

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2011

Published by Authority

Karachi

PART-I

SINDH BUILDING CONTROL AUTHORITY

NOTIFICATION

No. Chief Executive/SBCA/2011- 412

Karachi the 6-05-2011

In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance, 1979 the Authority is pleased to issue following corrigendum in provision No. 4-1.1, Chapter No.4 "Licensing / Enlistment of Professionals" of Karachi Building & Town Planning Regulations - 2002

The following corrigendum made by the Authority under SBCO 1979 is hereby published for general information.

Regulation No.	Corrigendum
4-1.1. Qualifications of the professionals Professional Engineer Category "C"	<u>Entitlement</u> Word "Five storeys" to be read as "Six storeys"

AGHA SIRAJ KHAN DURRANI

Authority

(Under SBCO 1979)

Minister Local Government/

Chief Executive, SBCA

No. Chief Executive/SBCA/2011/412 Karachi, dated 6 May, 2011

A copy is forwarded for immediate necessary action to:

1. Chief Secretary, Sindh.
2. Secretary Local Government, Government of Sindh
3. DCO, CDGE
4. Director General, SBCA
5. The Director Information, Govt. of Sindh, Karachi.
6. Superintendent, Sindh Govt. Printing Press, Karachi with the request to please publish the above in the gazette of notification.

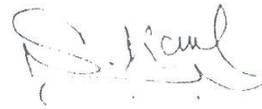
**PROPOSED AMENDMENTS IN
KARACHI BUILDING & TOWN PLANNING REGULATIONS 2002.**

S. NO.	REGULATION NO.	EXISTING REGULATIONS AS PER AMENDMENTS UPTO DATE	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 ramp upward, permissible projections, basement including ramp, 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>	<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 (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.	Proposed 5-2.28		<p>Developer seeking NOC for Sale and Advertisement for the housing scheme (open plots) outside planned schemes of KDA/MDA/LDA having no integrated utility infrastructure shall furnish NOC of utility agencies, the concerned agencies must assure the availability of the services before the completion date of the project.</p>
3.	18-3.1.5	<p>In case of industrial plots a sub-divided plot shall not be less than</p>	<p>In case of sub division of industrial plot having area upto 1000 Sq. Yds. the sub-divided</p>

*For Office
recd. 24/11/16
PS*

		1000Sq.yds(840.3Sq.m) or 25% of its original allotted size whichever is greater.	area shall not be less than 25% of the original allotted plot and for plots having area more than 1000Sq.yds(836.12Sq.m) the minimum sub divided area shall not be less than 1000 Sq. Yds.
4.	18-3.2.1	“Amalgamation of Residential, Commercial, Industrial and Amenity plots shall be allowed subject to a maximum area not exceeding four times the area of the larger plot of the category concerned provided land grant/allotment conditions of the plots are similar and on payment of fees as may from time to time be determined by the CDGK”.	“Amalgamation of Residential, Commercial, Industrial and Amenity plots shall be allowed subject to a maximum area not exceeding four times the area of the larger plot of the category concerned or 1200 sq. Yds. whichever is greater provided land grant/allotment conditions of the plots are similar and on payment of fees as may from time to time be determined by the CDGK”.
5.	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.	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. a). 50% parking as per the requirements shall be provided for plot area more than 400 Sq. Yds. (334.45m ²) and upto 720 sq. Yds. (602.0m ²)however the number of stories will be allowed on the quantum of the permissible FAR. b). For plots upt to 400 Sq. Yds. (334.45m ²) height of the building is restricted upto Ground + four floors where off street parking is exempted.
6.	25-2.1	Building Bulk Standards All Residential houses/bungalows shall observe the following	Building Bulk Standards All Residential houses/ bungalows/ buildings shall observe the following

		standards, except where any of these standards are in conflict with Clause 25-9, in which case Clause 25-9 shall prevail.	standards, except where any of these standards are in conflict with Clause 25-9, in which case Clause 25-9 shall prevail.
7.	25-3.2(1)	For plots abutting public street at the rear, rear COS above Ground Floor shall be only minimum as specified for Plot size.	For plots abutting public street at the rear, rear COS above 30 ft.(9.14m) shall be only minimum as specified for Plot size.
8.	Proposed 25-11.17		No proposed exclusive Petrol Pump Station shall be located within 300 ft. (91.37m) of crossing of two major arteries or a roundabout measured from the centre of road or as prescribed by MPGO in consultation with Transport Department.
9.	25-12.6	No proposed exclusive CNG Station shall be located within 300 ft. (91.37m) of crossing of two major arteries or a roundabout or as prescribed by MPGO in consultation with Transport Department.	No proposed exclusive CNG Station shall be located within 300 ft. (91.37m) of crossing of two major arteries or a roundabout measured from the centre of road or as prescribed by MPGO in consultation with Transport Department.
10.	Proposed 25-12.18		A CNG Station may not be located within 0.46 mile (0.75 km) of the site of an existing or approved CNG Station unless the CNG Station and the other such site or sites are located on the opposite side of a street having a right-of-way of not less than 100 ft. (30.48m) and a dividing median strip.



**SYED MUSTAFA KAMAL
AUTHORITY**

(Under SBCO 1979)

/ Nazim, City Dist.Govt. Karachi

Karachi, dated

Copy is forwarded for immediate necessary action to :-

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

No: CDGK/CN/SEC 2057/2007
Date: - 07/07/07.


SECRETARY
FOR CITY NAZIM KARACHI

No.KBCA/DC(Admn-P-1)/2007/696

Dated 7.7.2007

Copy of the Notification is circulated for information and necessary action please


(S. MUHAMMAD ALI NAQVI)
ADMINISTRATIVE OFFICER(P)
K.B.C.A.

All COBs / TBCOs