

NOTIFICATION

No. SO (LAND) HTP/KBCA-3-39/2000

In exercise of the powers conferred by section 21-A of the Sindh Building Control Ordinance, 1979, the Authority is pleased to make the following amendments in the “**Karachi Building & Town Planning Regulation, 2002**”.

<u>S NO.</u>	<u>REGULATION NO.</u>	<u>AMENDMENTS</u>
1.		Throughout the regulations, for the words and bracket, “City District Karachi” and the words and brackets “Master Plan & Environmental Control Department (MP&ECD)”, the words and brackets “City District Government Karachi (CDGK)” and the words and brackets “Master Plan Group of Offices (MPGO)” shall respectively be substituted.
2.	3-1.1.1(a)	In clause 3-1.1.1, for sub-clause (a) , the following shall be substituted: - They shall be given in the manner as A5 size including a location plan of the plot and its surrounding area in the leading newspapers minimum one each (Urdu and English) as a display advertisement and not a classified advertisement”.
3.	3A-1,	After clause 3.1, the following new clause shall be added: - MPGO and CDGK shall charge such fee for the scrutiny of town planning project / development permits and other matters as may from time to time be determined by the CDGK”.
4.		In clause 18-3.1.3 for the figure, words and brackets “400 Sq.yds (336.13 Sq.m)” the figure, words and brackets “300 Sq.yds (252.10 Sq.m)” shall be substituted.
5.	18-3.1.7	For clause 18-3.1.7, the following shall be substituted: - No sub-division of a plot shall be considered without each of the subdivided plots having a direct approach from a planned road / street / lane or approach provided by the plot owner from his own land upto a minimum of 12 ft. width”.
6.		In clause 18-3.1.9, before the full stop, the following shall be added: - “Only where construction is failing under the sub-division line or its COS”.
7.	18-4.3	After clause 18-4.2.9, the following shall be substituted:- The change of land use of plots from low to high commercial and high commercial to low commercial shall be allowed by MPGO after meeting the requirements of the relevant provisions regarding change of land use and payment of conversion charges at the rate of Rs. 1000/= per Sq.yds”.
8.	18-3.2.1-A	After clause 18-3.2.1, the following shall be substituted:- Amalgamation of Commercial, Industrial and Amenity plots shall also be allowed subject to a maximum area not exceeding four times the area of the larger plot of the category concerned on payment of fees as may from time to time be determined by the CDGK:.
9.		For clause 20-1.1.1, 20-1.1.2, 20-1.1.3, 20-1.1.4, 20-1.1.5, and clause 20-1.1.7, the following shall be submitted: -
	20-1.1.1	Minimum plot area of ‘L’ category shall be 80 sq.yds (66.89 sq.m).
	20-1.1.2	Minimum plot area of ‘R’ category shall be 81 sq.yds (67.7 sq.m) and not more than 120 sq.yds (100.33 sq.m).

	20-1.1.3	Minimum plot area of 'A' category shall be 121 sq.yds (101.17 sq.m) and not more than 240 sq.yds (200.67 sq.m).
	20-1.1.4	Minimum plot area of 'B' category shall be 241 sq.yds (201.55 sq.m) and not more than 400 sq.yds (334.45 sq.m).
	20-1.1.5	Minimum plot area of 'C' category shall be 401 sq.yds (335.28 sq.m) and not more than 600 sq.yds (501.67 m).
	20-1.1.6	Minimum plot area of LSA category shall be 60 sq.yds (50.42 sq.m)".
10.		<p>In clause 25-5.1 for note the following shall be substituted: -</p> <p>NOTE: -</p> <p>The number of floors on amenity plots shall be restricted to Ground+2 floors but the owners of amenity plots who propose to utilize the plots for the purpose of humanitarian activities may be allowed to construct on such plots provided that a lift will be provided, for Ground+4 floors.</p> <p>"Provided further that permission to raise further floors may be allowed as a special case in the light of environmental effect and views of the neighbours".</p>
11.		<p>For clause 25-12.2, the following shall be substituted:-</p> <p>"25-12.2. CNG station can be installed on commercial or industrial or residential plots after following the due procedure for conversion and after payment of conversion charges as may be prescribed by the CDGK, provided that conversion shall be done after calling public objections and with the approval of MPGO".</p> <p>For clause 25-12.8, the following shall be substituted: -</p> <p>"25-12.8. The CNG Station is allowed only on roads having at least 60 ft (18.27 m) width in the case of Commercial and industrial plots and 100 ft. in case of the residential plots."</p> <p>For clause 25-12.14, the following shall be substituted: -</p> <p>"25-12.14. NOC will be issued with the approval of MPGO and CDGK on payment of T.P. Scrutiny charges at the following rates".</p> <p>a) For Commercial plots Rs.500/- per sq. yds. (Rs.595/- sq.m).</p> <p>b) For Industrial plots Rs.1500/- per sq. yds. (Rs.1785/- sq.m.).</p> <p>c) For residential plots Rs.3000/- per Sq. Yds.</p>

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SECRETARY TO GOVERNMENT OF SINDH

NO: SO (LAND) HTP/KBCA-3-39/2000 Karachi, dated October 29, 2002.

1. The Nazim, City District Government, Karachi.
2. The ACS (D) P & D. Department, Karachi.
3. The Senior Member Board of Revenue, Sindh, Karachi.
4. The Administrative Secretaries to Govt: of Sindh, Karachi (All).
5. The Chairman Members of the Anomaly Committee.
6. The Chairman Anti-corruption Establishment Wing S & GAD, Karachi.
7. The Chairman GTT. Karachi.
8. The DCO, Karachi.
9. The EDO (W&S), CDGK.
10. The CCOB, KBCA, Karachi.
11. The Town(s) all in Karachi.
12. The Director Information, Govt. of Sindh, Karachi.
13. The Superintendent, Sindh Government Printing press, Karachi with a request to publish in the next Government Gazette.

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SECTION OFFICER (LAND)

For Secretary to Govt. of Sindh

KARACHI BUILDING CONTROL AUTHORITY

NO:KBCA/DC(Admen-P)/2004/925

Dated: 23-09-2004

SUBJECT: NOTIFICATION OF AMENDMENTS IN KARACHI BUILDING AND TOWN PLANNING REGULATIONS, 2004.

Copy of the enclosed CDGK Notification dated 14.9.2004 along-with its enclosures received from the City Nazim Karachi on the subject noted above is endorsed to all COBs, TBCOs for compliance of the Notification.

-SD-
23-09-05
ADMINISTRATIVE OFFICER (P)
K.B.C.A.

Distribution:

1. OSD, KBCA.
2. COB(Coordination),KBCA
3. Controller (Admn), KBCA.
4. All COBs.
5. All TBCOs.
6. P.S. to Chief Controller of Buildings, KBCA

KARACHI BUILDING & TOWN PLANNING

REGULATIONS (AMENDMENT) 2005

Published by Authority

Karachi 14th September, 2004

PART – I

KARACHI BUILDING CONTROL AUTHORITY

CITY DISTRICT GOVERNMENT KARACHI

NOTIFICATION

No: Nazim/City/Secy/6249/2004

Karachi 14th September, 2004

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 its Chapter – 3 – PERMITS AND PROCEDURE**”.

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) 2004**”.

S NO.	REGULATION NO.	AMENDMENTS
1.	3-2.20.	<u>REGULARIZATION OF WORKS CARRIED OUT IN VIOLATION OF REGULATIONS.</u>
		<p>3-2.20.1. If the building works are commenced or carried out contrary to the provisions of these regulations the Authority shall.</p> <p>a) By written notice require the person who is carrying out such building works forthwith to stop all works;</p> <p>b) By written notice require the person who is carrying out or has carried out such building works on or before such day as shall be specified, in such notice by a statement in writing given by him or by an agent duly Authorized by him and addressed to the Authority to show sufficient cause why such building works or such part thereof should not be removed or altered to comply with these regulations;</p> <p>c) Required the said person on such day at such time and place as shall be specified in such notice to attend personally or through an agent duly authorized by him and show sufficient cause why such building works or part thereof should not be removed or altered.</p>
		<p>3-2.20.2. If such person fails to show sufficient cause to the satisfaction of the concerned Authority why such building works or part thereof should not be removed or altered, the Karachi Building Control Authority may take the following actions.</p> <p>a) Require the person who has carried out the works against the provisions of these regulations or any other statute, to demolish the whole building or part thereof.</p> <p style="text-align: center;">OR</p> <p>b) To alter the works so as to bring it into conformity with these regulations:</p> <p style="text-align: center;">OR</p> <p>c) Regularize the violations in the existing structure after realization of regularization fee as per Table I & II, depends on the nature and merits of the case, provided that no violation shall be regularized.</p> <p>i. Which have environmentally degrading activities such as manufacturing, storage of dangerous or inflammable or hazardous materials or Cater to the service of transport sector until such activities are removed.</p> <p>ii. Where parking space has not been provided / shifted or altered of is</p>

		<p>intended for misuse for other purposes, until such space restored to its original purpose;</p> <ul style="list-style-type: none"> iii. Which has been constructed in violation of the reservation or road widening scheme or property line, or is in any hazardous use: iv. If the violations / deviations in building works do not exceed beyond thirty percent of the permissible limit in respect of compulsory open (COS). v. If the building works or part thereof exceed the maximum permissible height and number of stories. vi. If the building work extends beyond the property limits except otherwise provided in provision No. 9-5 KB & TPR-2002. vii. If the building work or part thereof violated fire or any other safety requirements. viii. For any other violation of the Master plan not falling in the above category. <p>d) The building which has already been considered / approved for Regularization / Revision / Addition Alteration under the KB & TP Regulations 1979 shall not be further considered for regularization / addition / alteration / revision /extra floors on the existing building as per KB & TP Regulation – 2002. However, the plan approved under regulation 1979 shall only be considered under the same regulations viz 1979.</p>
2.	3-2.21	<u>ONE TIME REGULARIZATION OF BUILDING VIOLATION</u>
		<p>3-2.21.1. Notwithstanding any other provisions of Karachi Building & Town Planning Regulations, the Authority under SBCO, 1979 hereby declares one time amnesty for regularization of violation of building works including.</p> <ul style="list-style-type: none"> a) Regularization of violations relating to building works carried out prior to commencement of this notification in contravention of Karachi Building & Town Planning Regulations 2002 on payment of regularization fee and other charges as per Table III, IV & V. b) Regularization of violations relating to the cases of change of land use shall be considered to the extent of existing violative use of building but subsequent conversion in other uses whatsoever shall not be allowed. c) Provided that no violation shall be regularized in respect of the: <ul style="list-style-type: none"> i. Building constructed within 3/4 mile (1.2 km) radius of Quaid-e-Azam Mausoleum above podium level of 91 feet (27.72 meter) from the mean sea level. ii. Building which have environmentally degrading activities such as manufacturing, storage of dangerous or inflammable / hazardous materials. iii. Cater to the service of transport sector until such activities are closed, stopped and removed; iv. Building where parking space has not been provided, shifted or altered or is intended for misuse for other purposes, until such space is restored to its original purpose; v. Building which have been constructed in violation of reservation of road widening scheme of property line or are in any hazardous use. d) On one time payment of composition fee within stipulated time a rebate upto 10% may be offered. However, in case of delay in payment a surcharge @ 5% per month shall be levied on outstanding amount.

		<p>e) In case of multi-storeyed projects or projects of public sale (if the builder is absconder) the regularization fee computed may be proportionately distributed on all the units on per square foot basis so that individual unit owners can be benefited and take advantage of this one time amnesty scheme to get their units regularized. However, regularization fee worked out for misuse of amenities (non-convertible) / common area etc. shall be equally shared by all unit holders in the project.</p> <p>f) In case a builder absconds, the Authority shall black list the said builder and shall initiate prosecution proceeding.</p> <p>g) This Section shall remain in force for a period of one year from the date of commencement of the Notification and thereafter the same shall cease to exist but Section 3-2.20 shall remain in force.</p>
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14/9/2004

NAIMATULLAH KHAN

AUTHORITY

(Under SBCO, 1979)

Nazim, City Dist. Govt. Karachi

No. Nazim/city/Secy/6249/2004

Karachi, dated: 14th Sept./2004

A copy is forwarded for immediate necessary action to:-

1. All Town Nazim, CDGK.
2. All EDOs / PDs, CDGK.
3. Ps to DCO, CDGK

Copy to Superintendent Govt. press Govt. of Sindh with the request to please Publish the above in the gazette of notification.

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14/9/2004

[FAKHAR SHABBIR]

SECRETARY

FOR CITY NAZIM KARACHI

Table – I
RESIDENTIAL

S/No.	DESCRIPTION	RATES	
a)	Violation of compulsory open space.	Per sq. ft.	Rs.60/-
b)	Violation of open space.	Per sq. ft.	Rs.30/-
c)	Balcony Projection, Car Porch and structure of identical nature in compulsory open space.	Per sq. ft.	Rs.30/-
d)	Starting construction prior to approval of Building Plan.	Per sq. ft.	Rs.4/-
e)	Occupying the premises prior to obtaining completion certificate.	Per sq. ft.	Rs.4/-
f)	Regularization of floor constructed without approved plan.	Per sq. Yd. Each floor.	Rs.4/-
g)	Not followed the approved Plan.	Per sq. yd.	Rs.4/-

Table – II
COMMERCIAL / MARKETED PROJECTS

S/No.	DESCRIPTION	RATES	
a)	Violation of compulsory open space.	Per sq. ft.	Rs.120/-
b)	Violation of open space.	Per sq. ft.	Rs.60/-
c)	Balcony Projection, Car Porch and structure of identical nature in compulsory open space.	Per sq. ft.	Rs.40/-
d)	Starting construction prior to approval of Building Plan.	Per sq. ft.	Rs.8/-
e)	Occupying the premises prior to obtaining completion certificate.	Per sq. ft. Each Floor	Rs.8/-
f)	Regularization of floor constructed without approved plan.	Per sq. Yd. Each floor.	Rs.8/-
g)	Not followed the approved Plan.	Per sq. yd.	Rs.8/-

Table – III
RESIDENTIAL

S/No.	DESCRIPTION	RATES		
			Up to 240 Sq.yds	Above 240 Sq.yds
a)	Violation of compulsory open space.	Per Sq.ft.	Rs.30/-	Rs.50/-
b)	Violation of Open Space	Per Sq.ft.	Rs.20/-	Rs.30/-
c)	Balcony Projection, Car Porch and structure of identical nature in Compulsory Open Space.	Per Sq.ft.	Rs.20/-	Rs.30/-
d)	Starting construction prior to approval of Building Plan.	Per Sq.yd	Rs.1/-	Rs.1/-
e)	Occupying the premises prior to obtaining completion certificate.	Per Sq.yd. Each floor	Rs.1/-	Rs.1/-
f)	Regularization of floor constructed without approved plan.	Per Sq.yd. Each floor	Rs.1/-	Rs.1/-
g)	Not followed the approved plan.	Per Sq.yd	Rs.1/-	Rs.1/-

In addition to above, where Regularization of Additional Floor is involved, fee at the rate of Rs.50/- per sq. ft. for the total area of the floors to be regularized shall be charged.

Table- IV
COMMERCIAL / MARKETED PROJECTS

S/No.	DESCRIPTION	RATES		
			Up to 240 Sq.yds	Above 240 Sq.yds
a)	Violation of compulsory open space.	Per Sq.ft.	Rs.30/-	Rs.80/-
b)	Violation of Open Space	Per Sq.ft.	Rs.20/-	Rs.50/-
c)	Balcony Projection, Car Porch and structure of identical nature in Compulsory Open Space.	Per Sq.ft.	Rs.20/-	Rs.30/-
d)	Starting construction prior to approval of Building Plan.	Per Sq.yd	Rs.1/-	Rs.2/-
e)	Occupying the premises prior to obtaining completion certificate.	Per Sq.yd. Each floor	Rs.1/-	Rs.2/-
f)	Regularization of floor constructed without approved plan.	Per Sq.yd. Each floor	Rs.1/-	Rs.2/-
g)	Not followed the approved plan.	Per Sq.yd	Rs.1/-	Rs.2/-

In addition to above where Regularization of Additional Floor is involved is involved fee at the rate of Rs.50/- per Sq.ft for the total area of the floors to be regularized shall be charged.

Table – V
RATE FOR CHANGE OF LAND USE
(Within the measuring of Section 3-2.21.1 (b))

S/No.	DESCRIPTION	RATES, Per Sqr.Yds	
		* Category I to IV	Category V to VI
a)	Fee for conversion of residential plat to commercial plot.	Rs.1500/-	Rs.500/-
b)	Fee for conversion of residential plot to industrial plot.	Rs.1000/-	Rs.300/-
c)	Fee for conversion of industrial plot to commercial plot.	Rs.1500/-	Rs.1000/-
d)	Fee for conversion of commercial plot to industrial plot.	Rs.500/-	Rs.250/-

* Area categorized in the Property Valuation Table, Board of Revenue Sindh.