

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2005

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Karachi 4th August, 2005

PART – I

KARACHI BUILDING CONTROL AUTHORITY CITY DISTRICT GOVERNMENT KARACHI NOTIFICATION

No. Caretaker/DCO/CDGK/ /2005

Karachi the 4th August, 2005

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.

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) 2005**”.

<u>S NO.</u>	<u>REGULATION NO.</u>	<u>AMENDMENTS</u>
1.	1-5	<p><u>These Regulations shall supercede the Karachi Building and Town Planning Regulations-1979.</u></p> <p>Notwithstanding the replacement of the Karachi Building & Town Planning Regulations-1979 by these Regulations as noted in Clause-(1-1.1) above hereinafter referred to as the said Regulations and Rules, any instruction issued, action taken, funds created or established, departmental inquires and proceedings initiated under the said Regulations and rules and in force immediately before commencement of these Regulations (Karachi Building & Town Planning Regulations-2002) shall be deemed to have been passed issued, established, initiated or made in these Regulations (Karachi Building & Town Planning Regulations-2002), as if these regulations were in force at the time of which such orders were passed, instructions issued, and made and shall continue to have effect accordingly.</p>
2.	<u>Schedule 1A</u> <u>Concerned</u> <u>Authorities</u>	Subject to the provisions of Chapter 1 of the Regulations, the following public agencies are designated as Concerned Authorities for the respective areas and purposes here indicated.

The Concerned Authorities shall exercise powers assigned by these Regulations framed under the Ordinance and as amended from time to time.

**Schedule 1A-
CONCERNED AUTHORITIES**

<u>S NO.</u>	<u>CONCERNED AUTHORITIES</u>	<u>JURISDICTION</u>
1.	City District Government	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.
2.	Cantonment Boards of the Ministry of Defence	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi Division which are leased to the Concerned Authority or developed by others.
3.	Karachi Port Trust	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.
4.	Pakistan Railways	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.
5.	Ministry of Works Government of Pakistan	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.
6.	Sind Industrial Trading Estates Karachi	Areas of housing schemes, industrial estates or other land under its jurisdiction which are leased to or developed by others.
7.	Sindh Katchi Abadies Authority	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.
8.	Board of Revenue	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.

3.	2-12.a	<p>“Architect” Means a person currently registered/enlisted as such with PCATP.</p>
4.	2.31	<p>“CDGK” Means City District Government Karachi</p>
5.	2-37	<p>“Concerned Authority”</p>

		Means the public agency designated to perform the functions of the Concerned Authority for the purpose of these Regulations (Schedule 1A) or any Concerned Authority notified by the Government from time to time.
6.	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 underground 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>
7.	2-42	<p>“Covered Area”</p> <p>Same as Floor Area Regulation 2-55.</p>
8.	2-57	<p>“Footprint”</p> <p>Means the portion of a plot of land covered, at any level, by a building or part thereof other than basement and ramp upward / downward for parking.</p>
9.	2-66.a	<p>“Karachi Division”</p> <p>Means and includes the areas currently designated as such in the administrative control of City District Government Karachi and areas under the jurisdiction of concerned authorities (as designated in schedule 1A)</p>
10.	2-76	<p>"Loft"</p> <p>Means a horizontal slab used only for storage purposes, which shall be allowed in kitchens, baths and store rooms/shops with access from inside only upto 5'-0" clear height between the loft floor and ceiling above.</p>
11.	2-86.a	<p>“PCATP”</p> <p>Means Pakistan Council of Architects & Town Planners.</p>
12.	2-121.a	<p>“Town Planner”</p> <p>Means a person currently registered / enlisted as such with PCATP.</p>
13.	2-122	<p>“Transport Department”</p> <p>Means the Transport Department of the City District Government Karachi.</p>

14.	Table 3.1 Categories of Development Works	CATEGORY-I	a) Bungalow on plot up to 120Sq.yds (100.33Sq.m) b) Any other building on plot up to 120Sq yds. (100.33Sq.m) with height up to 33ft.(10m)		
		CATEGORY-II	a) All bungalows b) Any other building with total floor area up to 20,000Sq.ft.(1858.74Sq.m) and/or height up to 50ft.(15.2m), other than Category I & IV.		
		CATEGORY-III	• All buildings with total floor area greater than 20,000Sq.ft.(1858.74Sq.m) and/or height greater than 50ft.(15.2m), other than Category IV.		
		CATEGORY-IV	• Public use buildings with total floor area more than 10,000Sq.ft. (929.36 Sq.m), buildings for essential facilities, public sale buildings.		
		CATEGORY-V	• Town Planning works and Land development for area 2.5 acres (1 hectare) and greater.		
15.	Table 3.2 Procedure for Approval	S NO.	CATEGORY	PLAN SIGNED BY PROFESSIONAL	APPROVAL GRANTED
		1.	I	Building Designer Or Architect Or Professional Engineer (Civil) or Structural Engineer.	(One Stage) Final Approval
		2.	II	Architect and/or Structural Engineer *	(One Stage) Final Approval
		3.	III	Architect and Structural Engineer**	(Two Stages) Architecture Approval Submission of structural design/drawing for record (and vetting)**.
		4.	IV	Architect and Structural Engineer**	(Two Stages) Architectural Approval Structural design and drawing duly vetted by Proof Engineer.
		5.	V	Town Planner	(One Stage) Final Approval.
* Architect and Structural Engineer are both required for residential bungalows on more than 400Sq.yds. (336Sq.m) plots.					
** Structural vetting by a Proof Engineer is required for any building having a height of more than ground plus four floors or 50ft.(15.2m) and/or total floor area more than 1,00,000 Sq.ft.(9,293.6Sq.m), and for structures of special nature and unusual designs, such as shells and folded plate systems, water towers and stack like structures, apart from category III and IV buildings.					

16.	3-2.2.2 in line No.5	Word “should” to be read “shall”
17.	3-2.2.3(a)	Initially three sets and finally Six sets of architectural working drawing/plans, at the time of initial submission, by the owner and duly signed and stamped by the relevant Professional. The drawings shall show Plans, Sections and Elevations of every floor, including basement, of the building intended to be erected, which shall be drawn to a scale of not less than 1:100 (1”=8’). If the building is so extensive as to make a smaller scale necessary, it may be drawn to a smaller scale but not less than 1:200(1”=16’). Such plans and sections shall show the purpose for which the building or parts thereof are intended to be used; the access to and from the several parts of the building; the position, dimensions, means of ventilation, the proposed height of the plinth and superstructure at the level of each floor, together with the dimensions and descriptions of all the walls, floors, roofs, staircases and elevator, etc. if any. After architectural approval six sets of structural working drawings and two sets of structural calculations shall be submitted for record duly signed by the owner and stamped by Architect and Structural Engineer respectively.
18.	3-2.2.3(b) in line No.6	Word “performa” to be read “proforma”
19.	3-2.3	<u>Corrections on Plan</u> No corrections or overwriting shall be permitted on plans submitted for approval or on plan finally approved by the Authority.
20.	3-2.4	<u>Alteration of Design</u> In case of category-1 category-II and category-III Buildings a) If the Owner/Professional intends to alter the design after grant of approval, such that there is no increase in floor area, change of open space/s or increase in height of buildings, no further submission or permission shall be required provided that the proposed changes do not violate any of the provisions of these Regulations. b) In the event that proposed alteration/s after grant of approval, involves increase in floor area and / or change in open space/s and / or increase in height of building, provided that the proposed changes do not violate any of the provisions of these Regulations. The Owner/Professional shall be required to submit a revised submission plan. However during the period of processing of revised plan by the authority construction may continue. c) In case of category-IV building if at any time after grant of approval the Owner/Professional intends to alter the design, the Owner/Professional shall be required to submit a revised submission plan. During the period of processing of revised plan by the authority, Construction may allow.
21.	3-2.6	<u>Period of Approval</u>

		<p>a) After the receipt of an application for approval of building plan the Authority shall examine and shall approve or reject within 30 days category I & II and 45 days for category III & IV. Appropriate action shall be taken against the concerned officer under E&D rules if the case is not finalised within the period specified above</p> <p>b) In the case of refusal / rejection explicit objection will be communicated in writing quoting provision of the regulations. If the applicant complies with the specific objections communicated earlier within a period of one year no further scrutiny fee shall be charged.</p> <p>c) Upon approval of the submission construction should be commenced within a period of one year failing which renewal of permission to construct shall be obtained from the Authority.</p>
22.	3-2.11	<p><u>Floor Certificate</u></p> <p>For Category "III" and Category "IV" buildings, the owner and Professionals shall submit to the Authority floor certificate (Form ZP-5) casting of slab of each floor, certifying that all the building line and structural members on the said floor are in conformity with the design as approved by the Authority subject to clause 3-2.4 and 3-2.5. If the owner/professional fails to submit the floor certificate the authority shall stop further construction work.</p>
23.	3-2. 13 (b)	<p>Contravene any of the provisions of the existing Regulations or any statute, it may, by written notice (ZD-6), require the person and the Professional carrying out building works within the period to be specified in such notice, with the object of bringing the works in conformity with the said plan, approved specifications, or provision of these Regulations, to get revised submission plans approved after complying with the requirements of these Regulations. In the case of Category "IV" Building, the notice will be issued after personal inspection by at least a Deputy Controller of Buildings.</p>
24.	3-2.15.2	<p>In case building work is completed in all respect but the utility services are not provided by the utility agencies despite the payment of estimate by the developer / owner in public sale buildings / projects, in such cases the completion plan / provisional occupancy certificate shall be issued on the basis of provision of services as provided in clause 5-1.20.2 of these Regulations.</p> <p>The provisional occupancy certificate will automatically be deemed final, as soon as the connection of utilities by utility agencies have been provided.</p>
25.	FORM ZP-8 Point No.9	Deleted
26.	FORM ZP-8 Point No. 11 Sub Para 3	I/We ----- undertake to observe and proper precautions as prescribed under the relevant concerned utility agencies and the KB&TP Regulation is in vogue to ensure safety of the public, of persons employed at the site and of adjacent buildings.
27.	3-2.18	<u>Permit to Demolish Buildings.</u>

		<p>No building may be demolished without written permission from the Authority on a prescribed form(ZD-10). No permit to demolish will be issued unless the Authority is assured by the applicant through an undertaking that the electricity, gas, water, sewerage or other utility services connections to the building or portion to be demolished shall be effectively cut off or relocated and such connections shall remain cut off/ relocated during the period of the work in case of any adverse eventuality the owner / contractor shall be fully responsible.</p> <p>The Authority shall reject/approve application for demolition within 15 days from the date of submission. In case of refusal by the Authority the rejection letter shall specifically cite the relevant clauses etc.</p> <p>All applications for a permit to demolish a building shall be made on appropriate form (ZP-8) and permission to demolish by the Authority shall be issued on appropriate form (ZD-10).</p>																		
28.	Schedule 3A Scrutiny Fee	<p>Scrutiny Fee to be charged shall be as prescribed and revised from time to time by the Oversee Committee.</p> <p>The Scrutiny Fee for revised/amended plan shall be charged at rate of 50% of the original fee. However full fee shall be charged for covered area in excess of the area originally approved.</p>																		
29.	SCHEDULE 3C PUBLIC NOTICE FOR CHANGE OF LAND USE	<table border="1"> <thead> <tr> <th>Condition</th> <th>Current</th> <th>Converted</th> </tr> </thead> <tbody> <tr> <td>Total Floor Area</td> <td></td> <td></td> </tr> <tr> <td>Deleted</td> <td></td> <td></td> </tr> <tr> <td>Deleted</td> <td></td> <td></td> </tr> <tr> <td>Deleted</td> <td></td> <td></td> </tr> <tr> <td>Usage of Building</td> <td></td> <td></td> </tr> </tbody> </table>	Condition	Current	Converted	Total Floor Area			Deleted			Deleted			Deleted			Usage of Building		
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30.	Chapter 4	<u>LICENSING / ENLISTMENT OF PROFESSIONALS</u>																		
31.	4-1.1 Architect	A professional recognised as such under PCATP Ordinance-ix of 1983 and Rules & Regulations framed thereunder																		
32.	Professional Engineer (Civil)	A professional recognised as such under PEC Act and Rules & Regulations framed there under.																		
33.	Proof Engineer	A professional registered with PEC as consultant and enlisted by the Authority as per clause 4-12 and with a minimum of 10 years' experience of Structural Design.																		
34.	Town Planner	A professional recognised as such by PCATP Ordinance ix of 1983 and Rules & Regulations framed thereunder.																		
35.	4-1.3	Propose Title. "Qualification/ Enlistment of Laboratories".																		
36.	4-2	Manner of Enlistment / Licence.																		
37.	4-2.1	To be read as "Authority for enlistment /licence".																		

38.	4-2.2	The qualifications and experiences required for licence in a particular category shall be as required in these Regulations.
39.	4-3.1	The application for grant of licence to non-professional or firm shall be considered by a Committee consisting of:
40.	4-3.1.2(f)	Association of Builders and Developers - member
41.	4-5	<u>Registration / Enlistment and De-Registration/ De-Enlistment.</u>
42.	4-5.2	Committee member felt that in light of promulgation of Pakistan Council of Architect & Town Planner Ordinance subsequent, SBCO and this clause it was decided that this matter be referred to Govt. of Sindh for reconciliation.
43.	CHAPTER 5 PUBLIC SALE PROJECTS	Word "Developer" to be read as "Builder"
44.	5-1	<u>No Objection Certificates For Sale Of Units In Buildings.</u> All buildings having 3 or more units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in the form of sub lease etc.) are bound to obtain NOC for sale from the authority in accordance with these regulations.
45.	5-1.4	<u>Determination of Price and Cost Estimate.</u> A developer shall submit the Selling Price of various units for registration purposes with details specification and work program for the project as specified in Form DNP-I Annexure (3) & (4) respectively. Bill of Quantities shall not be required to be submitted.
46.	5-1.6.1	The Builder shall deposit a security, in the form of a bank guarantee / cash deposit equalling 1% of the cost of construction to be held in a separate account which shall be utilized as defined in Clause 5-1.6.3. In addition, in case of delay in completion of the project, where such delay has not been condoned as per clause 5-1.18., deduction from the security deposit shall be made in proportion to the extent of the delay. This amount or lesser amount shall be refunded on the successful completion of the project and after approval of completion plan, obtaining the Occupancy Certificate and the expiry of the maintenance period as enunciated in the NOC granted by the Authority.
47.	5-1.6.2	The 1% security deposit will be paid in two (2) equal instalments as under: i) At the time of collection of the NOC for sale. ii) On the approval but before collection of plinth certificate
48.	5-2.5. Security Deposit	5-2.5.1 Developer shall mortgage 15% of the plots in favour of Approving Authority under section 5 of SBCO as security deposit. In case of delay in completion of the project where such delay has not been condoned as per clause 5-2.16. These mortgage plots or part thereof shall be refunded on successful completion of the project and after obtaining occupancy certificate and expiry maintenance period as enunciated in the NOC granted by the Authority. 5-2.5.2 Deleted

49.	8-8	<p><u>Filling of Excavated Site.</u></p> <p>A site once excavated shall not kept open and idle for a period beyond six months, failing which the Authority shall not revalidate the building plans and shall inform the Concerned Authority for further appropriate remedial measures. In case of any mishaps the owner shall be responsible for life and property of the affectees.</p>														
50.	9-5.3	<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>														
51.	Table Column No.3 Row No.1	<p>To be read as "Maximum Projection of Balconies"</p>														
52.	9-6.5	<p>The minimum clear height of rooms shall be as per table below:</p> <table> <tr> <td>Habitable Rooms</td> <td>9.5 ft.(2.65m)</td> </tr> <tr> <td>Kitchens</td> <td>8 ft.(2.43m)</td> </tr> <tr> <td>Bathrooms.</td> <td></td> </tr> <tr> <td>W.C.'s, Latrine</td> <td>8 ft.(2.43m)</td> </tr> <tr> <td>Garages and Car porch</td> <td>7.5 ft.(2.28m)</td> </tr> <tr> <td>Passages.</td> <td></td> </tr> <tr> <td>galleries, corridors</td> <td>7.5 ft.(2.28m)</td> </tr> </table>	Habitable Rooms	9.5 ft.(2.65m)	Kitchens	8 ft.(2.43m)	Bathrooms.		W.C.'s, Latrine	8 ft.(2.43m)	Garages and Car porch	7.5 ft.(2.28m)	Passages.		galleries, corridors	7.5 ft.(2.28m)
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53.	9-8.1	<p><u>Staircases.</u></p> <p>The riser of all buildings shall not be more than 7 inches (18 cm) and the tread shall not be less than 10 inches (25 cm) except for houses where the maximum riser shall be 7 inches (18 cm) and the minimum tread will be 9 inches (23 cm). Stair cases to lofts and spiral stair case to non-public access areas shall be excluded from these requirements.</p>														
54.	9-9 Lifts	<p>Wherever required under these regulations, no lift will be of capacity less than 6 person, and lifts shall conform to the technical provisions of BS5655 with respect to all safety devices, procedures of examination and annual testing/certification of lifts by a professional engineer of concerned disciplines.</p>														
55.	9-12	<p><u>Compound Wall.</u></p> <p>Compound Wall wherever constructed shall be limited to max. Height of 8'-0" (2.44 M) above the crown of road.</p>														
56.	9-13 Facilities for disabled	<p>In all buildings intended for commercial use, public use and buildings meant for amenity purposes such as health & welfare uses, education uses, religious uses, recreation uses and govt. uses shall provide facilities for disabled persons as under:-</p>														

		<p>9-13.1 Provision of ramp upto ground floor with a minimum width of 4 ft. (1.20m) and maximum gradient 1:12 with a railing at least on one side.</p> <p>9-13.2 Minimum one toilet designed for person on a wheel-chair with adequate safety provisions such as grab bar, rails etc., and locking provision that can also be operated from outside.</p> <p>9-13.3 Provision for parking reserved for disabled persons as noted in clause No. 24-2.6</p>
57.	10-8.5	Deleted
58.	12-7.4	In an office with upto 20(twenty) persons (calculated at a rate of one(1) person per 120Sqft.(11.15 Sq.m), there shall be minimum of two (2) W.C.'s, two(2) washbasins. For every additional 20 (twenty) persons or part thereof there shall be one(1) W.C., one(1) wash-basin.
59.	13-2.1.3(f)	The stand pipes shall be fed by water reserved for this purpose as per clause Nos.12-2 with a minimum of 7ft.(2.1m) head above the discharge point.
60.	14-5.3	Dividing all buildings except industrial building, into smaller compartments of an area not exceeding 25,000Sq.ft. (2323 sq.m).
61.	15-3.2	In the event that there is open space at rear of the declared heritage building, additional construction in the open space may be allowed within allowable FAR and the owner of the plot shall ensure that the existing heritage building will be protected and maintained.
62.	15-3.2.1	Deleted
	15-3.2.2	Deleted
	15-3.2.3	Deleted
	15-3.2.4	Deleted
63.	<p>15-3.2.1</p> <p>in line No. 3</p> <p>in line No.4</p>	<p>For word "owing" to be read " zoning"</p> <p>For word "accept" to be read "except"</p> <p>For word "fro" to be read "for "</p>
64.	16-2.5	The required COS shall be measured from the property line, In the event of building line is required to be set back on account of road widening greater than the required COS, no further COS will be required.
65.	Schedule 17A	Deleted
66.	18-1.1	Major Sub-division means any sub-division of 5.0 or more acres (2 hectares), or any size sub-division requiring a new street or road, or the extension or addition of substantial new public facilities.

67.	18-1.2	“Minor sub-division” means any sub-division of less than 5.0 acres (2 hectares) on an existing street, not involving any new street or road or the extension of or addition of substantial new public facilities.
68.	18-3.1.3	Sub-division of residential plots will only be considered to the extent that sub-divided plot shall not be less than 400Sq.yds.(336.13 Sq.m)
69.	18-3.1.4	Sub-division of commercial plots will only be considered to the extent that sub-divided plot shall not be less than 725 sq.yds.(609.41Sq.m) having a minimum frontage of 60ft.(18.27m). The FAR of the original plot, COS and Foot Print of the revised plot shall be allowed.
70.	18-3.1.6	Deleted
71.	18-3.1.7	No sub-division of a plot shall be considered without each of the sub-divided plots having direct approach/es from a planned road / street / lane or approach provided by the plot owner from his own land upto a minimum of 16 ft. (4.87 M) width.
72.	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”. Seven copies of proposed amalgamation plan shall be submitted with the signature of Architect/Town Planner and owner for approval.
73.	18-3.2.1-A	Deleted
74.	18-3.1.8	Building regulations of the original category of the plots shall be applicable to the subdivided plots. However a five feet (1.5m) minimum open space shall be provided on both sides of the sub-dividing lines.
75.	18-3.1.10 line No. 1	To be read “Old Clifton”
76.	18-3.2.2	For residential, Industrial and Amenity plots: Regulations of new i.e. respective category of plot shall be applicable. For Commercial plots, regulations of the new category of plot shall be applicable. However the increase of FAR due to increased size of plot, shall be allowed to the extent of 50% of the FAR applicable to the original plot, or 1:5.5 whichever is less. Where there is no similar category of plots, the terms and conditions shall be determined by the Master Plan Group of Offices.
77.	18-4.2.8	Residential plot within a residential neighbourhood can be allowed to be used for Education provided the plot faces minimum width of road 60 ft. and lawfully converted into an Amenity plot for education by the MPGO as per prescribed procedure after inviting public objection from neighbourhood.

78.	18-4.2.10	Any particular individual industrial plot surrounded by planned residential/flats/commercial area may be allowed to be converted into residential/ flats/ commercial plots. The fees charged will be same as those applicable to the nearest declared commercial road.
79.	18-4.3	Deleted
80.	19-2.2.3	Deleted
81.	19-2.2.6 .(e)	lodging: including hotels, motels, guest houses and clubs providing lodging;
82.	19-3.4.6	Communication: including Radio, TV, communication towers, wireless stations, boosting stations and telephone exchanges etc.
83.	20-1.1.2	Plot area of 'R' category shall be 120 sq. Yds. (100.33 sq. m).
	20-1.1.3	Plot area of 'A' category shall be 240 sq. Yds. (200.67 sq. m).
	20-1.1.4	Plot area of 'B' category shall be 400 sq. Yds. (334.45 sq. m).
	20-1.1.5	Plot area of 'C' category shall be 600 sq. Yds. (501.67 sq. M) Note: in case of corner plots, irregular plots or on account of any other physical constraint, deviation of size upto ± 20 % shall be allowed.
84.	20-4.1.3	Amenity area for other residential uses shall be as under:- a) Roads/Streets, right of way minimum 25% of the total area of the land. b) Parks and playground minimum 8% of the total area of the land. c) Public Uses including Religious Building and Health Centre uses etc. minimum 4% of the total area of the land. d) Educational uses minimum 3% of the total area of the land. e) Deleted
85.	20-4.2.4	On industrial plots of 5 acres and more, 8% of the total plot area in the rear shall be allowed for residential, local commercial, amenity, road etc. within the premises for labour and staff for which a separate approach shall have to be provided. The minimum distance between the factory and residential units shall be at least 40 ft. (12.18 m.)
86.	21-2.2	Minimum width of street shall be 24 ft. (7.31 m) with kerb side parking on one side only.
87.	21-4.2	The width of sidewalks (a) shall depend on the pedestrian traffic volume. However, minimum width of side walk shall be 3 feet (0.900 M)
88.	21-6.1	Street right-of-way shall be regarded as distance between plot lines on opposite side of the street.
89.	23-3.1.2	Word "roasting" to be read "roosting"

90.	23-4	Word “aras” to be read “areas”
91.	23-4.2.4	Word “pairs” to be read “piers”
92.	23-5.3.5	Word “dolphine” to be read “dolphin”
93.	24-2.6	Minimum one out of every 50 car parking stalls or less as required by these regulations shall be dedicated for the disabled persons at most convenient location.
94.	24-3.1	Car lifts shall not be allowed as means of access for car parking required as per these regulations ramp as per standard noted in clause 24-6 shall be provided.
95.	24-3.2	Deleted
96.	24-3.3	Deleted
97.	24-4.1.5	Every 2000Sq.ft. (185.87Sq.m) of floor area of office space in an industrial building unit.
98.	24-4.1.6	<p>24-4.1.6 Every 800Sq.ft(75Sq.m) of floor area of space for retail shopping in categories of properties AI & I;</p> <p>24-4.1.6.1 Every 1000Sq.ft (93Sq.m) of floor area of space for retail shopping in categories of properties II & III;</p> <p>24-4.1.6.2 Every 1200Sq.ft(111.5Sq.m)of floor area of space for retail shopping in categories of properties IV, V & VI;</p> <p>Categories of area as notified by Board of Revenue Govt. of Sindh in its collector table</p>
99.	24-4.1.10	Every 60Sq.yds. (50.4Sq.m) of marriage lawn/hall of minimum plot area of 1000 Sq. Yds. (840.33m).
100.	24-4.1.11	<p>24-4.1.11 Apartment building, or residential-cum-commercial building for every 1200Sq.ft. (111.52Sq.m) categories I & IA</p> <p>24-4.1.11.1 For every 1400Sq.ft.(130.11Sq.m) categories II & III</p> <p>24-4.1.11.2 For every 1600Sq.ft.(148.68Sq.m) categories IV, V & VI for floor areas of only residential use.</p> <p>Categories of area as notified by Board of Revenue Govt. of Sindh in its collector table.</p> <p>Whereas commercial use areas shall be governed by relevant rules;</p>
101.	24-4.1.12	Every 300Sq.ft. (27.88Sq.m) of floor area of Cinema.
102.	Table – 24.1 Column No.1 Row No.5 Line No.2	Word “Helical length” to be read “Helical ramp”

103.	24-5.1	In the case of land development, structure or facilities where uses do not fit the categories given above, the agency determining an application for a development permit may require the provision of parking spaces to the extent reasonably necessary to promote any of the purposes.							
104.	24-5.2	In addition to the foregoing requirements the authority determining an application for a development permit shall require the provision of off-street parking spaces for all motor vehicles, including trucks, fork lifter etc. and any animal-drawn vehicles essential for the operation of facilities or enterprises on the premises, and the provision of adequate loading and unloading facilities for industrial unit for supply vehicles so located as to cause the least possible obstruction to the pedestrians.							
105.	Table 24.2	Angle of Parking (degrees)	Stall width ft.	Stall length ft.	Kerb length per car ft.	Stall dept ft.	Min. one way driveway width ft.	Lot width 1row+1 driveway ft.	Lot width 2rows+1 driveway ft.
		O=along kerb	8 (2.4m)	19 (5.8m)	19 (5.8m)	---	11.5 (3.5m)	19.5 (6.0m)	27.5 (8.4m)
		30	8 (2.4m)	16 (4.9m)	18 (5.5m)	15 (4.6m)	12 (3.7m)	27 (8.2m)	42 (12.8m)
		45	8 (2.4m)	16 (4.9m)	17 (5.2m)	17 (5.2m)	13 (4m)	30 (9m)	47 (14.3m)
		60	8 (2.4m)	16 (4.9m)	15 (4.6m)	18 (5.5m)	15 (4.5m)	33 (10m)	51 (15.5m)
		90	8 (2.4m)	16 (4.9m)	8 (2.4m)	16 (4.9m)	18 (5.5m)	34 (10.4m)	50 (15.3m)
106.	24-7.4	Educational buildings of low income area/groups.							
107.	24-7.5	Orphanage house, buildings for destitutes or similar use.							
108.	24-8	Deleted							
109.	25-1.2.1(a)	From 30ft.(9.0m) to 59ft.(17.9m) width of the road, the distance should be 8ft.(2.44 m);							
110.	25-1.2.1(b)	From 60ft.(18m) to 109ft.(33.22m) width of the road, the distance should be 10ft.(3m);							
111.	25-1.2.1 (c)	From 110ft.(33.53m) and above width of the road, the distance should be 12ft.(3.65m);							
112.	25-1.2.1(e)	In case of plot area upto 120 Sq. Yds. Abutting on two roads of two different width, the required chamfered on both sides shall be governed by width of smaller road.							
113.	25-1.2.1(f)	The length of chamfered portion noted above shall be in accordance with width of the respective road and shall be measured along the length of the road.							

114.	25-1.4.2	Deleted – Refer clause No.25-1.7.2 below																														
115.	25-1.4.4	Deleted - Refer clause No.25-1.7.3 below																														
116.	25-1.5	<u>Space between blocks in Residential Plots.</u>																														
		<p>25-1.5.1 In case where a number of Blocks are designed within the plot boundary, open space between two blocks on front and rear sides of the blocks shall be 50% of the height of the block with minimum 24ft.(7.31m) and minimum open space between the blocks on other two sides of the blocks shall be 20% with minimum 15ft.(4.56m) of the height of the block as illustrated in FIGURE-4 & FIGURE-5.</p> <p>25-1.5.2 Wherever more than one residential buildings / town houses are permitted within the plot boundary, for buildings of maximum two storeys height open space on front and rear of the building shall be minimum 15ft. (4.56m) and minimum open space between the buildings on sides of the buildings shall be minimum 7ft. (2.1m).</p>																														
117.	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.																														
118.	25-1.7.2	Staircase tower over the stair shaft shall be allowed with maximum clear height of 10ft. (3m). This area shall not be included in FAR.																														
119.	25-1.7.3	The loft area upto a maximum height of 5ft.(1.52m) on bathroom and kitchen shall not be included in FAR.																														
120.	25-1.9.1	In case of plots of non-rectangular shape, COS on respective side/s shall be measured as average space between buildings and property line with minimum of 5 ft. (1.5m).																														
121.	25-2.1	<table border="1"> <thead> <tr> <th>PLOT SIZE (SQ. Yds.)</th> <th>FOOT PRINT</th> <th>FAR</th> <th>MINIMUM COS PRINT</th> <th>MINIMUM COS SIDES</th> <th>MINIMUM COS REAR</th> </tr> </thead> <tbody> <tr> <td>Up TO 59 (49.5M²)</td> <td>85%</td> <td>1:2</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>60-199 (50.4-100 m²)</td> <td>70%</td> <td>1:2</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>120-199 (100.8-167M²)</td> <td>70%</td> <td>1:2</td> <td>3 ft (D.9m)</td> <td>-</td> <td>3 ft (D.9m)</td> </tr> <tr> <td>400-499 (336-419.3m²)</td> <td>65%</td> <td>1:1.3</td> <td>7ft (2.13m)</td> <td>5 ft (1.5m)</td> <td>7ft (2.13)</td> </tr> </tbody> </table>	PLOT SIZE (SQ. Yds.)	FOOT PRINT	FAR	MINIMUM COS PRINT	MINIMUM COS SIDES	MINIMUM COS REAR	Up TO 59 (49.5M ²)	85%	1:2	-	-	-	60-199 (50.4-100 m ²)	70%	1:2	-	-	-	120-199 (100.8-167M ²)	70%	1:2	3 ft (D.9m)	-	3 ft (D.9m)	400-499 (336-419.3m ²)	65%	1:1.3	7ft (2.13m)	5 ft (1.5m)	7ft (2.13)
		PLOT SIZE (SQ. Yds.)	FOOT PRINT	FAR	MINIMUM COS PRINT	MINIMUM COS SIDES	MINIMUM COS REAR																									
		Up TO 59 (49.5M ²)	85%	1:2	-	-	-																									
		60-199 (50.4-100 m ²)	70%	1:2	-	-	-																									
		120-199 (100.8-167M ²)	70%	1:2	3 ft (D.9m)	-	3 ft (D.9m)																									
400-499 (336-419.3m ²)	65%	1:1.3	7ft (2.13m)	5 ft (1.5m)	7ft (2.13)																											

		1000 (840.3m ²) & larger	50%	1:1	15 ft (4.56m)	7 ft (2.1m)	10 ft (3.m)			
122.	25-2.2.2	Height of all houses/bungalows measured from Plinth level, but excluding parapet, overhead tank, lift machine room if required, staircase tower, and barsati, shall not exceed 35ft.(10.66m) or three stories whichever is less upto plot area 399 Sq. Yds. (335.2m ²) and 25ft. (7.61m) or two stories whichever is less for plot area of 400 Sq. Yds. (336 m ²) and above, (except for category `G` plot of 3347.55 Sq. Yds. to 4064.89 Sq. Yds. (2800 m ² to 3400 m ²) where the height of 50 ft. or four storeys whichever is less be allowed and for category H – plots of 4000 sq.yds and above where height of 72 ft or 6 stories whichever is less will prevail).								
123.	25-2.2.3	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%.								
124.	25-3.1	Plot Size (Sq.Yds)	FOOT PRINT	FAR	MINIMUM ARCADE	MINIMUM COS SIDES UP TO GROUND FLOOR	MINIMUM COS SIDES ABOVE GROUND FLOOR	MINIMUM COS REAR UP TO GROUND FLOOR	MINIMUM COS REAR ABOVE GROUND FLOOR	
		Up to 60 (50.42m ²)	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 ²)	85%	1:2.5		5 ft (1.5m) on one side only	10% of building height above Ground floor with a minimum of 5 ft (1.5m)	7 ft (2.1m)	10% of building height above Ground floor with a minimum of 10ft (3m)	
		300-399 (251-344m ²)	GF. 85% Upper Flr- 75%	1:4		5ft (1.5m) on one side only		8ft (2.5m)		
		400-599 (335-501m ²)		1:5		8ft (2.5m) one side		10ft (3m)		
		600-799 (502-668m ²)	Ground floor 80% Upper floor 70%	1:5				8ft (2.5m) one side		10ft (3m)
		800-999 (669-835m ²)								

		1000-2000 (830-1672m ²)	75% Ground floor and 65% upper floor	1:5.5		7ft	10% of building height above Ground floor minimum of 10ft (3m)	10ft (3m)	10% of building height above Ground floor with a minimum of 10ft (3m)
		Over 2000 (836-1672m ²)	70% Ground floor and 65% upper floor			10ft (3m)			
125.	Other Conditions 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.							
126.	Other Conditions 25-3.2 (4)	Arcade on front/sides not required if building line set back 8ft (2.5m) or more from the property line.							
127.	Other Conditions 25-3.2 (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 ground floor but subject to maximum of 15% of the plot width/depth on each side/rear respectively, but with minimum as prescribed.							
128.	25-5	Deleted							
129.	25-6.5	Word "section 25-6.11" to read as "Section 25-6.12".							
130.	25-9.2(e)	Deleted							
131.	25-9.6.3	For building facing road/street less than 30ft.(9.13m) in width; a minimum distance of 15ft.(4.5m) from centre of the road/street measured at right angles to the face of the building shall be maintained. In case of a plot abutting on road/street on more than one side, then this rule shall apply for all such sides of the plots. (This requirement shall not be applicable in Lines Area (Scheme No.35) on plots whose depth is less than 35 ft. (10.66 m).)							
132.	25-9.6.6	For all residential plots facing more than 30ft.(9.13m) road / street width, the minimum COS and foot print as prescribed in Section 25-2 shall be applied subject to clause No. 25-9.3 except the part of old city including following area.							
133.	25-9.6.9	The required COS shall be measured from the property line, in the event of building line is required to be set back, on account of Clause No. 25-9.6.3, greater than the required COS, no further COS will be required.							

134.	25-10.2.5	No cinema shall be planned within 700ft.(213.21m) of any mosque, religious building, hospital, public building or school. Provided that these buildings have been constructed on plots originally designated as such in the approved layout plan.
135.	25-11.4	A petrol station may not be located within 0.46mile (0.75km) of the site of an existing or approved petrol station unless the petrol 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 100ft.(30m) and a dividing median strip.
136.	25-11.10	Petrol Station can be allowed on commercial and industrial plots after conversion into specific designated petrol pump plot provided all other requirements noted above are met and after calling of public objections through press and with the approval of MPGO on payment of prescribed fees and charges. a). For commercials plots @Rs.1000/-per Sq.yd. (Rs.1196/- per Sq.m) b). For industrial plot @Rs.3000/- per Sq.,yd. (Rs.3588/-per Sq.m).
137.	25-11.13	Deleted
138.	25-13.2	A Maximum of 5% of FAR may be utilized for commercial activity for generating income/fund for maintenance of religious building.

No. Caretaker/DCO/CDGK/ /2005
Karachi, dated: 4th August 2005

-SD/-

FAZLUR REHMAN

CARETAKER

City Dist. Govt. Karachi. Chief Executive KBCA
Authority as per SBCO (1979)

A copy is forwarded for immediate necessary action to :-

1. The Secretary Local Government.
2. The Senior Member Board of Revenue, Sindh, Karachi
3. The Chairman, Anti-corruption Establishment Wing, S&GAD, Karachi
4. The EDO (Water & Sanitation)
5. The EDO (Revenue)
6. The CCOB, KBCA, Karachi.
7. All Town Nazim, CDGK
8. The Director Information, Govt. of Sindh, Karachi.
9. Superintendent, Sindh Govt. Printing Press, Karachi with the request to please publish the above in the gazette of notification.

-SD/-

S. MUKARRAM SULTAN BUKHARI

DISTRICT OFFICER FOR DCO, CDGK.

FIGURE NO- 3.
SPLAY

DRAWN BY: ABUBU KAHBA

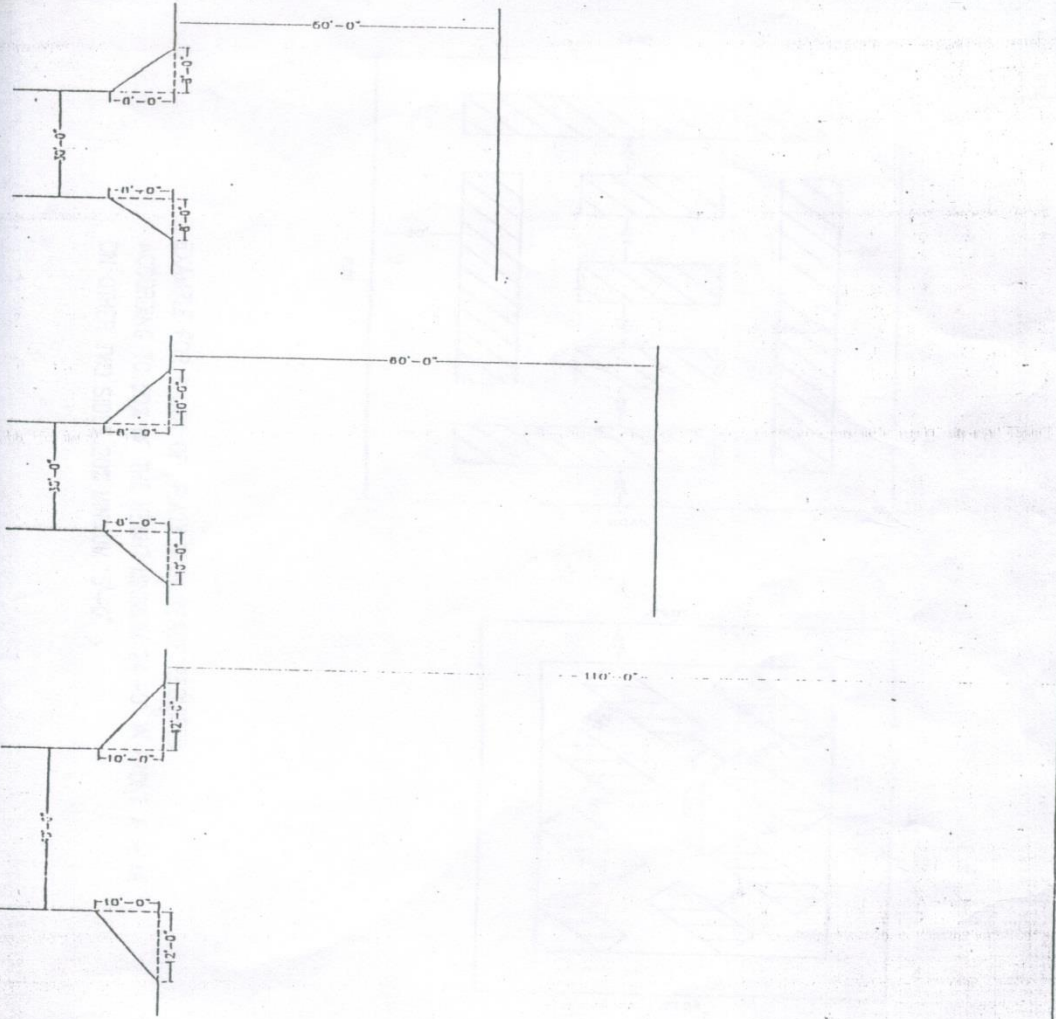
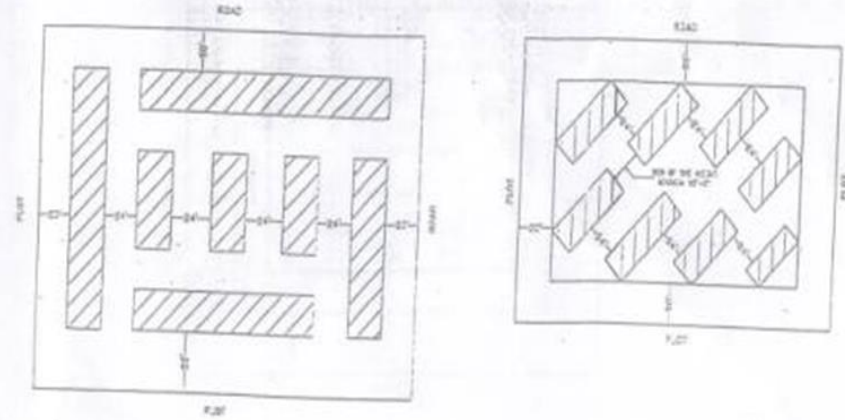
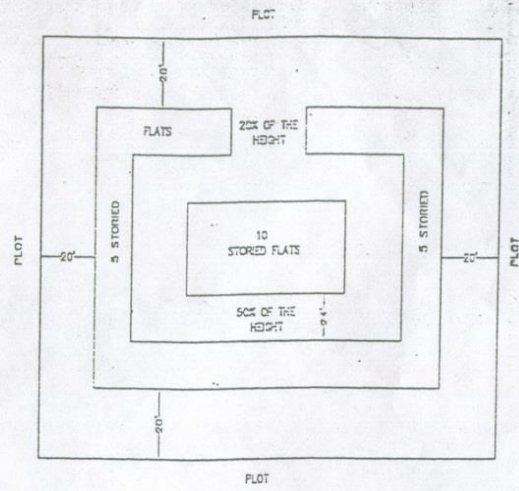


FIGURE NO- 4



EXAMPLE FOR BLOCK OF FLATS OPEN SPACE REQUIRED
ACCORDING TO 50% OF THE HEIGHT MINIMUM 24'-0" IN FRONT & REAR
ON OTHER TWO SIDES 20% MINIMUM 15'-0"

FIGURE NO.-5



EXAMPLE FOR BLOCK OF HIGH-RISE AND WALK-UP FLATS
MINIMUM OPEN SPACE BETWEEN THE BLOCKS SHALL BE 50%
OF THE HEIGHT OR MINIMUM 24'-0"