

KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2009

Published by Authority

Karachi

PART-I

KARACHI BUILDING CONTROL AUTHORITY

NOTIFICATION

No.Chief Executive/KBCA 2009/ 300-

Karachi the 8-5-2009

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) 2009

**PROPOSED AMENDMENTS IN
KARACHI BUILDING & TOWN PLANNING REGULATIONS 2002**

S. NO.	REGULATIONS NO.	PROPOSED AMENDMENTS																					
1.	Other Conditions 25-3.2 (1)	For plots abutting public street at the rear, rear COS above 30ft. shall be exempted in case width of road is 40ft. and above whereas less than 40ft. the COS shall be minimum as specified.																					
2.	Other Conditions 25-3.2(7)	Number of story/s in the area of Katchi Abadi for plot area ½ Acres (2420 Sq.Yd.) or more shall be Ground+three floors or four storeys whereas less than ½ Acres (2420 Sq.Yd.) the number of storeys shall be Ground+two floors or three storeys.																					
3.	25-5	<p>Amenity Plots.</p> <p>25-5.1. Subject to the general conditions as defined in Clause 25-1.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">S.No</th> <th style="text-align: center;">Plot Size</th> <th style="text-align: center;">Foot Print</th> <th style="text-align: center;">F.A.R.</th> <th style="text-align: center;">Minimum COS front (Ft.)</th> <th style="text-align: center;">Minimum COS sides (Ft.)</th> <th style="text-align: center;">Minimum COS rear (Ft.)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1.</td> <td style="text-align: center;">Less than 1.0 Acres</td> <td style="text-align: center;">50%</td> <td style="text-align: center;">1:1.5</td> <td style="text-align: center;">10(3m)</td> <td style="text-align: center;">10(3m)</td> <td style="text-align: center;">10(3m)</td> </tr> <tr> <td style="text-align: center;">2.</td> <td style="text-align: center;">1.0 Acre and above</td> <td style="text-align: center;">50%</td> <td style="text-align: center;">1:1.5</td> <td style="text-align: center;">20(6m)</td> <td style="text-align: center;">20(6m)</td> <td style="text-align: center;">20(6m)</td> </tr> </tbody> </table>	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)
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)																	

		<p>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.</p>
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27/4/2009

AGHA SIRAJ KHAN DURRANI
AUTHORITY
(Under SBCO 1979)

Minister Local Government
Chief Executive, KBCA.

Karachi, dated 8-5-2009

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 of notification.

KARACHI BUILDING CONTROL AUTHORITY

NO.KBCA/DC(Admin-P-1)/COB(T.P)/2009/02

Dated: 08/05/2009.

A copy of the amendments made in KB&TPR, 2002 notified under Notification No.Chief Executive/KBCA 2009/567 dated 08.05.2009 with the approval of Chief Executive, KBCA is hereby forwarded to all COBs / TBCOs for information and necessary action please.

08/5/09

(SYED MUHAMMAD ALI NAQVI)
DY. CONTROLLER (ADMIN-P-1)
KBCA

Copy to:-

1. All COBs, KBCA.
2. All TBCOs, KBCA.
3. All Sectional Heads, KBCA.
4. P.S to Chief COB, KBCA.