

# KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2013

Published by Authority

Karachi December, 2013

PART - I

SINDH BUILDING CONTROL AUTHORITY

## NOTIFICATION

No. Chief Executive/SBCA 2013/280

Karachi the 5 December, 2013

In exercise of the power 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 Schedule 3A, Chapter No.3 (Composition Fees).

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) 2013.

## NOTIFICATION

13.

### COMPOSITION FEE SCHEDULE

No. Chief TABLE-1 SBCA 2013/280

Under Section 19(1-C) of SBCO 1979

Karachi RESIDENTIAL 2013

If the violations / deviations in building works do not exceed beyond 20% of permissible Floor Area Ratio (FAR), Foot Print (F.P) & Compulsory Open Space (C.O.S).

In exercise of the power 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 Schedule 3A, Chapter No.3 (Composition Fees).

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

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Description	C/Fee Rates
Violation of Built-up area.	Rs.30/= P.s.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.40/= P.s.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Re.2/= P.s.ft. for the entire built-up area. To be enhanced by 400%
Regularization of floors permissible under these regulations but constructed without obtaining approval.	Re.2/= P.s.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Re.2/= P.s.ft. for the entire built-up area. To be enhanced by 400%

**TABLE-2**  
Under Section 19(1-C) of SBCO 1979  
**COMMERCIAL / PUBLIC SALE PROJECT**

If the violations / deviations in building works do not exceed beyond 20% of permissible Floor Area Ratio (FAR), Foot Print (F.P) & Compulsory Open Space (C.O.S).

Description	C/Fee Rates
Violation of Built-up area.	Rs.120/= P.s.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.180/= P.s.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Re.6/= P.s.ft. for the entire built-up area. To be enhanced by 400%
Regularization of floors permissible under these regulations but constructed without obtaining approval.	Re.6/= P.s.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Re.6/= P.s.ft. 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.

4/12/13  
**(ARCH. MANZOOR QADIR)**  
**AUTHORITY**  
**(Under SBCO 1979)**  
**Chief Executive, SBCA.**

Description	C/Fee Rates
Karachi, dated 5-12/2013	Rs.120/= P.s.ft. To be enhanced by 400%
Violation of Built-up area in Compulsory Open Space.	Rs.180/= P.s.ft. To be enhanced by 400%
Occupying the premises prior to obtaining Occupancy Certificate.	Re.6/= P.s.ft. for the entire built-up area. To be enhanced by 400%
Regularization of floors permissible under these regulations but constructed without obtaining approval.	Re.6/= P.s.ft. for the entire built-up area. To be enhanced by 400%
Not following approved building plan.	Re.6/= P.s.ft. for the entire built-up area. To be enhanced by 400%

A copy is forwarded for immediate necessary action to:-

1. Chief Secretary, Sindh.
2. Secretary to Local Government.
3. Secretary to Chief Secretary.
4. Administrator, KMC, Karachi
5. Director General, SBCA
6. All Regional Director, SBCA

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