

KARACHI BUILDING & TOWN PLANNING
REGULATIONS (AMENDMENT) 2011
Published by Authority
Karachi

PART-1

SINDH BUILDING CONTROL AUTHORITY
NOTIFICATION
No. /Chief Executive/SBCA 2011/591
Karachi the: 11-NOV-2011

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 (AMENDMENTS) 2011**”.

3-2.20. REGULARIZATION OF WORKS CARRIED OUT IN VIOLATION OF REGULATIONS.

3-2.20.1) If the building works are commenced or carried out contrary to the provisions of these regulations the Authority shall.

a) By written notice require the person who is carrying out such building works forthwith to stop all works;

b) By written notice require the person who is carrying out or has carried out such building works on or before such day as shall be specified in such notice by a statement in writing given by him or by an agent duly Authorized by him and addressed to the Authority to show sufficient cause why such building works or such part thereof should not be removed or altered to comply with these regulations;

c) Require the said person on such day at such time and place as shall be specified in such notice to attend personally or through an agent duly authorized by him and show sufficient cause why such building works or part thereof should not be removed or altered.

3-2.20.2) If such person fails to show sufficient cause to the satisfaction of the concerned Authority why such building works or part thereof should not be removed or altered, the Sindh Building Control Authority may take the following actions,

a) Require the person who has carried out the works against the provisions of these regulations or any other statute, to demolish the whole building or part thereof;

OR

b) To alter the works so as to bring it into conformity with these regulations;

OR

c) Regularize the violations in the existing structure after realization of regularization fee as per Table I & II, depends on the nature and merits of the case, provided that no violation shall be regularized :

- (i) Which have environmentally degrading activities such as manufacturing, storage of dangerous or inflammable or hazardous materials or Cater to the service of transport sector until such activities are removed;
- (ii) Building constructed within ¾ mile (1.2 km) radius of Quaid-e-Azam Mausoleum above podium level of 91 feet (27.72 meter) from the mean sea level;
- (iii) Where parking space has not been provided or is intended for misuse for other purposes, until such space is restored to its original purpose;
- (iv) Which has been constructed in violation of the reservation or road widening scheme or property line, or is in any hazardous use;
- (v) If the building works or part thereof exceed the maximum permissible height and number of stories.
- (vi) If the violations/deviations in building works do not exceed beyond Twenty percent of the permissible limit in respect of compulsory open space / covered area.
- (vii) If the building work extends beyond the property limits except otherwise provided in provision No. 9-5 KB&TPR-2002;
- (viii) If the building work or part thereof violated fire or any other safety requirements;
- (ix) For any other violation of the Master plan not falling in the above category.
- (x) Where approved recreation / arcade has not been provided or is misused for other purposes, until such space is restored to its original purpose.

- (d) The building which has already been considered / approved for Regularization / Revision / Addition Alteration under the KB & TP Regulations 1979 shall not be further considered for regularization / addition / alteration / revision / extra floors on the existing building as per KB&TPRegulations-2002 except residential bungalow upto 399 Sq. Yds. subject to stability certificate duly signed by Licensed Structural Engineer and for amenity plots subject to stability certificate by a Licensed Structural Engineer duly endorsed by a "A" category Proof Engineer. However, other than above categories, the plan approved under regulations 1979 shall only be considered under the same regulations viz.1979.

3-2.21. ONE TIME REGULARIZATION OF BUILDING VIOLATION FOR ENTIRE SINDH (KARACHI, HYDERABAD, MIRPURKHAS, LARKANA, SUKKUR REGIONS).

3-2.21.1) Notwithstanding any other provisions of Karachi Building & Town Planning Regulations, the Authority under SBCO, 1979 hereby declares one time amnesty for regularization of violation of building works for entire Sindh including;

- a) Regularization of violations relating to building works carried out prior to commencement of this notification in contravention of Karachi Building & Town Planning Regulations-2002 on payment of regularization fee and other charges as per Table III, IV & V.
- b) Regularization of violations relating to the cases of change of land use shall be considered to the extent of existing violative use of building but subsequent conversion in other uses whatsoever shall not be allowed.
 - (i) Provided that no violation shall be regularized in respect of the; Building constructed within ¾ mile (1.2 km) radius of Quaid-e-Azam Mausoleum above podium level of 91 feet (27.72 meter) from the mean sea level;
 - (ii) Building which have environmentally degrading activities such as manufacturing, storage of dangerous or inflammable / hazardous materials.
 - (iii) Cater to the service of transport sector until such activities are closed, stopped and removed;

- (iv) Building where parking space has not been provided or is intended for misuse for other purposes, until such space is restored to its original purpose;
- (v) Building which have been constructed in violation of the reservation of road widening scheme of property line or are in any hazardous use.

c) On one time payment of composition fee within stipulated time a rebate upto 10% may be offered.

d) In case of multistoreyed projects or projects of public sale (if the builder is absconder) the regularization fee computed may be proportionately distributed on all the units on per square foot basis so that individual unit owners can be benefited and take advantage of this one time amnesty scheme to get their units regularized. However, regularization fee worked out for misuse of amenities (non-convertible) /common area etc. shall be equally shared by all unit holders in the project.

e) In case a builder absconds, the Authority shall black list the said builder and shall initiate prosecution proceeding.

f) This Section shall remain in force for a period of two years from the date of commencement of the Notification and thereafter the same shall cease to exist but Section 3-2.20 shall remain in force.

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AGHA SIRAJ KHAN DURRANI

AUTHORITY (Under SBCO 1979)

Minister Local Government Karachi,

Chief Executive, SBCA.

Dated: 11-NOV-2011

A copy is forwarded for immediate necessary action to:-

1. Chief Secretary, Sindh.
2. Secretary to Local Government.
3. Secretary to Chief Secretary.
4. District Coordination Officer, Karachi
5. Chief Controller of Buildings, KBCA

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

Table – I
RESIDENTIAL

S/No.	DESCRIPTION	RATES	
a)	Violation of Compulsory Open Space	Per Sq.ft.	Rs.100/-
b)	Violation of Open Space	Per Sq.ft.	Rs.75/-
c)	Balcony Projection, Car Porch and structure of identical nature in Compulsory Open Space.	Per Sq.ft.	Rs.75/-
d)	Starting construction prior to approval of Building Plan.	Per Sq.ft. Entire Area	Rs.5/-
e)	Occupying the premises prior to obtaining completion certificate.	Per Sq.ft. Entire Area	Rs.5/-
f)	Regularization of floor constructed without approved plan.	Per Sq.ft. Entire Area	Rs.5/-
g)	Not followed the approved plan.	Per Sq.ft. Entire Area	Rs.5/-

Table – II
COMMERCIAL / MARKETED PROJECTS

S/No.	DESCRIPTION	RATES	
a)	Violation of Compulsory Open Space	Per Sq.ft.	Rs.150/-
b)	Violation of Open Space	Per Sq.ft.	Rs.100/-
c)	Balcony Projection, Car Porch and structure of identical nature in Compulsory Open Space.	Per Sq.ft.	Rs.100/-
d)	Starting construction prior to approval of Building Plan.	Per Sq.ft. Entire Area	Rs.5/-
e)	Occupying the premises prior to obtaining completion certificate.	Per Sq.ft. Entire Area	Rs.5/-
f)	Regularization of floor constructed without approved plan.	Per Sq.ft. Entire Area	Rs.5/-
g)	Not followed the approved plan.	Per Sq.ft. Entire Area	Rs.5/-

Table – III
RESIDENTIAL

S/No.	DESCRIPTION	RATES		
		Up to 240sq. Yds	Above 240 sq. Yds	
a)	Violation of Compulsory Open Space	Per Sq.ft.	Rs.30/-	Rs.50/-
b)	Violation of Open Space	Per Sq.ft.	Rs.20/-	Rs.30/-
c)	Balcony Projection, Car Porch and structure of identical nature in Compulsory Open Space.	Per Sq.ft.	Rs.20/-	Rs.30/-
d)	Starting construction prior to approval of Building Plan.	Per Sq.yd	Rs.1/-	Rs.1/-
e)	Occupying the premises prior to obtaining completion certificate.	Per Sq.yd. Each floor	Rs.1/-	Rs.1/-
f)	Regularization of floor constructed without approved plan.	Per Sq.yd. Each floor	Rs.1/-	Rs.1/-
g)	Not followed the approved plan.	Per Sq.yd	Rs.1/-	Rs.1/-

In addition to above, where Regularization of Additional Floor is involved, fee at the rate of Rs.50/- per sq. ft. for the total area of the floors to be regularized shall be charged.

Table – IV
COMMERCIAL / MARKETED PROJECTS

S/No.	DESCRIPTION	RATES	
a)	Violation of Compulsory Open Space	Per Sq.ft.	Rs.80/-
b)	Violation of Open Space	Per Sq.ft.	Rs.50/-
c)	Balcony Projection, Car Porch and structure of identical nature in Compulsory Open Space	Per Sq.ft.	Rs.30/-
d)	Starting construction prior to approval of Building Plan.	Per Sq.yd	Rs.2/-
e)	Occupying the premises prior to obtaining completion certificate.	Per Sq.yd. Each floor	Rs.2/-
f)	Regularization of floor constructed without approved plan.	Per Sq.yd. Each floor	Rs.2/-
g)	Not followed the approved plan.	Per Sq.yd	Rs.2/-

In addition to above, where Regularization of Additional Floor is involved, fee at the rate of Rs.50/- per sq. ft. for the total area of the floors to be regularized shall be charged.

Table – V
RATE FOR CHANGE OF LAND USE
(within the meaning of section 3-2.21.1(b))

S/No.	DESCRIPTION	RATES, Per Sqr.Yds	
		* Category I to IV	Category V to VI
a)	Fee for conversion of residential plat to commercial plot.	Rs.1500/-	Rs.500/-
b)	Fee for conversion of residential plot to industrial plot.	Rs.1000/-	Rs.500/-
c)	Fee for conversion of industrial plot to commercial plot.	Rs.1500/-	Rs.1000/-
d)	Fee for conversion of commercial plot to industrial plot.	Rs.500/-	Rs.250/-

* Area categorized in the Property Valuation Table, Board of Revenue Sindh.