

# KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2014

Published by Authority

Karachi 31<sup>st</sup> January, 2014

## PART - I

### SINDH BUILDING CONTROL AUTHORITY

## NOTIFICATION

No. Chief Executive/SBCA 2014/15

Karachi the 31<sup>st</sup> January, 2014

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 (Scrutiny Fees), Chapter No.-9 and Chapter No.25.

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) 2014.

#### 8. Scrutiny fee for approval of building plans.

Category	Area falling under various categories of Property Valuation Table of BOR, Sindh.	Existing rates (P.s.f)	Proposed rates (P.s.f)
Commercial / Public Sale Projects.	I, II, III & IV	Rs.15.00	Rs.16.00
	V & VI	Rs.12.00	Rs.13.00

Clause No.25-1.7.1

- 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, passage, stairs, driver sitting area with bathroom, guard room with bathroom etc.

Clause No.25-1.7.2

- 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, passage, stairs, driver sitting area with bathroom, guard room with bathroom etc.

Clause No.3-2.20.2

- xi). Where approved passage and stairs have been altered or misuse for other purpose until such space is restored to its original purpose as per approved plan.
- xii). Where approved air raid shelter has been altered or misuse for other purpose until such space is restored to its original purpose as per approved plan. Furthermore owner / builder shall hand over the possession of the air raid shelter to association of flats/units allottees.

Clause No. 9-7.7

The minimum width of passage shall be 6ft upto 1199 Sq. Yds. of plot and 8ft from 1200 Sq. Yds. to 1 Acre excluding areas where height restriction is applicable i.e. Garden East & the areas falls within ¾ mile radius of Quad-e-Azam mausoleum.

Clause No. 9-14

Air raid shelter is allowable for the building having minimum three storeys and above as per order of Home Department, Government of Sindh letter No. SO(PDPC)/1-29/2002 Dt: 15-03-2004 and Ministry of Science & Technology, Government of Pakistan letter No.7(1)/2002-ASA(P&C) Vol.II Dt: 22-01-2004.



**(ARCH. MANZOOR QADIR)**  
**AUTHORITY**  
**(Under SBCO 1979)**  
**Chief Executive, SBCA.**

Karachi, dated 31-01/2014

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