

# KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2006

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Karachi

PART-I

KARACHI BUILDING CONTROL AUTHORITY  
CITY DISTRICT GOVERNMENT KARACHI

NOTIFICATION

NO. KBCA/DC (ADMN-P-I)/2006/663

Karachi the 22-9-2006.

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.

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) 2006

**RECOMMENDATIONS FOR PROPOSED AMENDMENTS  
IN KARACHI BUILDING & TOWN PLANNING REGULATIONS - 002.**

NO	REGULATION NO.	EXISTING REGULATIONS AS PER KB&TPR-2002 AMENDMENTS-2004 & 2005	PROPOSED AMENDMENTS
1	1-5	These Regulations shall supersede the Karachi Building & Town Planning Regulations 1979.	These Regulations shall supersede the Karachi Building & Town Planning Regulations - 1979 & the Karachi Building Control Licensing Regulations - 1982.
2.	2-62	<u>Height of a building</u> means the vertical measurements from the highest part of the crown of the road along the length of plot boundary of such a building on the side determined to be the front of such plot to the building.	<u>Height of a building</u> means the vertical measurements from the highest part of the crown of the road along the length of plot boundary of such a building on the side determined to be the front of such plot to the building. The height of overhead tank, lift machine room, stair case tower, parapet wall upto height of 3'-6" shall not be included in the total height of the building.
3	(Proposed) 3-2.15.1(c)		In case the formalities noted in (a) & (b) are fulfilled by the applicant, the occupancy certificate may be issued by the Authority within 30 days of submission of completion plan with application.
4.	3-2.20.2 (c) iv	If the violations/ deviations in building works do not exceed beyond thirty percent of the permissible limit in respect of compulsory open space (COS).	Violation of compulsory open spaces shall not be regularizable. However, violations / deviations of areas other than COS shall not exceed beyond 5% of permissible limit in respect of Foot Print and Floor Area Ratio (FAR) on payment of prescribed composition fee enhanced by 400% for various areas as categorized in the Property Valuation Table of BOR Sindh.
5.	(Proposed) 3-2.20.2 (c) (ix)		Where approved recreation / arcade has not been provided or is altered or is misused for other purposes, until such space is restored to its original purpose.
6.	(Proposed) 3-2.22		Allottee of unit in a building / project shall have the right to physically inspect the approved plan / NOC for sale & advertisement of that particular building on production of proof of allotment in original. Immediate neighbour i.e. owner of the adjoining properties of all buildings may have the right to obtain a copy of approved building plan on a fees as may be prescribed by the Authority.
7.	(Proposed) 19-2.2.3	Deleted	Education uses: includes all land uses for nursery schools, kindergartens, primary schools, secondary schools, high schools, colleges, special colleges, technical colleges, universities, research institutes, madressah, all such institutions related with education purposes including medical, and fine arts institutes, including green and open spaces essential for the proper functioning of such institutions.

Condt- P/2

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8.	24-2.2	Total parking space requirement of every building shall be determined as a sum of parking requirement for each type of use to which the building is subjected	Total parking space with regard to number of cars shall be determined as a sum of parking requirement for each type of use to which the building is subjected. Henceforth, the overall required space for car parking shall be according to schedule of parking as provided in Table 24.1 & 24.2 of KB&TPR – 2002.
9.	(Proposed) 24-2.8		All commercial / converted plots irrespective of plot size (a) shall be required to provide off street parking in accordance with the standards provided in these regulations. (b) In case of plots sizing upto 720 Sq. Yds, the number of cars to be provided shall be 50% of the requirement under these regulations. (c) In case provision of parking is not made the number of floors on plots already commercialized but less than 720 Sq. Yds. or of SB, SC etc. category shall be allowed G+4 floors with original floor area or type design.
10.	(Proposed) 24-2.9		In case of plots where required depth / slope is not achievable, the parking placement shall be decided on the merit of the case.
11.	24-4.1.6	Every 800 Sqft of floor area of space for retail shopping in categories of properties I & IA	Every 800 Sqft of floor area of retail shopping in categories of properties I, IA & II.
	24-4.1.6.1	Every 1000 Sqft of floor area of space for retail shopping in categories of properties II & III	Every 1000 Sqft of floor area of retail shopping in categories of properties III, IV, V & VI.
	24-4.1.6.2	Every 1200 Sqft of floor area of space for retail shopping in categories of properties IV, V & VI.	Deleted
12.	24-4.1.8	Every 1000 Sqft of business offices	Every 800 Sqft of floor area of business office in categories of properties I, IA & II
	(Proposed) 24-4.1.8.1		Every 1000 Sqft of floor area of business office in categories of properties III, IV, V & VI.
13.	24-4.1.11	Apartment building or residential-cum-commercial building	Apartment building or residential-cum-commercial building.
		for every 1200 Sqft (111.52 Sq.m) categories I & IA.	for every 1000 Sqft (93 Sq.m) categories I & IA
	24-4.1.11.1	for every 1400 Sqft. (130.11 Sq.m) categories II & III.	for every 1200 Sqft (111.5 Sq.m) categories II & III.
	24-4.1.11.2	for every 1600 Sqft. (148.68 Sq.m) categories IV, V & VI	for every 1400 Sqft (130.11 Sq.m) categories IV, V, & VI

		for floor areas of only residential use Categories of area as notified by Board of Revenue, Government of Sindh in its collector Table. Whereas commercial use areas shall be governed by relevant rules;	for floor areas of only residential use. Categories of area as notified by BOR, Sindh, in its collector Table. Whereas commercial use areas shall be governed by above relevant rules;								
14	Table 24.1 Row No.3	Gradient of ramp* <table border="1" style="margin-left: auto; margin-right: auto;"><tr><td>For car 1:7.5</td><td>For Motorcycle 1:8.5</td></tr></table>	For car 1:7.5	For Motorcycle 1:8.5	Gradient of ramp* <table border="1" style="margin-left: auto; margin-right: auto;"><tr><td>For car 1:7.5</td><td>For Motorcycle 1:7.5</td></tr></table>	For car 1:7.5	For Motorcycle 1:7.5				
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For car 1:7.5	For Motorcycle 1:7.5										
15	Table 24.1 Row No.5 Column No.1	Straight Turning radius (outer) Helical length Turning radius	To be read as Straight Ramp Turning radius (outer) To be read as Helical Ramp Turning radius (outer)								
16	24-6.1- Table 24.2	Deleted	Table 24.2 is substituted with Diagram of Dimension of Car Parking Stalls and Circulation Aisles.								
17	(Proposed) 24-6.2.1	-	For plots upto 720 Sqyds, 11'-0" wide ramp shall be provided for 2 way traffic upto maximum climbing height of 12'-0" (3.6m) for one level of parking only.								
18	(Proposed) 24-6.2.2	-	In the event that column/s are located in ramp, the clear dimension within the face of column/s of the ramp shall be minimum 9'-0" (2.7m) on each side.								
19	(Proposed) 25-2.2.4	-	One basement in residential plot shall be permissible maintaining the COS subject to the condition that the area is included in FAR.								
20	25-3.1 Chart	<table border="1" style="width: 100%;"> <tr> <td>Minimum COS sides upto ground floor</td> <td>Minimum COS sides above ground floor</td> <td>Minimum COS rear upto ground floor</td> <td>Minimum COS rear above ground floor</td> </tr> </table>	Minimum COS sides upto ground floor	Minimum COS sides above ground floor	Minimum COS rear upto ground floor	Minimum COS rear above ground floor	<table border="1" style="width: 100%;"> <tr> <td>Minimum COS sides upto 30 ft. (9m) height</td> <td>Minimum COS sides above 30 ft. (9m) height</td> <td>Minimum COS rear upto 30 ft. (9m) height</td> <td>Minimum COS rear above 30 ft. (9m) height</td> </tr> </table>	Minimum COS sides upto 30 ft. (9m) height	Minimum COS sides above 30 ft. (9m) height	Minimum COS rear upto 30 ft. (9m) height	Minimum COS rear above 30 ft. (9m) height
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Minimum COS sides upto 30 ft. (9m) height	Minimum COS sides above 30 ft. (9m) height	Minimum COS rear upto 30 ft. (9m) height	Minimum COS rear above 30 ft. (9m) height								
21	(Proposed) other conditions 25-3.2 (6)	-	In the event that floor/s immediately above 30 ft., (9m) height is designated for parking, the allowable foot print and COS shall be the same as ground floor.								

S.NO	REGULATION NO.	EXISTING REGULATIONS AS PER KB&TPR-2002 AMENDMENTS-2004 & 2005	PROPOSED AMENDMENTS						
22.	(Proposed) 25-5	Deleted	Amenity Plots. 25-5 I. Subject to the general conditions as defined in Clause 25-1.						
			S.No	Plot Size	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(3m)	10(3m)	10(3m)
2	1.0 Acre and above	50%	1:1.5	20(6m)	20(6m)	20(6m)			

S.NO	REGULATION NO.	EXISTING REGULATIONS AS PER KB&TPR-2002 AMENDMENTS-2004 & 2005	PROPOSED AMENDMENTS
23.	25-11.12	On an existing Petrol Pump, CNG facilities shall be allowed only if the area is more than 1000 Sqyds (840 Sq.m.)	On an existing Petrol Pump, CNG facilities shall be allowed if the area of plot is 1000 Sqyds (840 Sq.m.) and more.

**COMPOSITION FEE SCHEDULE  
TABLE-1**

**RESIDENTIAL**

Description	Category	II & III	IV	V	VI	
a. Violation of Built-up area	Per Sqft.	Rs.150/=	Rs.125/=	Rs.100/=	Rs.75/=	Rs.50/=
b. Occupying the premises prior to obtaining occupancy certificate.	Per Sqft.	Rs.1/= for all categories.				
c. Regularization of floors permissible under these regulations but constructed without obtaining approval.	Per Sqft.	Rs.1/= for all categories.				

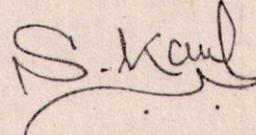
**COMPOSITION FEE SCHEDULE**

**TABLE-II**

**COMMERCIAL / PUBLIC SALE PROJECT**

Description	Category	II & III	IV	V	VI	
a. Violation of Built-up area	Per Sqft.	Rs.500/=	Rs.450/=	Rs.400/=	Rs.350/=	Rs.300/=
b. Occupying the premises prior to obtaining occupancy certificate.	Per Sqft.	Rs.1/= for all categories / per day*				
c. Regularization of floors permissible under these regulations but constructed without obtaining approval.	Per Sqft.	Rs.1 for all categories / per day*				

\* The late penalty shall be applicable with immediate effect on the buildings qualify for completion. However, on the buildings completed earlier and not submitted their completion but submit after this provision within 6 months shall not be charged penalty for late submission.



**SYED MUSTAFA KAMAL  
AUTHORITY**

(Under SBCO 1979)

**City Nazim, CDGK Karachi.**

NO. KBCA/DC (ADMN-P-1)/2006/663  
Karachi, dated 22-9-2006

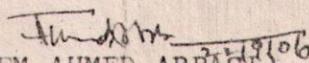
A copy is forwarded for immediate necessary action to:-

1. DCO, CDGK.
2. Chief Controller of Buildings, KBCA.
3. All Town Nazims, CDGK.
4. All EDOs / PDs, CDGK.

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

Distribution:

1. OSD, KBCA.
2. All COBs, TBCOs, KBCA.
3. PS to Chief COB, KBCA.

  
(TASNEEM AHMED ABBASI)  
DY. CONTROLLER (ADMN) KBCA.