

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2009

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Karachi

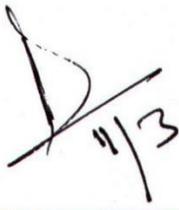
PART-I

KARACHI BUILDING CONTROL AUTHORITY

NOTIFICATION

No./Chief Executive/KBCA 2009/ 52

Karachi the 4-3-2009



P.S.

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) 2009

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

S. NO.	REGULATION NO.	PROPOSED AMENDMENTS
1.	2-76 Loft	Deleted
2.	3-2.20.2 (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&TPRegulations-2002, except residential bungalow upto 399 Sq. Yds. subject to stability certificate duly signed by Licensed Structural Engineer and for amenity plots subject to stability certificate by a Licensed Structural Engineer duly endorsed by a "A" category Proof Engineer. However, other than above categories, the plan approved under regulations 1979 shall only be considered under the same regulations viz.1979.
3.	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 (Proposed)	Association of Consulting Engineers Pakistan (ACEP) who has at least 15 years of practical experience in structural design of building works. - Member

	4-12.2.6	Controller of Buildings (Licensing)	- Member
	4-12.2.7	Controller of Buildings (Structure)	- Secretary
		Quorum of this Committee shall be three out of which two must be representatives of Professional Bodies.	
4.	9-7.2	Deleted	
5.	9-7.5	The minimum clear height of shop will be 10ft.(3m). whereas the maximum clear height will be 16ft.(4.87m)	
6.	11-1	<p>Engineering Design of Building</p> <p>Structure analysis, design, and detailing (for both vertical & horizontal load) shall be in accordance with the requirements of the provisions of the Building Code of Pakistan (Seismic Provisions-2007) and its future updates.</p>	
7.	11-2	Deleted	
8.	24-2.8	<p>All building shall be required to provide off street parking in accordance with the standard provided in these regulations. However for plot upto 720 Sq. Yds. following are the requirements.</p> <p>a). 50% parking as per the requirements shall be provided for plot area more than 400 Sq. Yds. (334.45m²) and upto 720 sq. Yds. (602.0m²) however the number of storeys will be allowed on the quantum of the permissible FAR. In case buildings proposed upto G+4 floors, off street parking is exempted.</p> <p>b). For plots upto 400 Sq. Yds. (334.45m²) height of the building is restricted upto Ground + four floors where off street parking is exempted.</p> <p>c). Old City Areas as defined under provision no. 25-9 of these regulations:-</p> <p>For plots upto 400 Sq. Yds. (334.45m²) the number of storeys will be allowed on the quantum of the permissible FAR., where off street parking is exempted.</p>	
9.	25-1.7.3	Deleted	

10.	25-1.7 25-1.7.1 25-1.7.2 (Proposed)	<p>Exemptions</p> <p>In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from FAR:</p> <p>a). Car parking including ramps and driveways.</p> <p>b). Building services areas, such as sub-station, plant rooms, lift shafts, lift machine rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, meter rooms, emergency stair, driver sitting area with bathroom, guard room with bathroom, etc.</p> <p>c). Arcades, if provided.</p> <p>In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from Foot Print:</p> <p>a). Car parking including ramps and driveways.</p> <p>b). Building services areas, such as sub-station, plant rooms, lift shafts, lift machine rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, meter rooms, emergency stair, driver sitting area with bathroom, guard room with bathroom, etc.</p>												
11.	<p>Residential 25-2.1 Building Bulk Standards</p>	<table border="1"> <thead> <tr> <th data-bbox="516 1077 678 1150">PLOT SIZE (sq.yds.)</th> <th data-bbox="678 1077 792 1150">FOOT PRINT</th> <th data-bbox="792 1077 911 1150">FAR</th> <th data-bbox="911 1077 1073 1150">MINIMUM COS FRONT</th> <th data-bbox="1073 1077 1235 1150">MINIMUM COS SIDES</th> <th data-bbox="1235 1077 1396 1150">MINIMUM COS REAR</th> </tr> </thead> <tbody> <tr> <td data-bbox="516 1150 678 1304">"G" Category 3347.55 to 4064.89 Sq. Yds. (2800- 3400m²)</td> <td data-bbox="678 1150 792 1304">50%</td> <td data-bbox="792 1150 911 1304">1:2</td> <td data-bbox="911 1150 1073 1304">15ft (4.56 m)</td> <td data-bbox="1073 1150 1235 1304">7ft. (2.1m)</td> <td data-bbox="1235 1150 1396 1304">10ft. (3m)</td> </tr> </tbody> </table>	PLOT SIZE (sq.yds.)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR	"G" Category 3347.55 to 4064.89 Sq. Yds. (2800- 3400m ²)	50%	1:2	15ft (4.56 m)	7ft. (2.1m)	10ft. (3m)
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"G" Category 3347.55 to 4064.89 Sq. Yds. (2800- 3400m ²)	50%	1:2	15ft (4.56 m)	7ft. (2.1m)	10ft. (3m)									
12.	FOOT PRINT 25-14.5.3	70% Ground floor (in the case floor/s above ground floor proposed for shopping mall upto 3-floors and parking, the allowable foot print shall be the same) upper floor 30% (Minimum) to 40% (Maximum)												
13.	Schedule 'A' Sr.No.14 Fee for grant of Demolition permission a) Category I & II b)Category III & IV c) Category V & VI	<p>i). Residential/Amenity</p> <p>Rs. 5,000/-</p>												

11.	Schedule 'A' Sr. No.16 Vetting Charges	Rs.5.00 P.s.f. or minimum Rs.25,000/=(Rs.2.5/-P.s.f. of total covered area shall be charged by KBCA. Rs.2.5/-P.s.f. of the total covered area of the building shall be paid to Proof Engineer).
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4/3/2009

**AGHA SIRAJ KHAN DURRANI
AUTHORITY
(Under SBCO 1979)**

**Minister Local Government
Chief Executive, KBCA.**

Karachi, dated 4-3/2009

A copy is forwarded for immediate necessary action to:-

1. Chief Secretary, Sindh.
2. Secretary to Local Government.
3. Secretary to Chief Secretary.
4. District Coordination Officer, Karachi
5. Chief Controller of Buildings, KBCA

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

KARACHI BUILDING CONTROL AUTHORITY

NO.KBCA/DC(Admin-P-I)/COB(T.P)/2009/01

Dated: 06/03/2009.

A copy of the amendments made in KB&TPR, 2009 notified under Notification No.Chief Executive/KBCA/2009/52 dated 04.03.2009 with the approval of Chief Executive, KBCA is hereby forwarded to all COBs / TBCOs for information and necessary action please.

4/3/2009

(SYED MUHAMMAD ALI NAQVI)
ADMINISTRATIVE OFFICER(P)
KBCA.

Copy to:-

1. All COBs, KBCA.
2. All TBCOs, KBCA.
3. All Sectional Heads, KBCA.
- ✓ 4. P.S to Chief COB, KBCA.

4/3/2009