

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2007

Published by Authority

Karachi

PART-1

KARACHI BUILDING CONTROL AUTHORITY
CITY DISTRICT GOVERNMENT KARACHI

NOTIFICATION

No.KBCA/DC(ADMN-P-I)/2007/ 1356

Karachi the 14-11-2007

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 and Schedule of Scrutiny Fees and Composition Fees in the existing Karachi Building & Town Planning Regulations – 2002

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 (AMENDMENTS) 2007

**PROPOSED AMENDMENTS IN
KARACHI BUILDING & TOWN PLANNING REGULATIONS 2002.**

S. NO.	REGULATION NO.	PROPOSED AMENDMENTS										
1	2-39	<p>“COS -Compulsory Open Space”</p> <p>means that part of a plot which is to be left completely open to sky, over which no structure or any integral part of the building shall be permitted except two way upward ramp from the front side of building, from side and rear in case road 40 feet wide or more is available (drive way or any projection of parking floor shall not be allowed in COS), permissible projections, basement including ramp, open emergency stair, steps, septic under ground tanks, soakpits, water reservoirs and lines for sewage, water, electricity, gas, telephone etc., or those structures required by civic agencies such as electric sub-station permitted elsewhere in these Regulations.</p>										
2.	Table 3.1 – Categories of Development Works	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="553 926 760 1108">CATEGORY - I</td> <td data-bbox="764 926 1382 1108"> a) Bungalow on plot up to 120Sq.yds (100.33Sq.m) b) Any other building on plot up to 120Sq yds. (100.33Sq.m) with height up to 33ft.(10m) </td> </tr> <tr> <td data-bbox="553 1115 760 1360">CATEGORY - II</td> <td data-bbox="764 1115 1382 1360"> a) All bungalows b) Any other building with total floor area up to 20,000 Sq.ft.(1858.74Sq.m) and/or height up to 50ft.(15.2m), other than Category I & IV. </td> </tr> <tr> <td data-bbox="553 1367 760 1549">CATEGORY – III</td> <td data-bbox="764 1367 1382 1549">All buildings with total floor area greater than 20,000Sq.ft.(1858.74Sq.m) and/or height greater than 50ft.(15.2m). other than Category IV.</td> </tr> <tr> <td data-bbox="553 1556 760 1766">CATEGORY – IV</td> <td data-bbox="764 1556 1382 1766">Public use buildings or Industrial Buildings with total floor area more than 10,000 Sq.ft. (929.36 Sq.m) or with span more than 40 ft. or ground floor height more than 15 ft., buildings for essential facilities and public sale buildings.</td> </tr> <tr> <td data-bbox="553 1772 760 1873">CATEGORY - V</td> <td data-bbox="764 1772 1382 1873">Town Planning works and Land development for area 2.5 acres (1 hectare) and greater.</td> </tr> </table>	CATEGORY - I	a) Bungalow on plot up to 120Sq.yds (100.33Sq.m) b) Any other building on plot up to 120Sq yds. (100.33Sq.m) with height up to 33ft.(10m)	CATEGORY - II	a) All bungalows b) Any other building with total floor area up to 20,000 Sq.ft.(1858.74Sq.m) and/or height up to 50ft.(15.2m), other than Category I & IV.	CATEGORY – III	All buildings with total floor area greater than 20,000Sq.ft.(1858.74Sq.m) and/or height greater than 50ft.(15.2m). other than Category IV.	CATEGORY – IV	Public use buildings or Industrial Buildings with total floor area more than 10,000 Sq.ft. (929.36 Sq.m) or with span more than 40 ft. or ground floor height more than 15 ft., buildings for essential facilities and public sale buildings.	CATEGORY - V	Town Planning works and Land development for area 2.5 acres (1 hectare) and greater.
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CATEGORY - V	Town Planning works and Land development for area 2.5 acres (1 hectare) and greater.											

3.	Table 3.2 - Procedure for Approval	S. NO.	CATEGORY	PLAN SIGNED BY PROFESSIO NAL	APPROVAL GRANTED
		1.	I	Building Designer Or Architect Or Professional Engineer (Civil) Or Structural Engineer.	(One Stage) Final Approval
		2.	II	Architect and/or Structural Engineer *	(One Stage) Final Approval
		3.	III	Architect and Structural Engineer**	(Two Stages) Architecture Approval Submission of structural design/drawin g for record (and vetting)**.
		4.	IV	Architect and Structural Engineer** Submission of Plumbing and electrical drawings in respect of public sale buildings by relevant professionals through concerned Architects	(Two Stages) Architectural Approval Structural design and drawing duly vetted by Proof Engineer Plumbing and electrical drawings duly signed by relevant professional.
		5	V	Town Planner	(One Stage) Final Approval.

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4.	Table 3.2 Procedur e for approval	**Structure vetting by a Proof Engineer is required for all buildings of category III & IV having a height of more than ground plus four floors or 50 ft (15.2m) and / or total floor area more than 1,00,000 Sq.ft (9,293.6 Sq.m), for category II buildings having more than ground plus two floors near coastal area and for structures of special nature and unusual designs, such as shells and folded plate systems, water towers and stack like structure apart from category III & IV buildings. However structure of all other buildings of Category III & IV shall be scrutinized by the department.
5.	3-2.2.3. (a)	Initially three sets and finally Six sets of architectural working drawing/plans, at the time of initial submission, by the owner and duly signed and stamped by the relevant Professional. The drawings shall show Plans, Sections and Elevations of every floor, including basement, of the building intended to be erected, which shall be drawn to a scale of not less than 1:100 (1"=8'). If the building is so extensive as to make a smaller scale necessary, it may be drawn to a smaller scale but not less than 1:200(1"=16'). Such plans and sections shall show the purpose for which the building or parts thereof are intended to be used; the access to and from the several parts of the building; the position, dimensions, means of ventilation, the proposed height of the plinth and superstructure at the level of each floor, together with the dimensions and descriptions of all the walls, floors, roofs, staircases and elevator, etc. if any. After architectural approval six sets of structural working drawings and two sets of structural calculations shall be submitted for record duly signed by the owner and stamped by Architect and Structural Engineer respectively. 2 sets of design and working drawings for, plumbing and electric work shall be submitted alongwith quality assurance certificate duly signed and stamped by the concerned professionals for record purposes before obtaining plinth certificate.
6.	3-2.2.3. (b)	(i) Procedure of structure NOC for building above ground + four or more than 50'-0" height, as defined in category -iii & iv and for structure of special nature and unusual designs such as shell and folded plate system, water tower and stack like structure, apart from category iii & iv buildings. Structure vetting by Proof Engineer of the Authority is required for every building as per Table 3.2**. The Structural Engineer will submit two copies of Structure Calculation, two sets each of Structure Drawings, Soil Investigation Report, & Stability Certificate to the concerned town, after concept Architectural approval. The concerned town shall forward these documents

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		<p>along with the copy of Architectural Concept Plan and copy of the Concept Architecture Approval letter to Structure Section for obtaining structure N.O.C. The Structure Section shall propose three names of Proof Engineers (according to categorization) for selection by the Owner / Structural Engineer. The selected Proof Engineer shall thoroughly vet / proof check the documents related to structure and make specific recommendations on prescribed vetting proforma for grant of the Structure N.O.C or otherwise, return these documents to Structure Section at least after 15 days of receiving the documents. The Structure Section based on recommendation of the Proof Engineer and on receipt of complete vetted documents, shall process the case for approval of Structure N.O.C within seven days. The Proof Engineer along with Structural Engineer shall be fully responsible for strength, stability and robustness of the building structure, however responsibilities of Proof Engineer shall be confined only up to approved structure drawings and design thereof.</p> <p>(ii) Procedure of structure NOC for buildings upto ground + four floors or 50'-0" height. For such type of buildings, the Structural Engineer shall submit two sets of Structural Drawings and Calculation, Soil Report and Stability Certificate in the concerned town after concept architectural approval. The concerned town along with the copy of Approved Concept Architectural Plan and copy of Concept Architecture Approval letter forward these documents to Structure Section. The Structure Section on the basis of Concept Architectural Plan shall examine structure documents and if feel necessary shall issue observations to the Structural Engineer. On receipt of compliance of these observations, Structure Section shall process the case for approval of Competent Authority. After receipt of the approval of Competent Authority structure section shall issue structure NOC. In such type of cases structural engineer & architect shall be fully responsible for the strength, stability and robustness of the building structure.</p>
7.	3-2.10	<p>Notice of Verification of Building Lines (Plinth Verification) Every person who commences any building work except Category I under these Regulations, upon completion of plinth and in the case of basements, upon the completion of foundations and shall give notice to the Authority on prescribed form (ZP-4), and shall not proceed further with the work for a period of 15 days from the date of receipt by the Authority of such notice, to enable the Authority to verify the building</p>

		<p>lines. The Authority shall intimate within the aforesaid period, to the owner or his representative, approval of verification of building line or of any error which may be found in the building line, on prescribed form (ZD-6). Verification of the buildings lines by the Authority in no way implies the acceptance of the title, location of the land, which is the sole responsibility of the applicant/owner. If no such intimation is received from Authority, the owner will be entitled to proceed with the building works after giving notice to the Authority provided the construction is in accordance with the approved building plan.</p> <p>COB Structure, COB Vigilance and TBCO concerned shall sign the Plinth Verification Certificate of the plot / building approved by the Structure Section.</p>								
8.	3-2.12.6	<p>The Structural Consultant and his Resident Engineer, Site Engineer and Contractor/Builder to the extent of their responsibilities shall ensure the quality of R.C.C. Structure as per approved specification at site and shall be fully responsible for strength, stability and sustainability of building. In the event the authorized officer of Vigilance Section observe non compliance shall notify in writing to the concerned town giving full details specifying the deviations, where these occur with identification of the location.</p>								
9.	4-1.1 Qualifications of the professionals: Proof Engineer	<p>A person registered as structural engineer with KBCA and having a minimum of 10 years experience in the relevant field and member of the faculty having rank of Professor in HEC approved institutions, who fulfil the above condition of experience.</p> <table border="1"> <thead> <tr> <th>CATEGORY</th> <th>QUALIFICATION/EXPERIENCE</th> <th>ENTITLEMENT</th> </tr> </thead> <tbody> <tr> <td>"A"</td> <td>Registered Structural Engineer with KBCA, possessing a M.Sc. (Structure) & having 15 years of relevant experience & clearance of proficiency test.</td> <td rowspan="2">All Commercial, Residential Buildings, Hospital & Educational Institutions & any other special type of structure.</td> </tr> <tr> <td></td> <td>OR A Registered Structural</td> </tr> </tbody> </table>	CATEGORY	QUALIFICATION/EXPERIENCE	ENTITLEMENT	"A"	Registered Structural Engineer with KBCA, possessing a M.Sc. (Structure) & having 15 years of relevant experience & clearance of proficiency test.	All Commercial, Residential Buildings, Hospital & Educational Institutions & any other special type of structure.		OR A Registered Structural
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	OR A Registered Structural									

			Engineer with KBCA possessing a B.E. (Civil) & having 20 years of relevant experience & clearance of proficiency test.	
		“B”	<p>A Registered Structural Engineer with KBCA possessing a M.Sc. (Structure) & having 12 years of relevant experience & clearance of proficiency test.</p> <p>OR</p> <p>A Registered Structural Engineer with KBCA possessing a B.E(Civil) & having 15 years of relevant experience & clearance of proficiency test.</p>	All buildings between Six to Fourteen storeys except Hospitals & Educational Institutions.
		“C”	A Registered Structural Engineer with KBCA possessing a B.E(Civil) / M.Sc. (Structure) & having 10 years of relevant experience & clearance of proficiency test.	All buildings upto Five storeys except Hospital & Educational Institutions.
10.	4-1.3 Qualificati on/Enlist ment of Laboratori es	Geo Techni cal Labora tory	<p>Proprietor of the firm should be Soil Consultant registered with PEC as Geo Technical Consultant possessing B.E (Civil) having 15 years or M.Sc. with 10 years experience in the relevant field.</p> <ul style="list-style-type: none"> ■ List of technical staff. ■ List of all soil Testing 	Recommendation of bearing capacity of soil / and other related recommendations such as pile load test & designing of dewatering scheme for all types of Building Projects and submission of soil

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		equipment required.	report.
11.	4-11.4	Provided that the Chief Controller of Buildings, KBCA may recall, alter, amend his order of cancellation / suspension on sufficient cause shown by the Licensee within a period of 90 days from the date of cancellation / suspension of license.	
12.	4-12	Committee for Enlistment of Proof Engineers	
	4-12.1	Chief Controller of Buildings	- Chairman
	4-12.2	One nominee each from :	
	4-12.2.1	Pakistan Council of Architects and Town Planners (PCATP) who has at least 15 years of practical experience in the professional field. - Member	
	4-12.2.2	Pakistan Engineering Council (PEC) who has at least 15 years of practical experience in Structural design of building works. - Member	
	4-12.2.3	Institution of Engineers (IEP) who has at least 15 years of practical experience in structural design of building works. - Member	
	4-12.2.4	A nominee (not less then the rank of a professor of relevant field) from Civil Engineering Department, N.E.D University Engineering & Technology. -Member	
	4-12.2.5	Controller of Buildings (Licensing)- Member	
	4-12.2.6	Controller of Buildings (Structure) -Secretary	
		Quorum of this Committee shall be three out of which two must be representatives of Professional Bodies.	
13.	5-1.6.6	The deposit shall be released to the Builder after one year of obtaining Occupancy Certificate and after handing over maintenance of project to the Residents Cooperative Society of the Project duly registered under Sindh Cooperative Societies Act 1925.	

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14	5-1.10	<p>Within 30 days of booking of the unit and before issuance of Allocation letter by the Builder, both the Builder and the allottee will execute an agreement as specified in Form DNP-3 in pursuance of Section 12 (4) of SBCO. The agreement will be got countersigned / witnessed by the authorized officer of the Authority within 15 days otherwise Builder will not be allowed to collect further payment / instalments as per the approved schedule of payment.</p> <p>In case of non-execution of Agreement between Builder and Allottee, KBCA will not act as an Arbitrator in any dispute between the Builder and Allottee.</p>
15	5-1.11.1	<p>The payment of instalments shall be made by the allottee strictly according to the schedule of payment approved by KBCA (Form DNP-I Annexure-6) attached to Agreement.</p> <p>In case of default in more than one instalment builder will issue a 30 days notice by registered A/D or registered Courier Service on the last given address of the allottee and if the allottee fails to make payment within the said period final notice shall be issued extending the period up to another 15 days. Copy of Final Notice should be endorsed to the Authority if the allottee fails to respond to the final notice and does not approach to the Authority within 15 days time, the Authority will allow the builder to issue Cancellation Notice to the allottee with copy endorsed to the Authority and shall also publish the Cancellation Notice in the weekend edition two leading newspapers (Urdu & English) in the classified advertisement section in a bold format under the heading of cancellation of unit. However builder will not rebook the unit up to 30 days of publication of Public Notice.</p>
16	5-1.11.3	<p>If no response to the Authority is received from the allottee during the said period, the cancellation of the unit shall be confirmed by the Authority and intimated to the Builder. In case the cancellation is made before the execution of agreement, the developer shall refund the total amount paid till date by the allottee within 30 days. However, if the agreement has been executed, 4% of the paid amount shall be retained by the builder and rest will be refunded within 30 days.</p>
17	5-1.19	<p>Before the approval of the completion plan and occupancy certificate by KBCA, the allottee can sublet, transfer or sell his unit to any one with prior written permission of the builder who shall allow such transfer on receipt of all outstanding dues up to that time and a transfer fee of 0.5% of the total price of the unit. After obtaining occupancy certificate from KBCA and handing over possession to the allottee, sale purchase of the unit will be</p>

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		made through registered Sale Deed thereafter the purchaser will obtain NOC from the Authority for transfer / mutation of the unit through the concerned land controlling agencies such as Revenue Group of Offices, CDGK.
18.	5-1.22	<p>Abandonment of the Project</p> <p>If, for any reason, the project is abandoned by the Builder, the Builder will refund the total amount received from the purchaser with mark up at the prevailing bank rate on the same, for the whole period of retention of the money, along with an additional compensatory amount equal to 10% of the amount received from the allottee up-to-date against the booked unit, within 60 days of the publishing of the public notice A5 size in leading Urdu and English newspapers in accordance with the specimen approved by the Authority.</p>
19.	5-1.25.	<p>5-1.25. Formation of Co-operative Societies for Maintenance of Buildings.</p>
	5-1.25.1	The maintenance of the services and amenities at a public sale project will be finally looked after by the allottees/residents who shall form a Cooperative Society under the Sindh Co-op Societies Act 1925. Builder shall transfer the rights of easement, appurtenances and other common rights to the cooperative society on the closing day of one year of obtaining occupancy certificate from the Authority.
	5-1.25.2	The maintenance of the project up till one year after obtaining occupancy certificate will be the responsibility of the builder who can charge appropriate maintenance charges from the allottees/residents with mutual consent.
	5-1.25.3	The residents, Co-operative Society will maintain the project through a maintenance company having registration with the Authority. The maintenance contract will be signed on annual basis and will cover complete maintenance of the project including maintenance of lifts, generators, pumps/motors, face lifting, compound lights/ stair lights, security guards, cleaning / sweeping, white wash/paint and maintenance of amenities etc.
	5-1.25.4	The Authority on the request of the residents, co-operative society shall inspect the project to ascertain the maintenance work by the Regd. Maintenance Company and in case dissatisfaction may cancel the license/registration of the company.

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20.	5-1.25.5	The license/registration of maintenance company will be renewed annually on the basis of their satisfactorily performance; to be ascertained by KBCA.
21.	5-2.10	<p>Within 30 days of booking of the unit and before issuance of Allocation letter by the Developer, both the Developer and the allottee will execute an agreement as specified in Form DNP-4 in pursuance of Section 12 (4) of SBCO. The agreement will be got countersigned / witnessed by the authorized officer of the Authority within 15 days otherwise Developer will not be allowed to collect further payment / instalments as per the approved schedule of payment.</p> <p>In case of non-execution of Agreement between Developer and Allottee, KBCA will not act as an Arbitrator in any dispute between the Builder and Allottee.</p>
22.	5-2.11.1	<p>The payment of instalments shall be made by the allottee strictly according to the schedule of payment approved by KBCA (Form DNP-I Annexure-6) attached to Agreement.</p> <p>In case of default in more than one instalment developer will issue a 30 days notice by registered A/D or registered Courier Service on the last given address of the allottee and if the allottee fails to make payment within the said period final notice shall be issued extending the period up to another 15 days. Copy of Final Notice should be endorsed to the Authority if the allottee fails to respond to the final notice and does not approach to the Authority within 15 days time, the Authority will allow the developer to issue Cancellation Notice to the allottee with copy endorsed to the Authority and shall also publish the Cancellation Notice in the weekend edition two leading newspapers (Urdu & English) in the classified advertisement section in a bold format under the heading of cancellation of unit. However developer will not rebook the unit up to 30 days of publication of Public Notice.</p>
23.	5-2.11.3	If no response to the Authority is received from the allottee during the said period, the cancellation of the unit shall be confirmed by the Authority and intimated to the Developer. In case the cancellation is made before the execution of agreement, the developer shall refund the total amount paid till date by the allottee within 30 days. However, if the agreement has been executed, 4% of the paid amount shall be retained by the developer and rest will be refunded within 30 days.

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



(S. MUHAMMAD ALI NAQVI)
ADMINISTRATIVE OFFICER(P)

Distribution:

1. All COBs, TBCO, KBCA
2. PS to Chief COB, KBCA.

UPDATION OF THE EXISTING FEES STRUCTURE.

COMPARATIVE STATEMENT

1. **SCHEDULE 'A'**

Scrutiny fee for approval of building plans.

Category	Area falling under various categories of Property Valuation Table of BOR, Sindh.	Consolidated rates (P.s.f.) (New)	Existing Rates (P.s.f.)
Residential	I, II III & IV	Rs.8.00	Rs.5.62
	V & VI	Rs.6.00	Rs.5.62
Commercial / Public Sale Projects.	I, II,III & IV	Rs.10.00	Rs.5.62
	V & VI	Rs.8.00	Rs.5.62
Industrial	All categories	Rs.10.00	Rs.5.62
Amenity	All categories	Rs.6.00	Rs.5.62

2. **Infrastructure Betterment Charges.**

- i. Rs.100/= P.s.f. on the entire FAR permissible under the Regulations in respect of industrial / commercial / public sale projects / apartment buildings.
- ii) For High Rise Zone in Clifton Block 1 to 4 KDA Scheme-5 and other areas of Karachi where FAR has been enhanced upto 1:9, the rates applicable shall be Rs.300/= P.s.f. In those cases where enhanced F.R.A is not requested infrastructure betterment charges shall be levied @Rs.100/= P.s.f.

3. **Renewal Fees.**

50% of the rates mentioned vide Schedule "A".

	<u>Proposed Rates</u>	<u>Existing Rates</u>
4. Attestation fee for Building Plan to be issued to the owners/allottees/ adjoining neighbours.	Rs.1,000/=	Rs.500/=
5. Copy of approved Building Plan to be issued to other than owners/ allottees/adjoining neighbours.	Rs.5,000/=	-

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6. **Composition Fee Schedule****TABLE-I (Under Section 19 (1-C)
(RESIDENTIAL)**

- (i) If the violations / deviations in building works do not exceed beyond 20% of permissible FAR F.P. & C.O.S.

Description	C/Fee Rates (Proposed)	C/Fee Rates (Existing)
Violation of built-up area.	Rs.15/= P.s.f. To be enhanced by 400%	Rs.50/= to Rs.150/- P.s.f. enhanced by 400% for Category I to VI
Violation of built-up area in compulsory open space.	Rs.20/= P.s.f. To be enhanced by 400%	-
Occupying the premises prior to obtaining Occupancy Certificate.	Re.1/= P.s.f. for the entire built-up area. To be enhanced by 400%	Re.1/= P.s.f. enhanced by 400% for all Categories
Regularization of floors permissible under these regulations but constructed without obtaining approval.	Re.1/= P.s.f. for the entire built-up area. To be enhanced by 400%.	Re.1/= P.s.f. enhanced by 400% for all Categories
Not following approved building plan.	Re.1/= P.s.f. for the entire built-up area. To be enhanced by 400%.	-

**TABLE-II (Under Section 19 (1-C)
(COMMERCIAL / PUBLIC SALE PROJECTS)**

- (i) If the violations / deviations in building works do not exceed beyond 20% of permissible FAR, F.P. & C.O.S.

Description	C/Fee Rates (Proposed)	C/Fee Rates (Existing)
Violation of built-up area.	Rs.20/= P.s.f. To be enhanced by 400%	Rs.300/= to Rs.500/- P.s.f. enhanced by 400% for Category I to VI
Violation of built-up area in compulsory open space.	Rs.30/= P.s.f. To be enhanced by 400%	-
Occupying the premises prior to obtaining Occupancy Certificate.	Re.1/= P.s.f. for the entire built-up area. To be enhanced by 400%.	Re.1/= P.s.f. enhanced by 400% for all Categories
Regularization of floors permissible under these regulations but constructed without obtaining approval.	Re.1/= P.s.f. for the entire built-up area. To be enhanced by 400%.	Re.1/= P.s.f. enhanced by 400% for all Categories
Not following approved building plan.	Re.1/= P.s.f. for the entire built-up area. To be enhanced by 400%.	-

Violation / deviation beyond 20% of permissible FAR, F.P. & C.O.S., shall not be compoundable under any circumstances.

7. Scrutiny fee for issuance of sale NOC.

Existing Fee for issuance of Sale NOC			Proposed Fee for issuance of Sale NOC	
a	Price on MP-1 Application Form.	Rs.200/=	Price of DNP-1/DNP-2/DNP-5 Application Form.	Rs.500/=
b	Building on Plot upto 1000 Sqyds.	Rs.10,000/=	S/fee for Sale NOC Multistory Res-cum-Com. Project	Rs.3/= Psf. of covered area.
c	Building on Plot 1001 to 2000 Sqyds.	Rs.15,000/=	S/fee for Sale NOC Multistory commercial project.	Rs.5/= Psf.
d	Building on Plot 2001 to 3000 Sqyds.	Rs.25,000/=	S/fee for Sale NOC Multistory Residential project.	Rs.2/= Psf.
e	Building on Plot 3001 to 4840 (1 Acre).	Rs.30,000/=	S/fee for Sale NOC Residential Bungalows / Town Houses.	Rs.2/= Psf.
	Building on Plot above 1 Acre to 3 Acres.	Rs.50/=	S/fee for Sale NOC Townships Schemes; i) Township Scheme upto 5 Acres. ii) Township Scheme 5 Acres to 10 Acres & beyond.	Rs.1,00,000/= Rs.2,00,000/= Rs.25,000/= per Acre.
g	Revised NOC on MP-1 Form.	50% of the proposed rates for scrutiny fee would be charged.	-	-
H	Extension in time of NOC for sale advertisement.	50% of the proposed rates for scrutiny fee would be charges for extension in time.	-	-

These rates will be in respect of NOC for sale & advertisement on MP-1 Form irrespective of other scrutiny fee etc., which might be payable as per existing rules.

8. Fee for issuance of Builder / Developer License.

a) Issuance of fresh Builder/ Developer License.

	Proposed Rates	Existing Rates of KBCA
i)	Rs.1,00,000/= Category "A" (for projects above 500 Millions).	Rs.30,000/=
ii)	Rs.60,000/= Category "B" (for projects upto 500 Millions).	
iii)	Rs.30,000/= Category "C" (for projects upto 100 Millions).	

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b) Renewal of Builder / Developer License.

	Proposed Rates	Existing Rates of KBCA
i)	Rs.20,000/= per annum (for Category "A").	Rs.6,000/= Per annum
ii)	Rs.10,000/= per annum (for Category "B").	
iii)	Rs.06,000/= per annum (for category "C").	
iv)	In case of delay submission, 20% of fee shall be charged as late fee.	

9. **Fee for issuance of Professional Practicing Licence.**

		Proposed Rates	Existing Rates of KBCA
i)	Architect / Building Designer.	Rs.5,000/=	Rs.500/=
ii)	Site Engineer/Town Planners	Rs.5,000/=	
iii)	Structure / Consulting Engineer.	Rs.5,000/=	
iv)	Proof Engineer Registration Fee.	Rs.10,000/=	Rs.500/=
v)	Proof Engineer Renewal Fee	Rs.5,000/= per annum & Rs.500/= per month shall be charged as late fee	Rs.250/=

10. **Renewal Fee.**

- | | <u>Proposed Rates</u> | <u>Existing Rates of KBCA</u> |
|-----|---|-------------------------------|
| i) | Architect / Site Engineer / Structural Engineer/ Building Designer / Town Planners. | Rs.2,000/= per annum |
| ii) | In case of delayed submission, 20% of fee shall be charged as late fee | |

- | | <u>Existing Rates</u> | <u>Proposed Rates of KBCA</u> |
|-----|--|-------------------------------|
| 11. | For issuance of Geo-Technical Laboratory & Material Testing Laboratory Licence. | Rs.7,500/= |
| | | Rs.15,000/= |

- | | | | |
|-----|---|-----------|------------|
| 12. | For renewal of Geo-Technical Laboratory & Material Testing Laboratory Licence. | Rs.1500/= | Rs.5,000/= |
| | i) In case of delay submission, 20% of fee shall be charged as late fee. | | |

13. **Fee for restoration of any of the cancelled Licence shall be same as that of fresh Licence Fee.**

- | | | <u>Existing Rate</u> | <u>Proposed Rate</u> |
|----|-------------------------------|----------------------|----------------------|
| i) | Residential / Amenity. | | |
| a) | Category I & II.] | Rs.5,000/= | |
| b) | Category III & IV] | | |
| c) | Category V & VI.] | | |

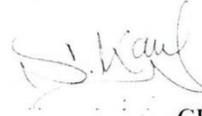
ii) **Commercial / Industrial.**

- | | | |
|--------------------------|------------|-------------|
| a) Upto 2000 Sqyds.] | | |
| b) 2001 to 5000 Sqyds.] | Rs.5,000/- | Rs.10,000/- |
| c) Above 5000 Sqyds.] | | |

In such cases where existing structure are found demolished without / prior to obtaining Demolition Permission, fee shall be enhanced by 400% of the above schedule.

Exsting Rates

- | | | |
|--|---|--|
| 15. Scrutiny fee in respect of structure to be specifically scrutinized in house. | 0.75 P.s.f. | Rs.5/-P.s.f. of the covered area shall be charged by KBCA |
| 16. Vetting Charges.
50% for KBCA & 50% to be paid to Proof Engineer. | Rs.4.00 P.s.f. or minimum Rs.25,000/= (Re.1/= P.s.f. of total covered area shall be charged by KBCA.
Re.2/= P.s.f. of the total covered area of the building shall be paid to Proof Engineer). | 50% of structural design scrutiny fee to be paid to Proof Engineer |



CITY NAZIM
CITY DISTRICT GOVERNMENT KARACHI