall be issued within 15 days.</p> <p>(g) On establishment of Single Window Facility at Regional Directorate, the above Standard Operating Procedure shall be followed. However till such time, the cases of proposed / revised / addition / alteration / completion / demolition permission etc falling in Category-I buildings (including all residential bungalows only) shall be decided, approved, rejected by Regional Director concerned.</p>
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(SHAHMIR KHAN BHUTTO)
Director General/Chief Executive, SBCA
Authority (under SBCO, 1979)

No. Chief Executive/SBCA 2025/ 97 Karachi the 07 August, 2025

A copy is forwarded for information please:-

1. Addl. Director Generals (All), SBCA.
2. All Directors/Regional Directors (Technical), SBCA.
3. PS to Chief Minister Sindh.
4. PS to Chief Secretary, Sindh.
5. PS to Minister, Local Government & HTP Department.
6. PS to Secretary to Local Government & HTP Department.
7. All Dy. Directors/Asstt. Directors/SBI/BI, SBCA.
8. PS to DG, SBCA.
9. Dy. Director (Information), SBCA for necessary action.
10. Superintendent. Sindh Govt. Printing Press, Karachi (with the request to publish the above in the official gazette of notifications).



(Gulzaman Durrani)
Deputy Director (Admn-P), SBCA