

# KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2019

Published by Authority

Karachi 13<sup>th</sup> June, 2019

PART - I

## SINDH BUILDING CONTROL AUTHORITY

### NOTIFICATION

No. Chief Executive/SBCA 2019/03

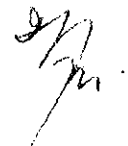
Karachi the 13<sup>th</sup> June, 2019

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 pertaining to "**Building Regulations**" in Chapter-2 "Definitions", Chapter-3 "Permits & Procedures", Chapter-4 "Licensing / Enlistment of Professionals", Chapter-5 "Public Sale Projects", Chapter-9 "Space Requirements in And About Buildings", Chapter-24 "Parking Requirements" and Chapter-25, "Zoning Regulations/Area Standards" with immediate effect.

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) 2019 and shall be applicable on the cases to be submitted after this notification.

Sr. No.	Regulation No.	Existing	Proposed Amendments Finalized by Committee
1.	2-18.	"Balcony" means a projection from a wall of a building on an open space or a public street.	"Balcony" means a projection in a building towards an open space or a public street.
2.	2-112.	"Scrutiny Fee" means a fee to be determined and levied as per the provision of the Ordinance, as amended from time to time.	"Scrutiny Fee" means a fee to be determined and levied as per the provision of the Ordinance, as amended from time to time while submission of Proposed / Completion / Regularization / Revision / Addition / Alteration Plan.



3.	3-2.2.1.	Two sets of all documents relating to the plot together with a letter from the Concerned Authority confirming the title/land use physically fresh demarcated/dimensions of the plot alongwith the existence of any road widening/cut line reservation.	Two sets of all documents relating to the plot together <b>including allotment order / transfer order / mutation order / lease / extract as the case may be</b> with a letter from the Concerned Authority confirming the title/land use physically fresh demarcated/dimensions of the plot along with the existence of any road widening/cut line reservation. <b>In case of company or firm, the registered power of attorney in the name of builder shall be required in case of public sale project.</b>
4.	4-1.3 <b>Geo Technical Laboratory</b>          <b>Material Testing Laboratory</b>	<p>Proprietor of the firm should be Soil Consultant registered with PEC as Geo Technical Consultant possessing B.E (Civil) degree having 15 years of experience or M.Sc. with 10 years experience in relevant field.</p> <p>List of Technical Staff.</p> <p>List of all Soil Testing equipment required.</p> <p>Proprietor of the firm should be Material Engineer / Soil Engineer (B.E. Civil) registered with PEC having minimum five years experience in field and technical paper / article on material / soil testing.</p> <p>List of Technical Staff.</p> <p>Inspection should be carried by officers of Licensing section in respect of equipments (New / old), expertise with forms etc.</p>	<p>The applicant may be the (Proprietor / Partner / Director of Engineering firm duly registered with PEC as Consultant in Soil Mechanics / Foundation Engineering having fully equipped laboratory and possessing Master Degree in Soil Engineering with 08 year of experience in relevant field or Bachelor Degree in Civil Engineering with 10 year experience in relevant field.</p> <p><b>SCOPE OF WORK</b> Preparation of Geo-Technical Investigation reports including recommendation for shallow &amp; deep foundations / pile foundation all relevant activities / tests.</p> <p>The applicant may be the (Proprietor / Partner / Director of Engineering firm duly registered with PEC as Professional Engineer having fully equipped laboratory and possessing Bachelor Degree in Civil Engineering with five years experience in Matrieal testing field.</p> <p><b>SCOPE OF WORK</b> Testing of construction material.</p> <p><b>Note:</b> (i) The signatory authority will be individual, not the firm and the responsibility shall remain on such signatory. (ii) The material testing lab can be obtained separately or by same firm having soil testing lab subject to fulfilment of above referred criteria.</p>
5.	4-18.  4-18.1.	<p><b>Contractor-Qualification &amp; Responsibilities:</b> Every contractor hired by the builder must be registered with PEC for undertaking the particular category of work for G+20 and above and 100 acre and above for development schemes/works. For building &amp; development schemes other than mentioned above Contractors not registered with PEC but having experience of Construction / Development work may also be hired upto December 2018.</p>	<p><b>Contractor-Qualification &amp; Responsibilities:</b> Every contractor hired by the builder must be registered with PEC for undertaking the particular category of work for G+20 and above and 100 acre and above for development schemes/works. For building &amp; development schemes other than mentioned above Contractors not registered with PEC but having experience of Construction / Development work may also be hired upto <b>31<sup>st</sup> December 2021.</b></p>

6.	5-1.1	<b>Application for NOC</b> Owner/Co-Owner of the plot or his registered attorney having valid builder licence in his name and having an agreement of construction with a contractor as defined in Clause 4-17.1 shall furnish the requisite documents and particulars in form (DNP-1) as appended to these regulation duly signed by all concerned.	<b>Application for NOC</b> Owner/Co-Owner of the plot or his registered attorney having valid builder licence in his name and having an agreement of construction with a contractor as defined in <b>Clause 4-18.1</b> shall furnish the requisite documents and particulars in form (DNP-1) as appended to these regulation duly signed by all concerned.																																				
7.	9-5.3.	<p style="text-align: center;"><b>Existing</b></p> <p>Open balconies projecting on to public streets from buildings abutting such streets shall be permitted by the authority only for residences/apartments. Such projection shall not be used as a room as per conditions stated here under.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Width of Street</u></th> <th style="text-align: left;"><u>Max.length of Balconies</u></th> <th style="text-align: left;"><u>Max. Projection of Balconies</u></th> <th style="text-align: left;"><u>Min.height above street level from centre of street Balconies and sunshades.</u></th> </tr> </thead> <tbody> <tr> <td>30ft.(9.13m) &amp; less than 40ft.(12.18m)</td> <td>23ft.(7m)</td> <td>2ft.(60cm)</td> <td>17ft.(5.17m)</td> </tr> <tr> <td>40ft.(12.18m) &amp; less than 50ft.(15.2m)</td> <td>23ft.(7m)</td> <td>3ft.(90cm)</td> <td>17ft.( 5.17m)</td> </tr> <tr> <td>50ft.(15.2m) &amp; above</td> <td>23ft.(7m)</td> <td>4ft.(120cm)</td> <td>17ft.( 5.17m)</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Proposed Amendments Finalized by Committee</b></p> <p>Open balconies projecting on to public streets from buildings abutting such streets as given below shall be permitted by the authority only for residences/apartments <b>upto plot size 720Sq.yds.</b> The area of such allowable balconies shall be exempted from FAR, however beyond permitted length or projection shall be calculated in FAR. It is further clarified that such projections on plots above 720 Sq.yds. shall also be excluded from FAR provided such projections are provided within the plot lines. Such projection shall not be used as a room as per conditions stated here under:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Width of Street</u></th> <th style="text-align: left;"><u>Max.length of Balconies</u></th> <th style="text-align: left;"><u>Max. Projection of Balconies</u></th> <th style="text-align: left;"><u>Min.Distance between two Balconies</u></th> <th style="text-align: left;"><u>Min.height above street level from centre of street Balconies and sunshades.</u></th> </tr> </thead> <tbody> <tr> <td>30ft.(9.13m) &amp; less than 40ft.(12.18m)</td> <td>12ft.(3.65m)</td> <td>2ft.(60cm)</td> <td>6ft.(1.82m)</td> <td>17ft.(5.17m)</td> </tr> <tr> <td>40ft.(12.18m) &amp; less than 50ft.(15.2m)</td> <td>12ft.(3.65m)</td> <td>3ft.(90cm)</td> <td>6ft.(1.82m)</td> <td>17ft.( 5.17m)</td> </tr> <tr> <td>50ft.(15.2m) &amp; above</td> <td>12ft.(3.65m)</td> <td>4ft.(120cm)</td> <td>6ft.(1.82m)</td> <td>17ft.( 5.17m)</td> </tr> </tbody> </table>		<u>Width of Street</u>	<u>Max.length of Balconies</u>	<u>Max. Projection of Balconies</u>	<u>Min.height above street level from centre of street Balconies and sunshades.</u>	30ft.(9.13m) & less than 40ft.(12.18m)	23ft.(7m)	2ft.(60cm)	17ft.(5.17m)	40ft.(12.18m) & less than 50ft.(15.2m)	23ft.(7m)	3ft.(90cm)	17ft.( 5.17m)	50ft.(15.2m) & above	23ft.(7m)	4ft.(120cm)	17ft.( 5.17m)	<u>Width of Street</u>	<u>Max.length of Balconies</u>	<u>Max. Projection of Balconies</u>	<u>Min.Distance between two Balconies</u>	<u>Min.height above street level from centre of street Balconies and sunshades.</u>	30ft.(9.13m) & less than 40ft.(12.18m)	12ft.(3.65m)	2ft.(60cm)	6ft.(1.82m)	17ft.(5.17m)	40ft.(12.18m) & less than 50ft.(15.2m)	12ft.(3.65m)	3ft.(90cm)	6ft.(1.82m)	17ft.( 5.17m)	50ft.(15.2m) & above	12ft.(3.65m)	4ft.(120cm)	6ft.(1.82m)	17ft.( 5.17m)
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8.	9-8.7.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>New Insertion</b> </div>	<b>All public sale projects beyond G+4 upper floors and public use buildings as defined in 2-10.3 beyond G+2 upper floors, an emergency stair either RCC or fire resistance steel having minimum width of 8ft. shall be provided such emergency stair shall also be allowed in COS as per standard mentioned in International Fire Fighting Code.</b>																																				
9.	24-4.1.1.	Every 6 bedrooms for a hotel of three star category and above. In addition to a per room requirement, parking space shall be provided for all other facilities e.g. restaurants, conference room etc;	Every 6 bedrooms for a hotel of three star category and above. In addition to a per room requirement, parking space shall be provided for all other facilities e.g. restaurants, conference room etc; <b>@ 200 Sq.ft. for</b>																																				

			restaurant and 300 Sq.ft. for conference room per car.
	24-4.1.2.	Every 10 beds and or per consulting room of a clinical/medical service building;	Every 3 beds for general ward and for 2 semi-private / private rooms and or 1 per consulting room / OPD of a clinical/medical service building. Additional parking @ 50% of above parking for management / Doctors parking.
11.	24-4.1.5.	Every 2000Sq.ft.(185.87Sq.m) of floor area of office space in an industrial building unit;	Every 1000 Sq.ft.(92.93Sq.m) of floor area of office space in an industrial building unit;
12.	24-4.1.6.	Every 800 Sqft of floor area of retail shopping in categories of properties I, IA & II.	Every 800 Sqft (.74.34Sq.m) of floor area of retail shopping in categories of properties I, IA, IX & X
13.	24-4.1.6.1.	Every 1000 Sqft of floor area of retail shopping in categories of properties III, IV, V & VI;	Every 1000 Sqft.(92.93Sq.m) of floor area of retail shopping in categories of properties II, III, IV, V & VI.
14.	24-4.1.6.2.	Deleted.	Every 1200 Sqft .(111.52Sq.m) of floor area of retail shopping in categories of properties VII & VIII
15.	24-4.1.8.	Every 800 Sqft of floor area of business office in categories of properties I, IA & II;	Every 800 Sqft (.74.34Sq.m) of floor area of business office in categories of properties I, IA, IX & X.
16.	24-4.1.8.1.	Every 1000 Sqft of floor area of business office in categories of properties III, IV, V & VI.	Every 1000 Sqft. (92.93Sq.m) of floor area of business office in categories of properties II, III, IV, V & VI.
17.	24-4.1.8.2.	<b>New Insertion</b>	Every 1200 Sqft. (111.52Sq.m) of floor area of business office in categories of properties VII & VIII.
18.	24-4.1.9.	Every 4000Sq.ft. (371.7Sq.m) floor area of all educational institutions situated on a plot measuring 2000 Sq.yds and above;	Every 2000Sq.ft. (185.87Sq.m) floor area of all educational institutions situated on a plot measuring 1000 Sq.yds and above;
19.	24-4.1.11.	Apartment building or residential-cum-commercial building for every 1000 Sqft (93 Sq.m) categories I & IA.	Apartment building or residential-cum-commercial building for every 1000 Sqft (93 Sq.m) categories I, IA, IX & X.
20.	24-4.1.11.1.	For every 1200 Sqft (111.5 Sq.m) categories II & III.	For every 1200 Sqft (111.52Sq.m) categories II, III & Scheme-33.
21.	24-4.1.11.2.	For every 1400 Sqft (130.11 Sq.m) categories IV, V, & VI. for floor areas of only residential use.	For every 1400 Sqft (130.11 Sq.m) categories IV, V, VI, VII & VIII (excluding Scheme-33) for floor areas of only residential use.
22.	24-9.	In case of minimum 3 additional public parking floors are proposed in addition to the required parking as per these regulations. An enhanced FAR upto a maximum of 50% of the additional proposed parking area shall be added to the allowable FAR having minimum plot area of 1000 Sq. Yds. and above. The additional Public parking may also be allowed on the surrounding residential plot declared to be only parking plaza to the main project provided;	<b>The owner / builder shall avail only one provision defined below while proposing building plan:</b> (i) In case of One Min. floor and Four Max. floors additional visitor parking floor is proposed in addition to the required parking as per these regulation, an enhanced FAR upto a maximum of 50% of the additional proposed visitor parking area shall be added to the allowable FAR having minimum plot area of 950 Sq. Yds. and above provided that the plot is a public sale project abutting on Min. 40 ft. wide road. (ii) In case of minimum 3 additional public parking floors are proposed in addition to the required parking as per these regulations only on Commercial/ Public use buildings having minimum 40ft. wide facing road, an enhanced FAR upto a maximum of 50% of the additional proposed visitor parking area shall

			be added to the allowable FAR having minimum plot area of 950 Sq. Yds. and above. The additional Public parking may also be allowed on the surrounding residential plot facing 40ft. Side road declared to be only parking plaza to the main project provided;
23.	25-1.6.2.	For all public sale/public use/industrial and commercial plots exceeding 600Sq.yds.(502Sq.m) a minimum of 2% of the permissible floor area ratio/ proposed covered area shall be provided for recreation facilities/children play area/prayer area. This area shall not be included in the total floor area up to a maximum of 2% of total floor area.	For all public sale/public use/industrial and commercial plots exceeding 600Sq.yds (502Sq.m) a minimum of 2% <b>and maximum of 5%</b> of the permissible floor area ratio/ proposed covered area shall be provided for recreation facilities/children play area/prayer area. This area shall not be included in the total FAR up to a <b>minimum of 2% and maximum of 5%</b> .
24.	25-1.7. 25-1.7.1.	<b>Exemptions from FAR.</b> In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from FAR: a) Car parking including ramps and driveways. b) Lift shaft, Garbage chute and Garbage collector (75Sqft),KE Sub station and Emergency stair case& its tower. c) Passages and stair area upto maximum limit of 10% of FAR. d) Arcades, if provided. e) Deleted	<b>Exemptions from FAR.</b> In all commercial, public sale, public use, amenity and industrial buildings the following areas <b>upto maximum 30% of total FAR</b> shall be excluded from FAR <b>except activities defined in (a), (d) &amp; (e):</b> a) Car parking including ramps and driveways. b) Lift shaft, Garbage chute and Garbage collector, KE Sub station and Emergency stair case & its tower. <b>Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc.</b> c) <b>Passages and stair case area.</b> d) Arcades. e) <b>Staircase tower over the stair shaft shall be allowed with maximum clear height of 8ft.(2.43m).</b>
25.	25-1.7.2.1.	In all commercial, public sale, public use and industrial buildings the following areas shall be excluded from Foot Print:- a) Car parking including ramps and driveways. b) Lift shaft, Garbage chute and Garbage collector (75sqft). KE Sub station and Emergency stair case & its tower. c) Passages and stair area upto maximum limit of 10% of FAR. d) Arcades, if provided. e) Staircase tower over the stair shaft shall be allowed with maximum clear height of 7ft.(2.13m). This area shall not be included in FAR.	In all commercial, public sale, public use, Amenity and industrial buildings the following areas <b>upto maximum 30% of total FAR</b> shall be excluded from Foot Print <b>except activities defined in (a), (d) &amp; (e):</b> a) Car parking including ramps and driveways. b) Lift shaft, Garbage chute and Garbage collector, KE Sub station and Emergency stair case & its tower. <b>Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc.</b> c) <b>Passages and stair case area.</b> d) Arcades, if provided. e) <b>Staircase tower over the stair shaft shall be allowed with maximum clear height of 8ft.(2.43m).</b>

26.	25-1.12.1.	<p>Areas included in FAR In all commercial, public sale, public use, Amenity and industrial buildings, the following areas shall also be included in FAR:</p> <ul style="list-style-type: none"> <li>a) Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom (other than car parking floor), guard room with bathroom, etc.</li> <li>b) Passages and stair area beyond 10% of FAR .</li> <li>c) Staircase tower over the stair shaft with maximum clear height of 7ft.(2.13m).</li> </ul>	Deleted
27.	25-1.12.2.	<p>Areas included in Foot Print In all commercial, public sale, public use, Amenity and industrial buildings, the following areas shall also be included in Foot Print</p> <ul style="list-style-type: none"> <li>a) Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area (200 Sq.ft. max.), driver sitting area with bathroom (other than car parking floor), guard room with bathroom etc.</li> <li>b) Passages and stair area beyond 10% of FAR.</li> <li>c) Staircase tower over the stair shaft with maximum clear height of 7ft.(2.13m).</li> </ul>	Deleted
28.	25-2.1.	<p><b>Building Bulk Standards</b> 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. However the approval in respect of plots upto 399 Sq.Yds beyond G+1 storeyed shall be allowed after realizing Additional Floor Charges as provided in Schedule 9-A of KB&amp;TPR-2002.</p>	<p><b>Building Bulk Standards</b> All Residential houses/ bungalows/ buildings shall observe the following standards except plots falling in Clause 25-9. However the approval of 2<sup>nd</sup> floors in respect of plots upto 399 Sq.Yds shall be allowed after realizing Additional Floor Charges as provided in Schedule 9-A of KB&amp;TPR-2002 except Clause 25-9 of KB&amp;TPR-2002:</p>
29.	25-3.1.	<p><b>Building Bulk Standards</b> All Commercial plots 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.</p>	<p><b>Building Bulk Standards</b> All Commercial plots shall observe the following standards except Clause 25-9 of KB&amp;TPR-2002:</p>

30.

25-3.1.

Existing												
Plot Size (Sq. Yds)	FOOT PRINT	FAR	MINIMUM ARCADE	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					
Up to 60 (50.42m <sup>2</sup> )	90%	1:2	8 ft (2.5m)	None	None	5 ft (1.5m) x 5 ft (1.5m)	5 ft (1.5) x 5ft (1.5m)					
61-299 (51.26-250m <sup>2</sup> )	85%	1:2.5										
300-399 (251-344m <sup>2</sup> )	GF. 85%	1:4						5 ft (1.5m) on one side only	10% of building height above 30 ft. (9m) with a minimum of 5 ft (1.5m)	7 ft (2.1m)	7 ft (2.1m)	10% of building height above 30ft. (9m) with a minimum of 10ft (3m)
400-599 (335-501m <sup>2</sup> )	Upper Floor 75%	1:5						5ft (1.5m) on one side only				
600-799 (502-668m <sup>2</sup> )	Ground floor 80%	1:5						8ft (2.5m) one side		8ft (2.5m)	10ft (3m)	
800-999 (669-835m <sup>2</sup> )	Upper floor 70%											
1000-2000 (830-1672m <sup>2</sup> )	75% Ground floor and 65% upper floor	1:5.5							7ft	10% of building height above 30 ft. (9m) with a minimum of 10ft (3m)	10ft (3m)	10% of building height above 30 ft. (9m) with a minimum of 10ft (3m)
Over 2000 (836-1672m <sup>2</sup> )	70% Ground floor and 65% upper floor											

25-3.1.

## Proposed Amendments Finalized by Committee

Plot Size (Sq. Yds)	FOOT PRINT (Min-Max)	FAR / Max No. of Floors	MINIMUM ARCADE	SIDES COS	REAR COS
Up to 120 (100.84 m <sup>2</sup> )	-	G+2	5 ft (1.52m)	-	3 ft (0.914m)
121-299 (101.68-251.26m <sup>2</sup> )	-	G+3	8 ft. (2.43m)	3 ft (0.914m) (one side)	5 ft (1.52m)
300-425 (252.10-357.14m <sup>2</sup> )	-	B+G+4	8 ft. (2.43m)	5 ft (1.52m) one side	7 ft (2.13m)
426-720 (357.98-605.04m <sup>2</sup> )	-	B+G+6	8 ft. (2.43m)	7ft (2.13m) One side	8ft (2.43m)
721-999 (605.88-839.49m <sup>2</sup> )	Ground Floor 75% (Max) Upper Floor 65% (Max)	1:5 / B+G+9	8 ft. (2.43m)	8ft (2.43m) one side	10ft (3.04m)
1000-1500 (840.33-1260.50m <sup>2</sup> )	Ground Floor 65% (Max) Upper Floor 55% (Max)	1:5.5 / B+G+12	8 ft. (2.43m)	10ft (3.04m) Both sides	10ft (3.04m)

1501 -1999 (1261.34m <sup>2</sup> - 1679.83m <sup>2</sup> )	Ground Floor 60% (Max) Upper Floor 45% (Max)	1:5.5 / B+G+15	8 ft. (2.43m)	10ft (3.04m) Both sides	10ft (3.04m)
2000 -2999 (1680.67m <sup>2</sup> - 2520.16m <sup>2</sup> )	Ground Floor 50%-65% Upper Floor 45%-60%	1:5.5	8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)
3000 & Above (2521.00m <sup>2</sup> )	Ground Floor 50%-65% Upper Floor 45%-60%	1:5.5	20 ft.(6.09m) set back & 8 ft. (2.43m)	12ft (3.65m) Both sides	10ft (3.04m)

*Note:* (1) The No. of parking floors are in addition to the No. of Max floors mentioned above against different plots sizes.

(2) In case any plot exist in height restricted area / flying gap funnel area than no setback shall be applicable on plot size 3000 Sq.yds.(2521 Sq.m) and above.

31. 25-3.2.

**Other Conditions**

- 1). For plots abutting public street at the rear, rear COS above 30ft.(9.14m) shall be exempted in case width of road is 40ft. and above whereas less than 40ft. COS shall be minimum as specified.
- 3). In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned and arcade will be provided, otherwise COS shall be provided as specified.
- 5). Wherever minimum COS on sides and rear is specified in relation to height of building, the COS shall be equal to 10% of building height above 30 ft. (9m) but subject to maximum of 15% of the plot width/depth on each side/rear respectively, but with minimum as prescribed.
- 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.

**Other Conditions**

- 1). For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40ft. and above whereas less than 40ft. COS shall be provided as specified.
- 3). In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned otherwise COS shall be provided as specified. No opening of shops shall be allowed on side 40ft wide road, however the entry and exist into the building/parking shall be allowed from 40ft wide road and above.
- 5). Deleted.
- 6). Deleted.

32. 25-4.

**Existing**

S.NO.	FOOT PRINT	F.A.R.	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
1.	40%	1:2.75	20ft.(6m)	20ft.(6m)	20ft.(6m)

**Proposed Amendments Finalized by Committee**

Sr. No.	PLOT SIZE	FOOT PRINT	F.A.R.	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
1.	Less than 1/2 Acres	50% Max	1:2.75	15ft.(4.57m)	15ft.(4.57m)	15ft.(4.57m)
2.	More than 1/2 Acres	40% Max	1:4.0	20ft.(6m)	20ft.(6m)	20ft.(6m)



33.	25-5.1	<b>Existing</b>						
		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)

**Proposed Amendments Finalized by Committee**

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%	1:3.5	10(3m)	10(3m)	10(3m)
2.	1.0 Acre and above	40%	1:4.5	20(6m)	20(6m)	20(6m)

34.	25-5.	Note:	Note:
		1) For high education institute/university duly chartered by Govt. of Sindh and recognized by Higher Education Commission (HEC). Govt. of Pakistan the FAR shall be 1:6 and same FAR shall be applicable for the hospitals irrespective of plot area.	1) For high education institute/university duly chartered by Govt. of Sindh and recognized by Higher Education Commission (HEC). Govt. of Pakistan the FAR shall be 1:6 and same FAR shall be applicable for Educational Institutes / Universities and Hospitals only on plot size 2000 Sq.yds.(1680.67m <sup>2</sup> ) meant for education / health / commercial purpose only.

35.	25-5.2 (New Insertion)	<b>Proposed Amendments Finalized by Committee</b>								
		On residential plots for allowing education and health activity as per 18-4.2.2 following ratio shall be applicable.								
		S. No.	Level of activity	Min Road width	Plot Size (Sq.Yds)	F.A.R	No. of Floors	Min. COS Front	Min. COS Sides	Min. COS Rear
		1	Primary School/Clinic	60 ft.	Up to 240	1:2.0	G+2	3 Ft		3 Ft
		2	Secondary School /Clinic	80 ft.	241-400	1:2.0	G+2	6 Ft	5 Ft	6 Ft
		3	College/Hospital	100 ft.	401-1500	1:2.5	G+3	8 Ft	5 Ft	8 Ft
		4	College/University	100 ft.	1501-1999	1:4.5		10 Ft	7 Ft	10 Ft
		5	College/University Chartered by HEC for University/ Hospital	150 ft.	2000 & Above	1:5.5		15 Ft	10 Ft	15 Ft
		<p>Note- 1) MPD shall charges Rs. 10,000/- per sq.yds for change of Trade (education/health) for specific purpose only.</p> <p>2) If 3 additional public / visitors parking floors are proposed in addition to the required parking as per these regulations for Plot mentioned in Sr.No:4 &amp; 5 only, an enhanced FAR upto a maximum of 50% of the additional proposed public / visitors parking area shall be added to the allowable FAR mentioned above.</p>								

36.	25-6.4.	Change in nomenclature / type of industry is permissible upon clearance from the Concerned Authority.	Change in nomenclature / type of industry is permissible upon clearance from the Concerned Authority/ Lessor with the approval of Master Plan Department.
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37.	25-9-A. 25-9-A.1	<b>Proposed Amendments Finalized by Committee</b> <b>Building Bulk Standards (RESIDENTIAL)</b> All Residential plots in clause 25-9 shall observe the following standards:
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(New Insertion)	PLOT SIZE (SQ. Yds.)	FOOT PRINT (Min- Max)	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
	Up TO 59 (49.5m <sup>2</sup> )	55-65%	Applicability of FAR shall be as per area defined in clause 25-9.1. to 25-9.5. of KB&TPR-2002 and amendment up to date.	-	-	-
	60-119 (50.4-100 m <sup>2</sup> )	55-65%		-	-	-
	120-199 (100.8-167m <sup>2</sup> )	55-65%		3 ft (0.91m)	-	3 ft (0.91m)
	200-299 (168-251.3m <sup>2</sup> )	55-65%		5 ft. (1.52m)	5 ft. (1.52m) one side	7 ft. (2.13m)
	300-399 (252-335.2m <sup>2</sup> )	55-65%		5 ft. (1.52m)	5 ft. (1.52m) one side	7 ft. (2.13m)
	400-499 (336-419.3m <sup>2</sup> )	55-65%		7ft (2.13m)	5 ft (1.52m) both side	7ft. (2.13m)
	500-999 (420-839.5m <sup>2</sup> )	45-55%		10 ft. (3.04m)	7 ft. (2.1m) both side	7.5 ft.(2.28m)
	1000-1500 (840.33-1260.50m <sup>2</sup> )	40-50%		15 ft. (4.57m)	10 ft. (3.04m) both side	10 ft.(3.04m)
	1501 -1999 (1261.34m <sup>2</sup> - 1679.83m <sup>2</sup> )	35-45%		20ft.(6.09m)	10 ft (3.04m) both side	12ft (3.65m)
	2000 -2999 (1680.67m <sup>2</sup> - 2520.16m <sup>2</sup> )	30-40%		20 ft.(6.09m)	10 ft (3.04m) both side	12ft (3.65m)
	3000 & Above (2521.00m <sup>2</sup> )	25-35%		20 ft.(6.09m)	12ft (3.65m) both side	12ft (3.65m)

**Other Conditions**

1. Plots abutting a public street, lane and permanent open space on the rear shall be exempted from the provision of rear COS up to Plot size of 119Sq.yds. (100Sq.m). For plots greater than 119Sq.yds.(100Sq.m), the rear COS shall be 50%.
2. If with respect to any land development the provisions of any applicable Area Standards/ Zoning Regulations are inconsistent with the provisions of any General Standards prescribed in Chapters 19 to 22 of these Regulations, the provisions of Area Standards/Zoning Regulations shall prevail.

38.

25-9-B,  
25-9-B.1

(New Insertion)

**Proposed Amendments Finalized by Committee**

**Building Bulk Standards (RESIDENTIAL CUM COMMERCIAL)**

All Residential cum Commercial plots in clause 25-9 shall observe the following standards:

Plot Size (Sq.Yds)	FOOT PRINT (Min-Max)	FAR	MINIMUM ARCADE	SIDES COS	REAR COS
Up to 120 (100.84 m <sup>2</sup> )	(70% - 85%)	Applicability of FAR shall be as per area defined in clause 25-9.1. to 25-9.5. of KB&TPR-2002 and amendment up to date.	6 ft (1.82m)	-	3 ft (0.914m)
121-299 (101.68-251.26m <sup>2</sup> )	(70% - 85%)		8 ft. (2.43m)	3 ft (0.914m) (one side)	5 ft (1.52m)
300-425 (252.10-357.14m <sup>2</sup> )	(70% - 80%)		8 ft. (2.43m)	5 ft (1.52m) one side	7 ft (2.13m)
426-720 (357.98-605.04m <sup>2</sup> )	GF Max 75% UF (55%-65%)		8 ft. (2.43m)	7ft (2.13m) One side	8ft (2.43m)
721-999 (605.88-839.49m <sup>2</sup> )	GF Max 65% UF (50%-60%)		8 ft. (2.43m)	8ft (2.43m) one side	10ft (3.04m)

1000-1500 (840.33-1260.50m <sup>2</sup> )	GF Max 65% UF (40%-50%)	8 ft. (2.43m)	10ft (3.04m) Both sides	12ft (3.65m)
1501 -1999 (1261.34m <sup>2</sup> - 1679.83m <sup>2</sup> )	GF Max 60% UF (35%-50%)	8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)
2000 -2999 (1680.67m <sup>2</sup> - 2520.16m <sup>2</sup> )	GF Max 60% UF (35%-50%)	8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)
3000 & Above (2521.00m <sup>2</sup> )	GF Max 60% UF (30%-50%)	20 ft.(6.09m) set back & 8 ft. (2.43m)	12ft (3.65m) Both sides	10ft (3.04m)

Note: In case any plot falls in height restricted area / flying gap funnel area than no setback shall be applicable on plot size 3000 Sq.yds.(2521 Sq.m) and above.

**Other Conditions**

- 1). For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40ft. and above whereas less than 40ft. COS shall be provided as specified.
- 2). Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above chart , the allotment conditions or previous regulations which provide for higher FAR shall be adopted .
- 3). In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned otherwise COS shall be provided as specified. No opening of shops shall be allowed on side 40ft wide road, however the entry and exist into the building/parking shall be allowed from 40ft wide road and above.
- 4). Arcade on front/sides not required if building line set back 8ft(2.5m) or more from the property line.
- 5). Number of story/s in the area of Katchi Abadi for plot area ½ Acres (2420 Sq.yds.) or more shall be Ground + three floors or four storys whereas less than ½ Acres (2420 Sq.yds.) the number of storys shall be Ground + two floors or three storys.

39.

25-9-C.  
25-9-C.1  
  
(New  
Insertion)

**Proposed Amendments Finalized by Committee.  
Building Bulk Standards (COMMERCIAL)**

All Commercial plots in clause 25-9 shall observe the following standards:

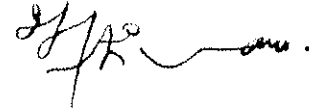
Plot Size (Sq.Yds)	FOOT PRINT (Min-Max)	FAR	MINIMUM ARCADE	SIDES COS	REAR COS
Up to 120 (100.84 m <sup>2</sup> )	(70% - 85%)	Applicability of FAR shall be as per area defined in clause 25-9.1. to 25-9.5. of KB&TPR- 2002 and amendment up to date.	6 ft (1.82m)	-	3 ft (0.914m)
121-299 (101.68- 251.26m <sup>2</sup> )	(70% - 85%)		8 ft. (2.43m)	3 ft (0.914m) (one side)	5 ft (1.52m)
300-425 (252.10- 357.14m <sup>2</sup> )	(70% - 80%)		8 ft. (2.43m)	5 ft (1.52m) one side	7 ft (2.13m)
426-720 (357.98- 605.04m <sup>2</sup> )	GF Max 75% UF (55%-65%)		8 ft. (2.43m)	7ft (2.13m) One side	8ft (2.43m)
721-999 (605.88- 839.49m <sup>2</sup> )	GF Max 65% UF (50%-60%)		8 ft. (2.43m)	8ft (2.43m) one side	10ft (3.04m)
1000-1500 (840.33- 1260.50m <sup>2</sup> )	GF Max 65% UF (40%-50%)		8 ft. (2.43m)	10ft (3.04m) Both sides	12ft (3.65m)
1501 -1999 (1261.34m <sup>2</sup> - 1679.83m <sup>2</sup> )	GF Max 60% UF (35%-50%)		8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)

2000 -2999 (1680.67m <sup>2</sup> - 2520.16m <sup>2</sup> )	GF Max 60% UF (35%-50%)		8 ft. (2.43m)	12ft (3.65m) Both sides	12ft (3.65m)
3000 & Above (2521.00m <sup>2</sup> )	GF Max 60% UF (30%-50%)		20 ft.(6.09m) set back & 8 ft. (2.43m)	12ft (3.65m) Both sides	10ft (3.04m)

Note: In case any plot falls in height restricted area / flying gap funnel area than no setback shall be applicable on plot size 3000 Sq.yds.(2521 Sq.m) and above.

**Other Conditions**

- 1). For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40ft. and above whereas less than 40ft. COS shall be provided as specified.
- 2). Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above chart, the allotment conditions or previous regulations which provide for higher FAR shall be adopted.
- 3). In case of corner plot, COS on sides abutting the lane or road 40ft. wide and above shall be condoned otherwise COS shall be provided as specified. No opening of shops shall be allowed on side 40ft wide road, however the entry and exist into the building/parking shall be allowed from 40ft wide road and above.
- 4). Arcade on front/sides not required if building line set back 8ft(2.5m) or more from the property line.
- 5). Number of story/s in the area of Katchi Abadi for plot area ½ Acres (2420 Sq.yds.) or more shall be Ground + three floors or four storeys whereas less than ½ Acres (2420 Sq.yds.) the number of storeys shall be Ground + two floors or three storeys.



(IFTIKHAR ALI KAIMKHANI)  
Director General/Chief Executive, SBCA  
(Authority under SBCO, 1979)

Karachi, dated 13/06/2019

A copy is forwarded for information please:-

1. PS to Minister, Local Government, Govt. of Sindh.
2. PS to Chief Secretary, Sindh.
3. PS to Secretary to Local Government.
4. Additional Director General (ADG), SBCA.
5. PS to Sr. Director, MPD
6. Members of the Standing Committee on KB&TPR.
7. All Director, Head Quarter/ Regional Director, SBCA.

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