

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2019

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Karachi 13th June, 2019

PART - I

SINDH BUILDING CONTROL AUTHORITY NOTIFICATION

No:Chief Executive/SBCA 2019/06

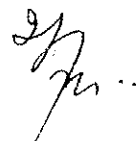
Karachi the 13th June, 2019.

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 “*Category-I Buildings*” in Chapter-3 “Permits and Procedures” with immediate effect.

The following Amendments / new insertion made by the Authority under *Ease of Doing Business Reforms* to save time and cost of the applicant 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.#	Regulations#	Existing		Proposed Amendments	
1.	Table 3.1	Category - I	a) Bungalow on plot up to 399 Sq.yds (333.6 Sq.m) having habitable two floors i.e. G+1 floor.	Category - I	a) Bungalow on plot up to 399 Sq.yds (333.6 Sq.m) having *upto G+2 floors.
* subject to payment of additional floor charge					



3-2.2.2(a). Submission of Automated Construction Permit / Approval of Building Plan of Category-I buildings through Single Window Facility (SWF) & Online Submission.
(After 3-2.2.2. new insertion shall be made)

- (i) The applicant / owner / attorney / sub attorney through licensed architect / engineer may either apply for approval of construction permit / building plan through automated Single Window Facility (SWF) of SBCA or online submission by submitting soft copies on PDF format of following;
- (a) Scanned set of plans showing elevation, sections, site plan duly signed and stamped by the professional, proof of present ownership in his name or registered attorney / sub-attorney or special registered Power of Attorney as the case may be, allotment order, possession order, acknowledgement of possession, lease / sub-lease, extract, sale deed, transfer order / mutation order, sub-division / amalgamation / change of land use, photographs & CNIC / NICOP of applicant, along with latest photographs of the site showing both sides of neighboring plots / buildings verifying the status of plot as to whether it is vacant or otherwise. Same shall be verified by SWF through Google application, in case of misrepresentation a penalty equivalent to 4 times of the scrutiny fee may be charged. Provided further that such case shall be processed further in accordance with the procedure and SOP of authority including site inspection, levy of composition / demolition fees etc as the case may be. Such cases shall be excluded from the notified timeline. For any court proceedings or dispute, further supporting documents may be required for clarification.
- (b) The application for the plots / site declared as protected Heritage or where road reservation is involved or requires clearance of record from Town Planning Section shall not be processed further and observations to the licensed professional shall be communicated for submission of clearance. Till clearance of objection such cases shall remain excluded from the notified timeline. The Town Planning Section shall decide the case within 4 days.
- (c) To save the cost & time of applicant and for the ease of doing business, pre-approved Designs having planning, elevation, sections and working details for various types of plots 60, 80, 120 and 240 Sq.yds shall also be available. The applicant may opt such Design for relevant type of plot either from Single Window Facility of SBCA or may download from the website of SBCA. The fees to be charged by the registered professional shall only be for certification of the plans & inspections excluding designing charges, however for other than pre-approved Designs, the professional may charge the agreed fees from the applicant against planning & designing in addition to certification & inspections.



- (d) The relevant plot shall be verified from the approved layout plan of scheme / society by the officers of Single Window Facility.
- (e) After complying the objections and observations if any, the approval shall be issued within 15 days.
- (f) The Standard Operating Procedure shall be notified separately.



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

Karachi, dated: 13/06/2019
No:Chief Executive/SBCA 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. All Addl. Director Generals, Directors, HQ/Regional Directors, SBCA.

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